

REGULAR ASSEMBLY MEETING 2023-07

DRAFT MINUTES

March 20, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream



<https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar ID: 915 1542 4903

A. CALL TO ORDER

Meeting No. 2023-07: The Regular Meeting of the City and Borough of Juneau Assembly was held in the Assembly Chambers and called to order by Deputy Mayor Maria Gladziszewski at 7:00p.m. Mayor Weldon participated virtually via Zoom so Deputy Mayor Gladziszewski presided during this meeting.

B. FLAG SALUTE

C. LAND ACKNOWLEDGEMENT

Assemblymember Michelle Hale provided the following land acknowledgment: We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous peoples of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

D. ROLL CALL

Assemblymembers Present: Maria Gladziszewski, Greg Smith, Christine Woll (via Zoom), 'Wáahlaal Gíidaak, Michelle Hale, Wade Bryson, Alicia Hughes-Skandijs, and Mayor Beth Weldon (via Zoom)

Assemblymembers Absent: Carole Triem

Staff Present: City Manager Rorie Watt, Deputy City Manager Robert Barr, Acting City Attorney Sherri Layne, Municipal Clerk Beth McEwen, Deputy City Clerk Diane Cathcart, Finance Director Jeff Rogers, Port Director Carl Uchtyl, Airport Manager Patty Wahto

D. SPECIAL ORDER OF BUSINESS

1. Special Recognition: The AARP Network of Age-Friendly States and Communities

AARP Juneau Community Action Team and Juneau Commission on Aging members Linda Kruger and Emily Kane have been working together on a project. They explained the national network of AARP Age-Friendly states and communities. Juneau is the second Alaskan city to be recognized as an Age-Friendly Community, after Anchorage. They presented an award to City Manager Watt recognizing Juneau as an Age-Friendly Community based on meeting eight domains which include: housing, transportation, outdoor spaces and buildings, communications and information, civic participation and employment, respect and social inclusions, health services and community support, and social participation. JCOA and AARP is partnering to create a series of listening sessions to invite seniors to come in during the month of May and they will report those findings back to the Assembly.

E. APPROVAL OF MINUTES

2. September 26, 2022 Special Assembly Meeting 2022-23 Draft Minutes

3. November 7, 2022 Special Assembly Meeting 2022-25 Draft Minutes

4. November 30, 2022 Special Assembly Meeting 2022-27 Draft Minutes

MOTION by Ms. Hale to approve the minutes of the September 26, November 7, and November 30 meetings noted above and asked for unanimous consent. *Hearing no objection, those minutes were approved.*

F. MANAGER'S REQUEST FOR AGENDA CHANGES

Mr. Watt noted that he would like to remove items 30 and 31 which are the two bid awards for the Airport upon request by the Airport Manager who has some additional work to do with the FAA before they are ready for award.

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

No one signed up to testify remotely via Zoom.

Ms. Karla Hart, a valley resident, testified about a town in Maine that passed a citizens initiative to limit the number of cruise ship passengers and crew per day to 1,000 by passing a zoning ordinance. She said that has been challenged in court and it is now in federal district court. She said that the lead petitioner filed to intervene as he felt the city government would represent the majority of the voters who asked to have a limit. She drew parallels to that case and noted that she sees the Assembly and CBJ government as boosters of the cruise industry over caring about the interests of our community. She said that there is a potential, depending on that court case, for Juneau to have an avenue to limit the number of cruise passengers to our community. Ms. Gladziszewski asked Ms. Hart if she could forward a link to the court case that she mentioned in her testimony.

Ms. Alicia Dunning, a resident of River Road, spoke about the Assembly's past action about cleaning up her residence. She has been told that each individual is limited to one vehicle only. She said that there is no limitation in code limiting the number of vehicles that one individual can have. She spoke to efforts of the city to slander and defeat all efforts that she and her family have tried to use to legally dispose of vehicles.

H. CONSENT AGENDA

Public Request for Consent Agenda Changes other than Ordinances for Introduction –

None.

Assembly Request for Consent Agenda Changes

Ms. Hale requested removal of Ordinance 2023-20 regarding the Systemic Racism Review Committee from the Consent Agenda.

Assembly Action

MOTION by Ms. Hale to adopt the Consent Agenda, as amended, with the removal of Ordinance 2023-20 and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

I. Ordinances for Introduction

5. Ordinance 2023-19 An Ordinance Authorizing the Manager to Convey Approximately 4,814 Square Feet of Tidelands Located on a Fraction of Lot 3, Block 51, Tidelands Addition Adjacent to 1000 Harbor Way to 1000 Harbor Way, LLC for Fair Market Value.

The owners of 1000 Harbor Way, LLC applied to acquire City property and tidelands under and around their existing building in order to make major structural and architectural improvements. This building houses Hansen-Gress and is adjacent to the Juneau-Douglas Bridge. The Docks and Harbors Board reviewed this application at the August 25, 2022 meeting and provided a motion to advance this application. The Assembly reviewed this application at the November 21, 2022 meeting and provided a motion to authorize the City Manager to negotiate the disposal of City property. The Planning Commission reviewed this proposed disposal of the CBJ property at the meeting on January 24, 2023, and passed a recommendation that the Assembly approve the disposal. Fair Market Value has been determined by appraisal to be \$24.62 per square foot.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

6. Ordinance 2023-20 An Ordinance Amending the Duties of the Systemic Racism Review Committee.

This ordinance expands the scope of the Systemic Racism Review Committee to include CBJ policies and procedures in its review in addition to ordinances. It also gives the committee the ability to select legislation rather than being required to review every ordinance that is introduced at regular Assembly meetings.

The Assembly Committee of the Whole discussed these proposed changes at its March 6, 2023 meeting, with participation from members of the Systemic Racism Review Committee.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

[Ordinance 2023-20 was removed from the Consent Agenda at the request of Ms. Hale.]

7. Ordinance 2023-21 An Ordinance Authorizing the Manager to Enter into a Lease of City and Borough Property Located on West Douglas along the West Douglas Pioneer Road to iRide Alaska, LLC, for the Purpose of Offering Guided Electronic Bike Tours.

The owners of iRide Alaska, LLC, applied for a lease of City property along the West Douglas Pioneer Road located near the end of North Douglas Highway. Their request is for the commercial use of the property for guided electronic-bike “e-bike” tours. The Assembly LHED Committee reviewed this request and forwarded it to the Assembly for discussion. The Assembly considered this lease request as new business at the February 27, 2023 meeting and forwarded it to the Assembly Committee of the Whole for additional review. The Committee of the Whole reviewed this application at the March 6, 2023 meeting and adopted a motion supporting the Manager to enter into negotiations for a one-year lease including renewal options with the original applicant and to draft an ordinance for introduction. The packet for the COW meeting included extensive background material and can be viewed at: [Assembly Committee of the Whole Worksession 03/06/2023 06:00 PM | Juneau, AK \(municode.com\)](https://www.municode.com/assembly-committee-of-the-whole-worksession-03/06/2023-06:00-pm-juneau-ak)

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

8. Ordinance 2022-06(b)(AR) An Ordinance Appropriating up to \$2,340,737 to the Manager for Juneau School District Special Revenue Fund Deficits and Current Year Student Activities; Funding Provided by General Funds.

