

ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE MINUTES – DRAFT



December 18, 2023, at 12:10 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/91849897300> or 1-669-900-6833 Webinar ID: 918 4989 7300

A. CALL TO ORDER – 12:10 P.M.

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people 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!

C. ROLL CALL – Members Present: Chair Bryson; Ms. Hughes-Skandijs; Ms. Adkison; Mr. Kelly

Staff Members Present: Denise Koch, EPW Director; Greg Smith, Contracts Administrator; George Schaaf, P&R Director; Katie Koester, City Manager; Robert Barr, Deputy City Manager; Ashley Heimbigner, Grants Manager; Brian McGuire, Utilities Superintendent; Nick Druyvestein, Engineering Project Manager; Dan Bleidorn, Lands Manager; Breckan Hendricks, EPW Admin Officer; Bridget LaPenter, GE Chief Engineer

D. APPROVAL OF AGENDA

Chair Bryson noted that Action Item 5 was being forwarded to a future meeting (date to be determined).

Mr. Kelly asked that on-bill financing for heat pumps be added to the next meeting's agenda.

Chair Bryson asked Ms. Koch for a reminder on where things were with the on-bill financing. Ms. Koch gave a brief recap on previous PWFC meetings and CBJ's findings. Ms. Koch offered to discuss on-bill financing now or at a later date, but that it was not CBJ's recommendation to move forward. Chair Bryson offered to discuss this further with Mr. Kelly to bring him up to speed. Ms. Hughes-Skandijs shared that this topic had already been discussed and that she did not wish to bring on-bill financing back without new information. Mr. Kelly acknowledged that this was acceptable.

E. APPROVAL OF MINUTES

1. November 6, 2023, Regular Meeting Minutes

No comments or changes, minutes approved as submitted.

F. ITEMS FOR ACTION

2. FY2025 Draft Legislative Capital Priorities

Ms. Koch gave an overview of the Legislative Capital Priorities process and how departments submit their project lists and show what their priorities are for FY2025. She also noted where some changes have been made by departments, since some projects have been completed and some priorities have changed since the last submittal. Ms. Koch asked for the Committee's opinion on these requested changes from the departments, including removing a Behavioral Health Center and adding Emergency Department renovations at the hospital, adding shore power to dock 16B, Eaglecrest Employee and Tourist workforce housing, and a Capital City Community Center. Ms. Koch also explained the process of moving these items forward to the Assembly and the State.

Ms. Hughes-Skandijs clarified that the Systemic Racism Review Committee had ranked the Lemon Creek Center in their top 3 when they edited their priorities. She also asked for a reminder of where the funding for these projects comes from.

Ms. Koch replied that the funding can come from a few sources, including Congressional-directed spending, grants, and some CBJ funding. She also noted that having these projects on the list doesn't mean they will be funded necessarily, and that most of the projects are looking for partial funding.

Ms. Adkison moved that the Public Works and Facilities Committee approve and forward the list to the Assembly with the changes that included removing a Behavioral Health Center and adding Emergency Department renovations at the hospital, adding shore power to dock 16B, Eaglecrest Employee and Tourist workforce housing.

No objection, motion passed.

3. Safe Streets and Roads for All (SS4A) Planning Grant Appropriation - \$86,000 (Lemon Creek)

Ms. Koch stated that the department has applied for and received a number of pending grants that all have to do with street safety, with a particular focus on Lemon Creek. This grant appropriation would be for \$86,000 and it does come with a match of \$21,500, which comes from the Lemon Creek Multimodal Path.

Ms. Hughes-Skandijs moved that the Public Works and Facilities Committee direct staff to forward an approval on the ordinance for \$86,000 to the Assembly.

No objection, motion passed.

4. JCOS Request for Greenhouse Gas (GHG) Emissions Inventories

Ms. Koch stated that a Greenhouse GHG Inventory for calendar year 2021 was completed on August 4, 2023, after an eleven-year hiatus. Since it had been such a long time since the previous inventory was done, a lot of updating was needed for the model, which incurs a lot of costs. However, getting any additional calendar year added only costs approximately \$10,000. Ms. Koch indicated that JCOS is requesting that there be funding to complete a GHG Emissions Inventory for calendar years 2022 and 2023, which would cost \$10,000 for each year. The funding would come from an existing JRES CIP, which has sufficient funding. JCOS is requesting this funding, because they are hoping to get a more accurate depiction of GHG Emissions, since 2021 was a bit of an abnormal year following COVID and a drop in tourism.

Mr. Kelly asked for clarification on how this approval for funding would move forward.

Ms. Koch replied that since the JRES CIP already exists, approval can come from the PWFC Committee, and nothing needs to move forward to the Assembly.

Chair Bryson asked if this report was the same as the City Energy report that had been done.

Ms. Koch replied that this GHG Emissions Inventory is a different report. She specified that the GHG Emissions Inventory is for the entire community. Whereas the energy report is limited to energy usage in CBJ facilities only.

Ms. Kelly moved that the Public Works and Facilities Committee approve a contract extension for the 2022 and 2023 Greenhouse Gas Emissions Inventory.

No objection, motion passed.

5. ~~Centennial Hall Next Steps~~

G. INFORMATION ITEMS

6. Capital Civic Center

Presentation given by Bruce Botelho, speaking on behalf of The Partnership Inc., a nonprofit organization.

