

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
November 23, 2015, 6:00 PM.
City Hall Assembly Chambers**

Assembly Worksession - No Public Testimony

- I. ROLL CALL**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
 - A. September 28, 2015 Committee of the Whole Meeting Minutes**
 - B. October 26, 2015 Committee of the Whole Meeting Minutes**
- IV. AGENDA TOPICS**
 - A. Aquatics Board Update**
 - B. Juneau Police Department - Update**
 - C. Valley Transit Site Evaluation**
- V. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

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THE CITY AND BOROUGH OF JUNEAU, ALASKA

Assembly Committee Of The Whole Work Session Minutes

Monday, September 28, 2015

I. ROLL CALL

Deputy Mayor Mary Becker called the meeting to order at 6:00 p.m. in the Assembly Chambers.

Assemblymembers Present: Mary Becker, Karen Crane, Maria Gladyszewski, Loren Jones, Jesse Kiehl, Jerry Nankervis, Merrill Sanford, Kate Troll and Debbie White.

Assemblymembers Absent: None.

Staff present: Kim Kiefer, City Manager; Amy Mead, City Attorney; Beth McEwen, Deputy Clerk

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

A. August 24, 2015 Committee of the Whole Meeting DRAFT Minutes

Hearing no objection, the minutes of the August 24, 2015 Committee of the Whole meeting were approved.

B. September 10, 2015 Committee of the Whole Meeting DRAFT Minutes

Hearing no objection, the minutes of the September 10, 2015 Committee of the Whole meeting were approved.

IV. AGENDA TOPICS

A. Introducing "Buddy" - JPD Canine Officer

Officer Michael Wise and JPD Canine Officer Buddy are a team. Police Chief Bryce Johnson explained the training while Officer Wise and Buddy performed a live search scenario to demonstrate Buddy's training and capabilities. Chief Johnson explained that Buddy is a single purpose trained narcotic/meth drug sniffing dog. As a single purpose trained dog, he is not trained for other things such as finding people, doing handler protection or other tasks. Officer Wise has been training with Buddy since June 2015. Chief Johnson said they received grant funding from the DEA to cover the costs for getting Buddy and training him.

(Clerk's note: the sound system was not turned on at the beginning of this meeting, therefore the audio for this meeting did not begin until 6:11pm.)

B. AVISTA: Liquefied Natural Gas (LNG) Project

AVISTA staff members Eric Erickson and Jeff Smith gave a presentation on the proposed LNG project AVISTA is looking at bringing to Southeast Alaska. Mr. Erickson said that when AVISTA merged with AEL&P, he was tasked with looking at the possibility of bringing LNG to Juneau and possibly other communities in Southeast Alaska. AVISTA is headquartered in Spokane, WA and provides LNG to approximately 330,000 customers in Idaho, eastern Washington, and southern

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Oregon. If they bring LNG to Southeast Alaska, it would not be very different from what they are currently doing in WA, the main difference would be the method of delivery to Southeast Alaska would be via ISO containers in which the LNG is cooled and converted into liquid form to approximately 1/600th of the capacity in its gaseous form. The other main difference is that the system up here would be stand alone and not interconnected to other utilities. In the Juneau market, most people use some form of heating oil and AVISTA is hoping they will replace heating oil with LNG gas.

Mr. Smith gave a presentation covering what the project would mean for Juneau in terms of economic development. He said that a couple of risks that jump out in the forefront, is that it is a very large investment, approximately \$130,000 million dollars, and would really need conversion of customers to occur. The faster the conversions occur, the sooner they can recover those investment costs. So far, AVISTA has approval from their board of directors in moving forward on this for the following steps: 1) presenting to groups like this 2) discussions with Alaska State Legislators for options with them, and 3) taking the steps necessary to go through the regulatory process. He said that Fairbanks is already working on a similar process and it can be used as a model on how this will play out moving forward.

He said the anticipated economic impacts for Juneau would be a \$5-15 million annual savings on energy heating costs only, 60-180 new jobs (economic development); 90 construction jobs year 1, then 20 construction jobs years 2-10 during the construction phase. Mr. Erickson said that AVISTA is looking at investing \$100,000 million in getting the gas to the door of the customer.

He said they are here to request support from the Assembly in terms of a Resolution stating that CBJ is interested in seeing a project like this move forward and/or a letter of support that they could take to the State. AVISTA would then be approach the State of Alaska and the Regulatory Commission of Alaska to begin moving the project forward.

COW members had many questions for Mr. White and Mr. Erickson regarding the conversion costs, what the project would require from CBJ, and how the economics may be changed given the big drop in oil prices in the past year, as well as any assistance programs that may be offered or in place to assist residences in converting from heating oil to LNG.