This ordinance would appropriate up to \$2,340,737 of additional outside the cap funding to resolve current and prior year deficits in the School District’s special revenue funds, as well as a request for new wrestling mats for middle and high schools totaling \$80,000. This appropriation would allocate funding for the following purposes:

FY2021 Deficits		
Pupil Transportation		\$ 374,939
Rally		\$ 464,770
	FY2021 Total	\$ 839,709
FY2022 Deficits		
Pupil Transportation		\$ 425,914
Community Schools		\$ 126,884
	FY2022 Total	\$ 552,798
FY2023 Deficits		
Pupil Transportation		\$ 483,000
Rally		\$ 285,230
Community Schools		\$ 100,000
	FY2023 Total	\$ 868,230

New Requests

Middle/High School Activities (wrestling mats)	\$	80,000
New Requests Total	\$	80,000
Total JSD Supplemental Funding Request	\$	2,340,737

After consultation with the Alaska Department of Education and Early Development, JSD has removed their request for funding of summer school in 2023, which has been determined to be an instructional cost that must be paid for inside the educational funding cap.

This request does not correct the School District’s operating fund deficit of \$620,400 at June 30, 2022, as CBJ already contributed the maximum local contribution inside the cap. I am advised that JSD intends to correct that issue with its FY24 budget request.

School funding is complicated and there are three concurrent funding processes that the Assembly should understand as it acts on this request.

First, this Ordinance has been requested for introduction.

Second, the Legislature is seriously contemplating an increased base student allocation, as much as \$1,200. The results of that deliberation will not be known for some time.

Third, The JSD budget for FY24 will be received in accordance with Law by April 1, 2023. In that budget, JSD has to anticipate many factors, including an Assembly decision on this Ordinance, action by the legislature, enrollment, and staffing costs.

Last, the Assembly should be informed that due to the increase in the value of real property in Juneau, funding JSD instruction "to the cap" in FY24 will increase CBJ's allowable appropriation by approximately \$2.3 Million (about an 8% increase) over the FY23 level.

This request was reviewed and approved by the Juneau School District Board on January 10, 2023. This request was reviewed by the Assembly Finance Committee at the March 1, 2023 meeting. Based on some feedback from DEED on summer school funding, JSD staff have adjusted the request.

The Manager recommends this ordinance be introduced, referred to Finance Committee and set for public hearing at the next regular Assembly meeting.

9. Ordinance 2022-47 An Ordinance Repealing Title 49 Provisions Related to Wetland Review Board Authority.

At the Regular Planning Commission meeting on March 14, 2023, the Commission voted to recommend approval of an ordinance to repeal 49.10.700, Wetlands Review Board. The Board’s wetland permitting authority has expired, the Board has not met since 2018, and the Board is no longer needed.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

J. Resolutions

10. Resolution 3024 A Resolution in Support of the Alaska Department of Transportation and Public Facilities Southcoast Region’s Funding Request from the Community Transportation Program for the Rehabilitation of Glacier Highway and Lemon Road.

This project would rehabilitate 1.6 miles of Glacier Highway and Lemon Road. Improvements would include new pavement, improved lighting, improvements to sidewalks, and new Capital Transit bus shelters and improved turnouts at existing bus stops. Capital Transit strongly supports this project. Bus riders commute to bus stops primarily on foot. New lights along this corridor will enhance visibility and safety for Capital Transit commuters. Four new bus shelters will provide a safe place for our customers to get out of the elements while waiting for the

bus; improvements to the sidewalks will help pedestrians to travel to and from the bus stop and their destination. These improvements will facilitate access to our most heavily used bus stops, between Western Auto and Fred Meyer.

The City Manager recommends the Assembly adopt this ordinance.

K. Bid Awards (See New Business)

L. Transfers

11. Transfer Request T-1052 A Transfer of \$ 1,500,000 from CIP H51-108 Statter Harbor Improvements Phase III to CIP H51-125 Aurora Harbor Improvements.

Docks & Harbors was awarded a \$2 million grant from the Alaska Department of Transportation and Public Facilities' Municipal Harbor Facility Grants Program. The required 50% local match is provided by the 2017 1% Sales Tax Initiative (\$1.5 million) and Harbor fund balance (\$1 million). The allocation of \$1.5 million of 1% Sales Tax is not scheduled until FY24. In order to complete project work by the end of the summer, Docks & Harbors is requesting to temporarily transfer funding from the Statter Harbor Improvements Phase III CIP to the Aurora Harbor Improvements CIP in order to execute a bid award in March. Once 1% Sales Tax funding becomes available for the Aurora Harbor Improvements CIP on July 1, 2023, temporary funding for Aurora Harbor will be transferred back to Statter Harbor to complete future work.

The Docks and Harbors Board reviewed this request at the February 23, 2023 meeting.

The City Manager recommends approval of this transfer.

12. Transfer Request T-1053 A Transfer of \$2,200,000 from CIP U76-112 JDTP New Vactor Dump to CIP U76-122 Outer Drive and West Juneau Lift Station Improvements.

This request would transfer \$2.2 million from the JDTP New Vactor Dump CIP to the Outer Drive and West Juneau Lift Station Improvements CIP. The Wastewater Utility has identified this as a high priority project due to pumping limitations, increasing maintenance needs, and difficulty in procuring replacement and repair parts. Cost escalation, supply chain and freight issues, and uncertainty in delivery times for mechanical, electrical and process components have contributed to the need for additional funds. This transfer would delay the JDTP New Vactor Dump project until additional funding is secured to replace the transferred funds.

This transfer of project funding is consistent with the intent of the 2017 1% Sales Tax initiative approved by voters in the October 3, 2017 municipal election.

The Public Works and Facilities Committee reviewed this request at the March 6, 2023 meeting.

The City Manager recommends approval of this transfer.

13. Transfer Request T-1054 A Transfer of \$250,000 from CIP W75-061 Douglas Highway Water – David to I St. to CIP W75-074 Lead Water Service Lines.

This request would transfer \$250,000 from the Douglas Highway Water – David to I St. CIP to the Lead Water Service Lines CIP. To adhere to the most recent EPA requirements regarding lead water service lines, this transfer would provide funds to hire a consultant to survey water lines in every residence and business on the CBJ water system. A preliminary plan is due in June 2023 and a draft plan is due in July 2024. Work is completed on the Douglas Highway water system and the CIP is in the process of being closed out.

The Public Works and Facilities Committee reviewed this request at the March 6, 2023 meeting.

The City Manager recommends approval of this transfer.

M. Liquor/Marijuana Licenses

14. Liquor & Marijuana Licenses for Review

These Alcohol Marijuana Control Office (AMCO) license actions are before the Assembly to either protest or waive its right to protest the license actions.