Mr. Botelho stated that the people of Juneau have aspired to have a facility dedicated to arts and culture as far back as the 1930s. Multiple attempts have been made to raise the funds needed to build something, but they have been unsuccessful in completing the full dream. Relatively recently, multiple bodies have come together to collaborate on a new project. This collaboration has evolved into the Capital Civic Center, which has been proposed as a CIP project. Mr. Botelho presented a design drawing and noted that this proposed design would combine Centennial Hall with the arts and culture center, with a commons area linking the two, and a portion of the combined facility would be dedicated to arts and culture. Mr. Botelho and the groups he's speaking for are looking for continued support from the PWFC Committee, and hoping the Committee will recommend this proposal be taken up by the Assembly Committee of the Whole, or Assembly Finance Committee, as appropriate. They are asking for the following recommendations:

1. Some of the appropriated funds from Ordinance 2021-08(b)(am)(S) be used to look at the proposed commons space area and how Centennial Hall could be integrated into the center, as well as the arts and cultural center portion of the proposed facility.
2. Do not re-appropriate the funds from Ordinance 2022-06(b)(AJ) and allow these funds to stay in place.
3. Retain the Capital Civic Center as a Legislative Priority with respect to Congressionally Dedicated Spending and support parallel efforts of application for funding of this proposed facility.
4. Affirm the actions reflected in the modification to the CLIAA settlement that would direct up to \$10,000,000, over a period not to exceed five years, towards the Capital Civic Center.

Chair Bryson recalled that previous discussions had resulted in a project design that was much smaller and less expensive than what was being presented at this meeting.

Mr. Botelho stated that the arts and cultural center in project design he was showing was estimated to cost approximately \$35,000,000 and the commons area would be an additional \$8,000,000 to \$10,000,000. He noted that the design could be adjusted, though.

7. Parking Access & Revenue Control System Implementation

Mr. Schaaf stated that the Parks and Recreation Department is responsible for managing the municipal parking lots. The Department is looking to make the process smoother and the customer experience better, as the current process is very burdensome and difficult for both the customer and staff. Mr. Schaaf briefly explained the parking permit purchasing, ticketing, and regulation processes. The Department is proposing a new system called the Parking Access and Revenue Control Systems (PARCS), which will allow for virtual permits; online management of permits, citations, and appeals; credit card payments; dramatically reduced workload for JPD and Parks and Recreation; and improved compliance, resulting in fewer citations. The new system will use a license plate system that will use cameras to track the vehicles and parking permits.

Mr. Kelly asked how long it will take for the Department to break even after the initial upfront costs.

Mr. Schaaf replied that the costs are being funded through an existing CIP for downtown parking management. Generally, the parking management fund has not been self-supporting, so it does not break even or generate a profit. He believes the parking fee structure has been geared toward keeping fees low.

Mr. Kelly asked how the new system will take alternate license plate placement into account, such as only having plates at the back of the vehicle, or in a window if someone gets a new car and is waiting on new plates, or a plate is obscured by snow.

Mr. Schaaf replied that his team had asked the same questions; they feel that the new system will be able to work effectively more often than it encounters problems like these. Enforcement officers can clear any snow or debris blocking the plates, and the system will track any unread plates, as well as any vehicles in violation.

8. Telephone Hill Redevelopment Study

Ms. Koch said there currently is a public survey being done regarding Telephone Hill Redevelopment. A link to the survey can be found on the Engineering and Public Works website homepage, as well as a link to a webpage with lots of information about Telephone Hill.

Mr. Kelly asked Ms. Koch to elaborate more on the process of identifying possible historic properties.

Ms. Koch replied that she had received confirmation from the Community Development Department that this was not a full section 106 review process but a cultural resources desktop assessment. That assessment and the survey will all be made available to the public on the website, will come back to the Assembly, then the Assembly will be presented with results and given the opportunity to weigh in on everything.

9. Juneau Douglas North Crossing (JDNC) Project Update

Ms. Koch stated that several boards and committees have listed this project as a high priority. Since the last discussion, an amendment has been issued to DOWL, the contractor on the project, but they have resumed and are moving full speed ahead on the Planning and Environmental Linkage (PEL) study. There was hope to have a Memorandum of Agreement between AKDOT and CBJ by now, but that is still being worked out.

10. Zero Waste Update

Ms. Koch said that in June, CBJ staff came to PWFC and outlined a Zero Waste planning pathway. Staff is moving forward with this plan as scheduled and has selected a contractor who will begin work in May for a waste characterization survey. This will provide great information and insight into what's in Juneau's waste stream and the data will hopefully serve as a springboard to narrowing down the possible opportunities.

H. PWFC 2023 ASSEMBLY GOALS

11. PWFC Milestones for 2023 Assembly Goals

Ms. Koch reiterated that AKDOT has worked with DOWL to get an amendment and keep working on the PEL. She noted that there was more information about the Zero Waste plan in the meeting packet on page 122.

I. CONTRACTS DIVISION ACTIVITY REPORT

12. October 31, 2023, to December 11, 2023

J. NEXT MEETING DATE

13. January 29, 2024

K. ADJOURNMENT – 1:18 P.M.

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.