Liquor Licenses - NEW

Licensee: Goldbelt Aerial Tramway LLC d/b/a The Tr'Ale House

License Type: Destination Resort Seasonal, License #6124

Location: 1800' level at Mt. Roberts Interpretive Shelter, Juneau

Licensee: Alaska Rainforest Sanctuary LLC d/b/a Kawanti Adventures

License Type: Recreational Site Seasonal, License #6112

Location: 3000 Fish Creek Rd. Juneau

Liquor Licenses - RENEWALS

Licensee: Molly Ventures, Inc. d/b/a McGivney's Sports Bar & Grill

License Type: Beverage Dispensary, License #2728

Location: 9101 Mendenhall Mall Rd., Juneau

Licensee: Statter Harbor Food & Fuel LLC d/b/a DeHart's Grocery

License Type: Package Store, License #300

Location: 11735 Glacier Hwy., Juneau

Licensee: Shayz LLC d/b/a Squirez

License Type: Beverage Dispensary, License #1081

Location: 11806 Glacier Hwy., Juneau

Licensee: Breeze-In Corporation d/b/a Breeze-In Liquor

License Type: Package Store, License #176

Location: 2200 Trout St. Juneau

Licensee: Breeze-In Corporation d/b/a Breeze-In Liquor

License Type: Package Store, License #4543

Location: 5711 Concrete Way, Juneau

Licensee: Breeze-In Corporation d/b/a Douglas Island Breeze-In

License Type: Package Store, License #662

Location: 3370 Douglas Hwy., Juneau

Licensee: Barnaby Brewing Company LLC d/b/a Barnaby Brewing Company

License Type: Brewery, License #5524

Location: 165 Shattuck Way, Juneau

Licensee: Bullwinkles Inc. d/b/a Bullwinkles Pizza

License Type: Restaurant Eating Place, License #188

Location: 318 W. Willoughby Ave., Juneau

Marijuana Licenses – RENEWALS

Licensee: The Mason Jar LLC d/b/a The Mason Jar LLC

License Type: Retail Marijuana Store, License #28012

Location: 613 & 619 W. Willoughby Ave, Juneau

Licensee: The Mason Jar LLC, d/b/a The Mason Jar LLC

License Type: Retail Marijuana Store, License #13279

Location: 2771 Sherwood Lane Unit E, Juneau

Licensee: Tree Logic LLC d/b/a Stoned Salmon Farms

License Type: Standard Marijuana Cultivation Facility, License #27531

Location: 5763 Glacier Hwy., Juneau

Licensee: Alaskan Coffee Pot LLC d/b/a Alaskan Coffee Pot

License Type: Retail Marijuana Store, License #25190

Location: 2219 Dunn St., Juneau

Licensee: Alaskan Kush Company LLC d/b/a Alaskan Kush Company

License Type: Retail Marijuana Store, License #16213

Location: 159 S. Franklin St., Juneau

Licensee: Taku Horticulture Company LLC d/b/a Taku Horticulture Company LLC

License Type: Standard Marijuana Cultivation Facility, License #12176

Location: 1017 3rd St., Douglas

Licensee: Always Redeye LLC d/b/a Stoned Salmon Farms

License Type: Standard Marijuana Cultivation Facility, License #11605

Location: 2005 Anka St., Juneau

Licensee: The Fireweed Factory LLC d/b/a The Fireweed Factory

License Type: Retail Marijuana Store, License #10800

Location: 237 Front St., Juneau

Licensee: The Fireweed Factory LLC d/b/a The Fireweed Factory

License Type: Standard Marijuana Cultivation Facility, License #10266

Location: 8415 Airport Blvd. Space B, Juneau

Licensee: Top Hat Concentrates LLC d/b/a Top Hat Concentrates LLC

License Type: Marijuana Product Manufacturing Facility, License #10271

Location: 2315 Industrial Blvd. Suite B, Juneau

Licensee: Top Hat LLC d/b/a Top Hat LLC

License Type: Standard Marijuana Cultivation Facility, License #10270

Location: 2315 Industrial Blvd. Suite A, Juneau

Staff from Police, Finance, Fire, Public Works (Utilities) and Community Development Departments have reviewed the above licenses and recommended the Assembly waive its right to protest the applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk's office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor and marijuana license actions.

N. PUBLIC HEARING

6. Ordinance 2023-20 An Ordinance Amending the Duties of the Systemic Racism Review Committee.

This ordinance expands the scope of the Systemic Racism Review Committee to include CBJ policies and procedures in its review in addition to ordinances. It also gives the committee the ability to select legislation rather than being required to review every ordinance that is introduced at regular Assembly meetings.

The Assembly Committee of the Whole discussed these proposed changes at its March 6, 2023 meeting, with participation from members of the Systemic Racism Review Committee.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

[Ordinance 2023-20 was removed from the Consent Agenda at the request of Ms. Hale.]

Assembly Action

Ms. Hale noted that she has a number of amendments that she would like to propose.

MOTION by Ms. Hale to introduce Ordinance 2023-20, send it to the Committee of the Whole for the April 3 meeting for purposes of making amendments, and set it for public hearing at the Assembly meeting on April 17.

Ms. Hughes-Skandijs asked the City Attorney procedurally about referring this back to the COW and expressed her concern that this would be similar to the procedural issue that Mr. Palmer has brought up in the past. Ms. Layne noted that since the motion is to not just send it to the COW for purposes of making amendments but also to set it for public hearing at the next regular meeting, it is in proper order. Ms. Hughes-Skandijs said that the proposed amendments from Ms. Hale appear to be something they could take up during the regular Assembly meeting and it wouldn't need to take up more time in COW but that she would defer to Ms. Gladziszewski as Chair of the COW. Ms. Gladziszewski said that if members feel a need to spend more time in COW on this topic, she would be willing to schedule it for the April 3 COW. Ms. Hughes-Skandijs removed her objection.

Ms. Woll objected for the same reasons expressed by Ms. Hughes-Skandijs.

Roll Call Vote on the Motion to introduce Ordinance 2023-30, send it to COW on April 3 for purposes of amendment, and schedule it for public hearing on April 17.

Yeas: Hale, Bryson, Smith, Gladziszewski, Weldon

Nays: Woll, Hughes-Skandijs, Waahlaal Giidaak

Motion passed 5 Yeas: 3 Nays

15. Ordinance 2023-02 An Ordinance Amending the Assessing Standards for the City and Borough of Juneau.

The CBJ Assessor's office is required by state law to value property at full and true value each year. In doing so, they follow the standards and practices set by the International Association of Assessing Officers and the Alaska Association of Assessing Officers. Codifying these IAAO and AAAO standards for mass appraisal can lead to greater public understanding of and trust in the assessment process. The public should note that these assessment standards have generally been written for jurisdictions with mandatory real estate price disclosure, and without such disclosure, the Juneau Assessor must depend more heavily on local knowledge and other economic information in determining full and true value.

The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

Mr. Dave Hanna, a resident of the back loop road, thanked the Assembly and the City Manager and City Attorney Robert Palmer for bringing this ordinance forward and especially for the clean, simple form. He said this was all that was needed and was a long time coming and it should solve all the problems of the past. He mentioned that the folks CBJ has in the Assessor's office are all good people and are doing hard work. He said that the IAAO has quite a few classes on how to utilize the standards in the process, they could probably help the Assessor staff in performing their duties and to do more efficient work. He encouraged them to support the Assessor's staff in taking advantage of those training opportunities.

Assembly Action

MOTION by Mr. Bryson to adopt Ordinance 2023-02 and asked for unanimous consent.

Mr. Smith objected for purposes of a question. He asked the City Manager or the Finance Director if this ordinance makes any changes to the current CBJ practices. Mr. Rogers said that no, they already follow IAAO and AAO standards. He said that those standards are written for different contexts than ours and that staff interprets them all the time. He noted that the Assessor welcomes this and it confirms the practice that they already have and use at this time. He said he doesn't disagree with anything that Mr. Hanna said. Mr. Smith removed his objection.

Hearing no further objection, the motion passed by unanimous consent.

16. Ordinance 2023-09 An Ordinance Authorizing the Manager to Lease a 1.50 Acre Parcel of Land near 100520 Crazy Horse Drive at a Reduced Rate to Provide for the Southeast Alaska Food Bank Food Warehouse Expansion.

Since 2005, the Southeast Alaska Food Bank has leased a fraction of U.S. Survey 1041 from the City for \$1.00 per year. This property is located in the Mendenhall Valley at the end of Crazy Horse Drive. The lease was amended in 2015 to increase the leased area to ½ acre. The current application states that the new area is needed because the opportunity has arisen to fund a new warehouse building making the food bank more sustainable for the future. The food bank already secured a grant in the amount of \$500,000.00 toward the expansion. The LHED Committee provided a motion of support to amend the Food Bank lease at the January 23, 2023 meeting. The Systemic Racism Review Committee reviewed this ordinance on February 28, 2023 and forwarded it to the Assembly.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2023-09 and asked for unanimous consent.

Mr. Bryson objected for purposes of a question. He asked if this is the only thing that CBJ is currently working on with the Southeast Alaska Food Bank at this time. He noted that there had been an email sent to the Assembly about another matter and he just wanted to confirm that there were not any other pending matters with them at this time. Mr. Watt said this was the only one. Mr. Bryson removed his objection. ***Hearing no objection, the motion passed by unanimous consent.***

17. Ordinance 2023-11 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Indian Village, Blocks 3 & 4, Kasaan City, Lot 2, and Tidelands Addition to the City of Juneau, Block 68, Lots 1, 2, 3, 4, 5, 6, and 12FR, from Mixed Use 2 (MU2) to Mixed Use (MU).

AME2022 0006: A Rezone Request from MU2 to MU in the Aak'w Kwaan District

At the [Regular Planning Commission meeting on February 14, 2023](#), the Commission voted to recommend approval of a rezone from MU2 to MU in the Aak'w Kwaan District. This project proposes a westward extension of less-restrictive MU zoning to 4.2 acres that encompass the Indian Village, the Andrew Hope Building, and current offices of the Alaska Department of Environmental Conservation. This area includes the 3.7 acres in the applicant's application, and a staff-proposed expansion of half an acre. This rezone would reduce zoning setbacks and facilitate canopies over sidewalks, improving conformity with the Willoughby District Land Use Plan, elements of which are incorporated by reference into the Comprehensive Plan. While MU has no height restrictions, future CDD and Commission decisions would be moderated through the Willoughby District Land Use Plan. CDD held a public meeting on December 6, 2022, and one member of the public attended. The Systemic Racism Review

Committee reviewed this ordinance at its February 28, 2023 meeting and forwarded it to the Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Waahlaal Giidaak to adopt Ordinance 2023-11 and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

18. Ordinance 2023-10 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Tidelands Addition to the City of Juneau, Block 68, Lot 8 Fractions, Lots 9, 10, 11, 12 Fraction, 12A, 13, and 14 Fraction; Tidelands Addition to the City of Juneau, Block 74, Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; Tidelands Addition to the City of Juneau, Block 75, Lot A; Juneau Subport Lot A, and USS 3566, Lot 3 Fraction and 2A Fraction; from Mixed Use 2 (MU2) to Mixed Use (MU).

AME2022 0008: A Rezone Request from MU2 to MU in the Aak'w Kwaan District

At the [Regular Planning Commission meeting on February 14, 2023](#), the Commission voted to recommend approval of a rezone from MU2 to MU in the Aak'w Kwaan District. This project proposes a westward extension of less-restrictive MU zoning to 6.6 acres that encompass Centennial Hall, the Juneau Arts and Culture Center, Zach Gordon Youth Center, the proposed location of a new City Hall, and the Four Points Sheraton. If AME22-06 is approved, this would be a southward extension that creates clean boundaries along streets. This area includes the 5.7 acres in the applicant's application, and a staff-proposed expansion of 0.9 acres. This rezone would reduce setbacks and facilitate canopies over sidewalks, improving conformity with the Willoughby District Land Use Plan, elements of which are incorporated by reference into the Comprehensive Plan. While MU has no height restrictions, future CDD and Commission decisions would be moderated through the Willoughby Plan. CDD held a public meeting on December 6, 2022, and one member of the public attended. The Systemic Racism Review Committee reviewed this ordinance at its February 28, 2023 meeting and forwarded it to the Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Ms. Woll to adopt Ordinance 2023-10 and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

19. Ordinance 2022-06(b)(AI) An Ordinance Appropriating \$450,000 to the Manager for the Airport Furniture Acquisition Capital Improvement Project; Funding Provided by Airport CARES Act Funding.

This ordinance would appropriate \$450,000 in Airport CARES Act funding for the Airport Acquisition CIP. This funding would provide for the acquisition of seating to increase capacity, and replace the less durable soft furnishings in the terminal that are showing their age due to wear and tear.

The Airport Board approved this request at the April 14, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the January 31, 2023, meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Mr. Smith to adopt Ordinance 2022-06(b)(AI) and asked for unanimous consent.

Objection by Mr. Bryson for purposes of a question. Mr. Bryson asked what would happen to the old furniture, especially if the public was interested in acquiring any of the old furniture. Airport Manager Patty Wahto said that they will be doing reupholstering of some of the furniture. She also noted that there are a number of pieces that have too much damage, wear, and tear and those will be disposed of but they are trying to use as much as they can throughout the terminal. Mr. Bryson removed his objection.

Hearing no further objection, the motion passed by unanimous consent.

20. Ordinance 2022-06(b)(AJ) An Ordinance Appropriating \$5,000,000 to the Manager for the Capital Civic Center Capital Improvement Project; Funding Provided by General Funds and Hotel-Bed Tax Funds.

This ordinance would appropriate \$5 million for the Capital Civic Center CIP. This project is an expansion of Centennial Hall that will include upgrades to satisfy the goals of the business community, the travel industry, and the arts economy. This appropriation is intended to leverage grant funding and should not be expended until such time as sufficient grant funding is secured for the project that would require local matching funds in the amounts of this appropriation.

This request is funded equally by general funds and hotel-bed tax funds.

The Assembly Finance Committee reviewed this request at the March 1, 2023 meeting. The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Ms. Hale to adopt Ordinance 2022-06(b)(AJ) and asked for unanimous consent.

Objection by Ms. Hughes-Skandijis for purposes of a question. She asked the City Manager if he might be able to give an update on the status of how much of the \$2 million for design in the CIP has already been spent on this project. Mr. Watt said that he could not provide those numbers at this time.

Mr. Bryson said that he was the one to bring forward this ordinance proposal based on the fact that Senator Lisa Murkowski had strongly urged them to leverage local funding in order to get federal funding. Mr. Bryson said he proposed the \$5 million match be set aside from CBJ funds to leverage \$35 million in federal funds. He said that he agrees with the Mayor's suggestion that half of the \$5 million comes from hotel/bed tax funds and the other half from general funds.

Mr. Smith asked a number of questions about why they aren't using Marine Passenger Fees (MPFs) and why they aren't doing this during the regular budget cycle. Mr. Watt answered that some time ago, in discussions with cruise ship industry representatives, he negotiated an agreement of non-objection from the industry for \$10 million funding for this project. He said that the view was that while this was not on the waterfront and this is in an area that they would not generally approve spending of MPFs, they saw benefit to the cruise ship industry for use of the facility for a variety of passenger uses. He said the industry was supportive of having MPFs as part of a larger project but they weren't supportive of this being the main funding source for such a project. He said that the general idea is that they would meter MPFs over time as the project developed. He also noted that there is \$1

million designated in the MPF budget. He said that it would be inappropriate, in light of the negotiated settlement, to increase those amounts at this time.

Mr. Watt answered Mr. Smith's other question related to timing and noted that Congress is currently in its cycle to consider Congressionally Directed Spending Requests which were previously referred to as 'earmarks.' He said that the time impetus for doing this now is to demonstrate local support of the project. Hopefully, that would enhance our Congressional Delegation's ability to gain federal funding for the project.

Mayor Weldon said that what they should be focusing on at this juncture is not whether or not we are for or against the civic center but rather the focus should be on leveraging federal funding. She said that they worked hard to make sure that half of the funding came from hotel/bed tax funding sources and that they would not spend any of those funds until federal grant funds were secured. She said that in her mind, it is a no risk situation and if they do not receive federal funds, no harm, no foul. She said that if/when the project is done, it will be done in phases. She also spoke to all the money that does come to Juneau as a result of having a convention center.

Ms. Hughes-Skandijs asked if Mr. Watt could speak to how the \$5 million amount came and if there was a specific dollar amount identified by Senator Murkowski. Mr. Watt said that while Senator Murkowski and her staff did not identify any specific funding amount needed by Juneau, he noted that projects are more likely to get funding if they are shovel ready, show support from the community, and have matching funds available.

Mr. Smith asked if the federal funding doesn't come through, what happens to the money that is set aside in this CIP and at what point does it go back into the general fund, if at all. Mr. Watt explained that funding that goes into Capital Improvement Projects (CIPs) does not lapse. He said that it goes on in that CIP account until the project is completed or the Assembly takes further action. He said that if federal grant funding is not obtained, there will be a robust discussion of the Assembly about the needs of Centennial Hall as it sits today and that these funds would be helpful towards whatever plan is put into place to provide for the next renovations to Centennial Hall. He said that under any scenario Centennial Hall needs upgrades as it is not meeting the needs of its users and the community. He said that if federal funding is not available, staff would come back with suggestions on ways to make necessary improvements.

Mr. Smith asked what the timeline might be to hear about the federal grant funding status. Mr. Watt said they would anticipate seeing the results in the next few months. He said that it may be a bit of a congressional roller coaster ride and we may not see the fully adopted congressional budget until sometime in the fall.

Ms. Hughes-Skandijs said she will be objecting to the ordinance. She said that it is not because she doesn't support the project. She said that she agrees with the Manager that they will eventually need funding for Centennial Hall and she feels that we underfund the maintenance of all of our facilities. She said that we don't meet the basic deferred maintenance of most of our facilities and this building is currently getting renovations done while other CBJ facilities are patiently waiting in line for their turn. She said that the Assembly already put \$2 million into a design appropriation for this project and it has not yet reached 30% completion of the design. She said that we should be thinking about what else we need to have match money available for and by putting \$2.5 million of general fund into this CIP, it prevents those funds from being used for housing or other higher Assembly priorities.

Mr. Smith, Ms. Woll, and Ms. Gladziszewski spoke to the reasons that they would be supporting the ordinance.

Roll Call Vote on the Motion to adopt Ordinance 2022-06(b)(AJ).

Yeas: Hale, Bryson, Smith, Gladziszewski, Woll, Waahlaal Giidaak, and Weldon

Nays: Hughes-Skandijs

Motion passed 7 Yeas: 1 Nay

The Assembly took a break and resumed the meeting at 8:05 p.m.

21. Ordinance 2022-06(b)(AM) An Ordinance Appropriating \$2,000,000 to the Manager for the Aurora Harbor Improvements Capital Improvement Project; Grant Funding Provided by the Alaska Department of Transportation and Public Facilities.

This ordinance would appropriate \$2 million of grant funds from the Alaska Department of Transportation and Public Facilities' Municipal Harbor Facility Grants Program. The required 50% local match is provided by the 2017 1% Sales Tax Initiative (\$1.5 million) and Harbor fund balance (\$1 million). This project would construct one main float in the north end of Aurora Harbor with slips to accommodate 48-foot and 60-foot vessels. Docks and Harbors anticipates a bid award in April 2023.

The Docks and Harbors Board recommended this action at its regular Board meeting on February 23, 2023. The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Mr. Bryson to adopt Ordinance 2022-06(b)(AM) and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

22. Ordinance 2022-06(b)(AN) An Ordinance Appropriating \$31,500 to the Manager as Funding for Phase 2 of a Building Survey and Inventory of the Juneau Townsite Historic Neighborhood; Grant Funding Provided by the Alaska Department of Natural Resources.

The Juneau Townsite Historic Neighborhood is a mixed-use commercial and residential neighborhood, located between the Downtown and Chicken Ridge historic districts. This ordinance would appropriate \$31,500 of grant funding to survey and inventory approximately 42 structures in the area and document their historical significance. This survey will complete the survey and inventory and determine whether the Juneau Townsite Historic Neighborhood is eligible to be listed on the National Register of Historic Places. The benefits of becoming a listed district include access to Historic Tax credits and Historic Preservation Fund grants. These benefits would be available for property owners for rehabilitation and maintenance work.

CBJ's Community Development Department, City Museum, and Historic Resources Advisory Committee will partner with a historic architecture consultant to perform the scope of work for this project. Total project costs are estimated to be \$52,515. The 40% local match requirement will be met with CBJ personnel service costs, for which expenditure authority has already been appropriated in the FY23 operating budget.

The Historic Resources Advisory Committee recommended CBJ staff apply for this grant at the February 3, 2021 meeting. The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Mayor Weldon to adopt Ordinance 2022-06(b)(AN) and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

23. Ordinance 2023-12 An Ordinance Providing for the Issuance and Sale of Port Revenue Bonds in one or more series in the Aggregate Principal Amount of Not to Exceed \$5,100,000; Providing for the Form and Terms of the Bonds; Providing a Method of Payment Therefor; and Reserving the Right to Issue Revenue Bonds on a Parity with the Bonds upon Compliance with Certain Conditions.

This ordinance authorizes the sale of \$5.1 million of revenue bonds for the first phase of electrifying CBJ's municipally owned cruise ship docks. The bond will be fully repaid within 15 years at an expected annual cost of approximately \$450,000 assuming an interest rate of 4.0%. This revenue bond will be repaid entirely by passenger fees, and does not pledge any borough tax revenue. Issuance of this bond will not impact the debt service mill rate.

The Docks and Harbors Board approved this request at the December 29, 2022 meeting. The Assembly Finance Committee reviewed this request on January 4, 2023 and March 1, 2023.

The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

Ms. Karla Hart, a resident of the Back Loop Road, said that she has concerns about these bonds because the city still has revenue bonds out for the 16B city docks which precludes some of the city's ability to do management options that would impact the ability to repay the bonds. She said that we should be paying off the existing bonds and looking at getting those done before we give up more of our ability to manage the cruise industry by having complete control over our docks. Further, she said that this is 20% of a project that was estimated to cost about \$21 million in the latest grant proposal which is already in yesterday's dollars given the state of inflation. She compared this as being similar to the Centennial Hall situation, putting forward money with hopes of getting grant money. She asked if they don't get grant money, what will happen to the rest of the project. Will we be on the hook for the remaining 80% or a lot more to finish the project and be further indebted. She said that if they don't use Marine Passenger Fees (MPFs) or if something else like COVID prevents the city from getting MPFs, the citizens would be on the hook for satisfying this debt. She urged them to go ahead with the shorepower but to figure out a way to 100% forward fund it. She noted that she has more on that topic when they get to the next ordinance.

Ms. Hale asked Ms. Hart to elaborate or explain the statement she made with respect to the 16B dock bonds precluding the city from being able to manage the docks.

Ms. Hart explained that when we take out bonds, part of the condition of the bonds is that the community not do anything that would get in the way of repaying those bonds. She said that it could be argued that if the Assembly were to decide not to have any cruise ships in dock for Saturdays or Sundays at the two public docks, if they have this indebtedness, they could be called out by the bonding agent for not maximizing the revenue opportunities at the docks. Ms. Hale thanked Ms. Hart for the explanation.

Assembly Action

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2023-12 and asked for unanimous consent.

Hearing no objection, the motion passed by unanimous consent.

24. Ordinance 2022-06(b)(AP) An Ordinance Appropriating \$5,000,000 to the Manager for the Dock Electrification Capital Improvement Project; Funding Provided by Port Revenue Bond Proceeds.

This ordinance would appropriate \$5 million for the Dock Electrification Capital Improvement Project. Funding for this request is provided by port revenue bond proceeds and will facilitate the procurement and installation of two load tap changer transformers for the docks owned by CBJ at Alaska Steamship and Cruise Ship Terminal. The revenue bond will be repaid with port development fees.

The Docks and Harbors Board approved this request at the December 29, 2022 meeting. The Assembly Finance Committee approved this request at the January 4, 2023 meeting. The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

Ms. Karla Hart, said that she doesn't have any expectations that the Assembly will vote against this ordinance but she urged the Assembly to consider forward funding this project. She said that the Environmental Protection Agency (EPA) has a calculator that looks at what pollution is put out by ships at dock to be able to establish what they can save. She also noted that the U.S. Department of Transportation (USDOT), which the city has already applied for a grant from, has quantified the value of that calculation. She said that when she runs the calculator against some of the ships that are coming into Juneau, one of the larger new ships with the newest/best anti-pollution devices, the pollution that they generating has a value from USDOT of \$2,400 per hour. Those are the costs that we the community are bearing over time per hour. Taking those calculations, if a ship were in dock for 10 hours, that would generate \$24,000 worth of pollution to the community. She proposes that the city look at adopting a pollution assessment against the cruise ships, not the passengers, but the cruise ships in the amount that goes with what they are generating in pollution. She said it would be expected that the ships would pass those costs along to their passengers and for a large cruise ship, that would be less than the cost of one beer for a 10-hour stay in Juneau. The older ships generate more pollution and have fewer passengers so it would come out to less than a glass of wine on the cruise ship. She said that if they did impose such a fee, it would generate approximately \$100,000/day that all the citizens are bearing the cost of at this time. That would allow the city to forward fund the shorepower project. She said that since it impacts the health of the community, those funds could be used to help finance the hospital and other things that improve the health of our community. Ms. Hart said she would be willing to do a more in depth analysis if the Assembly wished to have her do it at an Assembly COW.

Ms. Hale asked if Ms. Hart has seen anything similar in any other community in the world. Ms. Hart said that she has not seen any other community do this but it was through looking at the EPA pollution calculator and the Docks & Harbors grant application that made her look into this and bring forward this recommendation.

Assembly Action

MOTION by Waahlaal Giidaak to adopt Ordinance 2022-06(b)(AP) and asked for unanimous consent.

Hearing no objection, the motion passed by unanimous consent.

25. Ordinance 2023-13(b) An Ordinance Providing for the Issuance and Sale of General Obligation Bonds in One or More Series to Provide Not to Exceed \$6,600,000 in Net Proceeds; and Providing for the Form and Terms of the Bonds and for Unlimited Tax Levies to Pay the Bonds.

This ordinance authorizes the sale of \$6.6 million of general obligation bonds as authorized by voters in the October 4, 2022 municipal election. Per the authorizing ballot measure, these bond funds will be used for installation of an artificial field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, a new public use cabin, and areawide trail maintenance. The bond will be fully repaid within 6 years at an expected annual cost of approximately \$3.1 million in the first year and \$775,000 in the following five years assuming an interest rate of 3.9%. Issuance of this bond will not increase the debt service mill rate from its current level.

Version (b) of this ordinance makes a minor adjustment to the debt repayment schedule in response to higher than anticipated assessed values, which increases property tax revenue available to pay down debt.

The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing. The Assembly Finance Committee reviewed this request at the March 1, 2023 meeting.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Ms. Woll to adopt Ordinance 2023-13(b) and asked for unanimous consent.

Hearing no objection, the motion passed by unanimous consent.

26. Ordinance 2022-06(b)(AO) An Ordinance Appropriating \$6,600,000 to the Manager for the Areawide Trail Improvements, Adair-Kennedy Memorial Park, and Public Use Cabins Capital Improvement Projects; Funding Provided by General Obligation Bond Proceeds.

This ordinance would appropriate \$6.6 million of general obligation bond proceeds for the Areawide Trail Improvements, Adair-Kennedy Memorial Park, and Public Use Cabins capital improvement projects. This funding provides for installation of an artificial field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, a new public use cabin, and areawide trail maintenance.

This appropriation of project funding is consistent with the intent of the \$6.6 million general obligation bond package approved by voters in the October 4, 2022 municipal election. The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Mr. Smith to adopt Ordinance 2022-06(b)(AO) and asked for unanimous consent.

Objection by Ms. Hughes-Skandijs for purposes of a question. Ms. Hughes-Skandijs said she had heard some concerns from some of the community members about PFAS being in the materials that make up turf and she asked if they could speak to those concerns.

Mr. Watt said that PFAS is very much in the news. In essence, it is a longer duration, persistent widely spread industrial chemicals that is used in many, many products. He said that he saw something recently that said that drinking water for 200 million Americans would potentially need to be required to be treated for PFAS. He said that it is a big issue and that yes, the turf products that are currently manufactured contain PFAS. He noted that the underlying carpet materials and then the crumb rubber both likely contain PFAS. He said that whether or not we should proceed with installation of turf is a good question and understanding how the regulatory environment is changing and evolving is a necessary part of that project. He said that it is not a foregone conclusion that they will be installing the turf. He said that he thinks it is likely but there will be a lot more community and Assembly discussions on that topic.

Ms. Hughes-Skandijs asked if staff would be bringing the information back to the Assembly. Mr. Watt said that what he thinks will happen is that staff will come back with as much information as they can with the known issues, the pros and cons, the regulatory concerns, and they can discuss at that point if it is the right thing to do.

Ms. Hale said that her understanding of PFAS is that it is ubiquitous in all things that we are surrounded by including clothing. It used to be in sticky notes, it's in the tooth floss that we use but it will be a long time before we can disentangle ourselves from it.

Ms. Hughes-Skandijs removed her objection.

Hearing no objection, the motion passed by unanimous consent.

O. NEW BUSINESS

27. Regulation Title 07, Chapter 10 Airport Rates and Fees

In response to a projected budget deficit for FY24 and beyond, the Airport has adjusted its rates and fees to help offset the shortfall. Rates and fees are established through the Airport’s financial model.

Rate increases are proposed in all categories, all users. The anticipated increase to annual revenues for FY24 is \$1,737,900. A detailed description of the rates and fees regulation changes is addressed in the fiscal note and accompanying draft regulation.

The Airport received three comments during the public comment period from February 12, 2023 through March 6, 2023. At the March 9, 2023 Airport Board meeting, the Board amended the Fuel Flowage Fees for small aircraft (under 12,500 lbs) and non-signatory aircraft based on comments received; and approved the proposed Rates and Fees Regulation, as presented to the Assembly. The Airline Fee for Airport Security Screening, large air carrier fuel flowage fees, non-signatory fuel flowage fees, large air carrier landing fees and non-signatory landing fees are scheduled to increase May 1, 2023, with the remainder of the Airport Rates and Fees Regulation changes scheduled to take effect July 1, 2023.

The Manager recommends the Assembly adopt this regulation.

Public Comment

None.

Assembly Action

MOTION by Ms. Hale to adopt the Airport Regulations 07.10 Airport Rates and Fees and asked for unanimous consent.

Objection by Mayor Weldon for purposes of a question. Mayor Weldon said that most of these seem pretty small but there are some that are quite large and she was wondering if the carriers were in agreement with those increases.

Airport Manager Patty Wahto said that the air carriers were in support of the rates and fees including the increase from \$500 to \$1,000 for the transient fees for the use of jet bridges. She said that the Airport was preparing to raise these fees prior to COVID and what they found out was that what we were charging was not even close to industry standards. She said that what they did find out was that these proposed fees not only fit with the financial models but also bring them up to industry standards.

Mayor Weldon withdrew her objection.

Hearing no objection, the motion passed by unanimous consent.

28. Bid Award: BE23-194 Outer Drive & West Juneau Lift Station Improvements

Bids were opened on this project on February 23, 2023. This project includes retrofit of two wastewater lift stations (pump stations). Additive Alternate 1 is a spare dry weather pump, Additive Alternate 2 is a spare wet weather pump, and Additive Alternate 3 is a spare pump for West Juneau. The bid protest period expired at 4:30 p.m. on February 24, 2023. Results of the bid opening are as follows:

	<u>Admiralty Construction, Inc.</u>	<u>Dawson Construction</u>	<u>Engineer's Estimate</u>
Base Bid	\$5,647,500	\$6,265,651	\$3,561,200
Additive Alternate No. 1	\$ 70,000	\$ 67,000	\$ 67,000
Additive Alternate No. 2	\$ 160,000	\$ 151,000	\$ 151,200
Additive Alternate No. 3	\$ 105,000	\$ 89,000	\$ 97,108
TOTALS	\$5,982,500	\$6,572,651	\$3,876,508

The City Manager recommends award of this project to Admiralty Construction, Inc. for the base and all alternates for the total amount bid of \$5,982,500.

Public Comment

None.

Assembly Action

MOTION by Mayor Weldon to award this project to Admiralty Construction, Inc. for the base and all alternatives for the total bid amount of \$5,982,500.

Hearing no objection, the motion passed by unanimous consent.

29. Bid Award: ~~BE23-194 Outer Drive and West Juneau Lift Station Improvements~~

There was a title error on this bid award as it repeated the bid award title for the previous item. Correct title:

Bid Award: BE23-205 Calhoun Avenue Reconstruction Phase II

Bids were opened on this project on March 15, 2023. The project includes reconstruction of Calhoun Avenue from the intersection of West 7th Street to Main Street. The bid protest period expired at 4:30 p.m. on March 17, 2023. Results of the bid opening are as follows:

<u>RESPONSIVE BIDDERS</u>	<u>TOTAL BID</u>
Admiralty Construction, Inc.	\$1,579,105
Coogan Construction Company	\$1,646,593
North40 Construction Corporation	\$1,743,163
Engineer's Estimate	\$1,179,586

The City Manager recommends award of this project to Admiralty Construction, Inc. for the total amount bid of \$1,579,105.

Public Comment

None.

Assembly Action

MOTION by Mayor Weldon to award this project to Admiralty Construction, Inc. for the total bid amount of \$1,579,105.

Hearing no objection, the motion passed by unanimous consent.

30. Bid Award: BE23-223 JNU Gate K Culvert Replacement

This project includes the emergency removal of an existing eighty foot long steel pipe arch, protection of existing utilities, installation of a stream bypass system, installation of a new eighty foot long aluminum pipe arch, removal and reconstruction of existing riprap bank armoring, re-seeding of disturbed banks, reconstruction and repaving of disturbed roadway, and other miscellaneous work. Bids on this project were opened on March 1, 2023. The bid protest period expired at 4:30 p.m. on March 2, 2023. Results of the bid opening are as follows:

<u>RESPONSIVE BIDDERS</u>	<u>TOTAL BID</u>
Colaska dbs SECON	\$555,213
Engineer's Estimate:	\$488,827

The City Manager recommends award of this project to SECON for the total amount bid of \$555,213.

[\[Bid Award BE23-223 was removed from the Agenda at the request of Mr. Watt.\]](#)

31. Bid Award: BE22-263 JNU Outgoing Baggage Belt Repairs

This project is a partial replacement of existing out-going baggage conveyor assembly components within the Juneau International Airport. Bids on this project were opened on March 7, 2023. The bid protest period expired at 4:30 p.m. on March 9, 2023. Results of the bid opening are as follows:

<u>RESPONSIVE BIDDERS</u>	<u>BASE BID</u>	<u>Add. Alt. No. 1</u>	<u>TOTAL BID</u>
Robson Handling Technology USA, Inc.	\$1,169,012	\$106,912	\$1,275,924
Dawson Construction, Inc.	\$1,321,000	\$221,000	\$1,542,000
Engineer's Estimate:	\$ 706,860	\$420,750	\$1,127,610

The City Manager recommends award of this project to Robson Handling Technology, USA, Inc. for the total amount bid of \$1,275,924.

[Bid Award BE23-263 was removed from the Agenda at the request of Mr. Watt.]

P. STAFF REPORTS

None.

Q. ASSEMBLY REPORTS

Mayor's Report

Mayor Weldon reported that since the last Assembly meeting, she has been meeting with several people including former members of the Systemic Racism Review Committee, members of the Glory Hall Board, with Alaskan port communities, and meetings with a couple of union members. She said that she had a very educational meeting with Anthony Mallot from Sealaska about carbon offsets.

Committee, Liaison Reports, Presiding Officer Reports

R. ASSEMBLY COMMENTS & QUESTIONS

Assembly Human Resources Committee (HRC) Chair Smith reported that the HRC met just prior to this meeting and forwarded to the Assembly the following recommendations for board appointments:

Local Emergency Planning Committee: Travis Wolfe for the Firefighter seat 3A, **Kenneth Murphy** for the HazMat Transporter seat 10A, and **Jamie Bursell** to the Health Care Systems seat 13A and asked for unanimous consent.

Hearing no objection, those nominations will be forwarded to the state for appointment.

Personnel Board: Motion by Mr. Smith to appoint Cindy Spanyers and Nadine Lefebvre to seats on the Personnel Board beginning immediately and ending January 1, 2026 and asked for unanimous consent.

Hearing no objection, those appointments were approved.

Lands, Housing, Economic Development Committee (LHED) Chair Hughes-Skandijs reported that the March 6 meeting was cancelled.

Public Works and Facilities Committee (PWFC) Chair Bryson reported that the committee met a couple of times since the last Assembly meeting. One of their meetings was on the North Douglas 2nd Crossing during which the DOWL consultants gave a brief presentation. They are one year into the environmental study on that project and they had approximately 20 people testify on the N. Douglas crossing. He reported that they held a regular PWFC meeting on March 6 and discussed a number of topics including the transfer lift station, new CIP lead testing EPA requirement, the 6-year CIP list, City Hall, and the legislative priority list.

Committee of the Whole (COW) Chair Gladziszewski reported that the COW met on March 6 with four topics: Broad-band Access and Digital Equity, the Systemic Racism Review Committee Ordinance that was introduced at this meeting, Affordable Housing Loan Funds, and the lease request for N. Douglas Pioneer Road which was introduced at this meeting as well. The next COW meeting is scheduled for April 3.

Ms. Hale reported that the Airport Board met on March 9 and discussed the rates that were just adopted. They also discussed the furnishings that were incredibly complicated. Lastly, the Airport Board commented on the childcare and deferred comp programs that the Assembly agreed to and passed. She said that the Airport Board agreed that they were very important but that they didn't know about them until very late in the process. It is important for the Assembly and CBJ staff to be aware of policy changes like that and the impacts that they have on the enterprise budgets. They had to adjust their budgets very late in the game because it was extra costs for them.

Mr. Smith reported that the Parks & Recreation Advisory Committee (PRAC) met on March 7 and went over the Montana Creek Master Plan. The public comment period on that is now closed. PRAC received an update on Augustus Brown Swimming Pool which is getting ready for its big remodel and will be closing in a couple of weeks.

Ms. Hughes-Skandijs said that she had no liaison reports but she did have a question/comment for staff. She noted that the State of Alaska is putting funds into more emergency programs to try to shore up food banks as they try to catch up with the SNAP benefits. She said that among the recipients who are eligible to apply include food banks, churches, and even cities. She said that she could share the email she received from the state and asked if staff could follow up with care providers. Mr. Barr said that they have been hearing from the Emergency Warming Shelter that their food costs have gone up astronomically and they are looking at an increase to their contract as a result of that and he would be happy to get any information that Ms. Hughes-Skandijs might send.

Mr. Bryson said he got to go on the Tazlina to watch the Governor sign the MOU to extend the road to Cascade Point. He said he originally moved to Juneau 28 years ago when his father wrote the Environmental Impact Statement for the road out of Juneau so it was exciting for him to witness the signing of the extension of that road.

Waahlaal Giidaak reported that she did not attend the last Planning Commission (PC) meeting due to an illness but she was able to talk with their chair and reported that the PC had a robust discussion about stream setbacks. She said that there was no resolution that came out of that discussion. She also shared that the Tlingit Haida, First Alaskans, and Sealaska Corporation have been working with the Polynesian Voyage Society to welcome the launch of the Moananuiakea which is the Pacific-wide voyage of the Hokule'a and the dates for the global launch will be from Juneau on June 10-15 and they will be welcoming dignitaries from across the Pacific including Micronesia, Tahiti, Aotearoa and New Zealand, Hawaii, and a few other Pacific Nations. She said that First Alaskans is also inviting all the other Alaskan Native entities to bring their water vessels to Juneau for that launch as well so it should be quite the celebration.

Ms. Woll reported that since the dissolution of the Aquatics Board, she only has one liaison report. The School Board met twice as a full board since the last Assembly meeting and those meetings were primarily focused on the FY24 budget which they passed at their last meeting with the assumption that they would need to come back and work on it again. They took an assumption about a Base Student Allocation (BSA) raise by the legislature of \$400 but if that is not the right number, they will be looking at that again when that number is eventually decided upon by the legislature. They talked about the 'outside the cap' funding amount for FY24 and it is approximately \$200,000 more than the amount that they requested last spring.

Ms. Gladiszewski reported that the Juneau Commission on Sustainability is still working on the Greenhouse Gas report. They had Zoom problems during their last meeting so they had to cancel their meeting and reschedule.

Mr. Smith said that they have been getting contacted by the Public Safety Employee Association (PSEA) union members about the deficit of sworn officers and he asked the Manager to provide the Assembly with information from an administrative viewpoint. Mr. Watt said that last June or July, they signed a three year contract with PSEA that states a number of things that were agreed to including wages and other workplace rules. It has been commonly known that we have always had a difficulty in being fully staffed, particularly in patrol officers and that condition continues and it worse today than it has historically been. He said that recognizing problems in recruitment and retention across CBJ and especially in the police department, they made the recommendations that they made at the Assembly Finance Committee meeting in January and those are coming on at this time. The

signing bonus is live; they have signing bonuses available for new officers and lateral transfers. They put out a PSA earlier in the day about that. Also, in the budget process, they have the CBJ Deferred Compensation Program and the Dependent Care stipend which are both imbedded in the budget. The staffing difficulties are not lost on anyone and they are hoping these measures will help improve the situation. JPD is also doing more to market Juneau and JPD as a desirable place to live and work and hopefully between those efforts and the new signing bonuses, we will see more officers coming to Juneau to serve at JPD.

S. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

T. EXECUTIVE SESSION

32. Municipal Attorney Medical Update and Consideration of an Acting Municipal Attorney

The City Manager recommends the Assembly recess into executive session to discuss a confidential personnel matter that could defame or prejudice the character or reputation of any person, namely a medical update of the Municipal Attorney and consideration of an Acting Municipal Attorney.

If the Assembly desires to appoint an Acting Municipal Attorney, the Assembly would need to return to the public meeting for such a motion.

MOTION by Ms. Hale to recess into Executive Session to discuss a confidential personnel matter that could defame or prejudice the character or reputation of any person, namely a medical update of the Municipal Attorney and consideration of an Acting Municipal Attorney.

Hearing no objection, the Assembly recessed into Executive Session at 8:52p.m.

The Assembly returned from Executive Session at 9:12p.m. with the following members present: Maria Gladziszewski, Michelle Hale, Greg Smith, Alicia Hughes-Skandijs, Wade Bryson.

Ms. Hale reported that the Assembly met in Executive Session to discuss personnel matters.

MOTION by Ms. Hale to appoint Sherri Layne as Acting City Attorney until October 1, 2023 or until such time as Mr. Palmer returns. ***Hearing no objection, the motion passed by unanimous consent.***

U. SUPPLEMENTAL MATERIALS

33. Manager's Report for Ordinance 2022-06(b)(AR) An Ordinance Appropriating up to \$2,340,737 to the Manager for Juneau School District Special Revenue Fund Deficits and Current Year Student Activities; Funding Provided by General Funds.

V. ADJOURNMENT

There being no further business to come before the Assembly, the meeting adjourned at 9:14 p.m.

Signed: _____
Elizabeth J. McEwen
Municipal Clerk

Signed: _____
Beth A. Weldon
Mayor