AVISTA staff explained the conversions costs may run an average \$6,000, they could be as low as \$2,000 or as high as \$15,000. Mr. Smith clarified that these costs would be the cost to bring the service to the house and converting the existing equipment over. As for the conversion assistance, Mr. Erickson said that Alaska Housing Finance Corporation has an energy rebate program and that is one of the potential opportunities for assistance. Mr. Smith said that with AIDA financing, the average loan interest rate is 3% but Fairbanks has been able to secure 1% interest loans but those had to be done through the state. It is channeled through AIDA but it is not an AIDA product that they are utilizing. Fairbanks itself has been able to work through the state to get that so AVISTA is hoping to get non-binding letters of support or interest to say that this is of interest to Juneau.

Additional discussion took place regarding various price points, electric cars, AEL&P burning diesel fuels if/when they aren't able to connect to the hydroelectric sources and how LNG would fit into this picture. Mr. Smith explained they are looking at other markets including cruise ships and Mr. Erickson explained that they have ordered another generator that includes duel fuel options for AEL&P. Discussion then took place regarding sources for the LNG market. Mr. Smith explained the current process going on in Vancouver, B.C. as one of the examples of a liquefaction plant but also explained that that facility is targeting the Asian market as the U.S. West Coast market is not big enough for the capacity that the B.C. plant is producing. They would be shipping 150,000 cubic

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meters via large ships to the Asian markets and would not have the interest in messing with trying to ship 2,000 cubic meters ships that would go to Juneau and other similar smaller markets.

When asked what AVISTA is hoping for from CBJ, Mr. Smith said primarily at this time, they are looking to get a letter of support that they can take up to the state to be able to get state assistance.

MOTION by Ms. Gladziszewski for the City Manager to write a letter of support for the LNG project. *Hearing no objection, the motion carried.*

The Manager asked if the committee wished the letter to come back to the Assembly before it is sent out. They said there was no need to bring it back Assembly for final approval.

C. Gastineau Apartments Proposal – Bauer/Clifton Interiors

Jeremy Bauer and Jason Clifton of Bauer/Clifton Interiors were present and Cascade Development member Laurie Kibby was on the phone.

Their hope is to enter into a private/public partnership with CBJ to be able to replace the current Gastineau Apartment Building with a mixed use development which would include a small contemporary boutique hotel, , high rise condominiums, long term apartment rentals, a restaurant and lounge and other amenities as part of the hotel and made available to the residents of the condominiums, and a parking garage. While the parking would meet the needs of the building, they are also proposing having additional parking for use by the city.

Mr. Bauer explained that CBJ has set aside \$1.8 million to help deal with the problem and that a portion of that money has been set aside for preparation of the demolition as well as some legal fees. He said that what they are proposing is to provide a private/public partnership to go into this project them building the project in return for providing parking spots which would make up for the \$1.8 million the city is putting into the demolition. He said basing the parking spot rate at approximately \$50,000-60,000 per parking space based on other build outs in Juneau, they could do the math and figure out how many public parking spots that would equate to (30-36).

On top of the parking spots, Mr. Clifton noted that they would try to allocate some of the apartments as “affordable housing” and they would like to try to maintain some green space replacing the current pocket park. Since the two front lots fall into the Juneau Historic District so they would pay special attention to bringing back some of the historical character to this location. They could even utilize some of the design from the existing Gastineau Apartment building into the design for the new building. They would also pay attention to the neighbors and not make it so large that it doesn’t fit in with the surrounding areas. They would stair step it up the hill to achieve the intended use, in smaller portions and also pay attention to the Gastineau Ave, stair stepping back away from the street. He said a few of the conceptual renderings were part of the packet distributed to the Assemblymembers.

Ms. Becker asked where they propose the parking would go. Mr. Bauer said his thought was to put it on the back side in the lower portion and although it may not all end up underground, they would utilize the backside through a retaining wall. It would be accessed through the front of the building off Franklin Street through either a ramp down or straight into a parking structure located back behind the hotel in the hillside.

Assemblymembers had a number of questions about where they are in the current process and what the timelines are for acting on this.

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Mr. Clifton said they have fostered a positive relationship with the Barrett family and have secured a binding letter of intent with the sellers at this time. It is contingent the completion of a proposed private/public partnership between CBJ and Cascade Development.

Ms. Laurie Kibby from Cascade Development said their objective is to find a way for positive partnership with private/public how to coordinate this project. Cascade Development has a binding agreement with the Barretts and Cascade can decide whether to move forward or not based on what they may be able to work out between Cascade and CBJ. She anticipates that once all the issues that CBJ has and they can coordinate the project. Cascade and the Barretts have agreed to put together a purchase and sale agreement within the next 60 days. Final purchase and sale agreement depending on any agreements made with CBJ. She sees the overall timing as follows:

- 60 days for final purchase and sale agreement
- 6-9 months for design and engineering
- Depending on when construction begins, it would be 18-24 months for completion.

Additional questions and discussion took place regarding the timelines for the current demolition process as well as how the above proposal might fit into those timelines, especially in light of the fact that neither Cascade Development nor CBJ currently own the property.

Ms. Mead explained that because we do not own the property, CBJ is working under the legal framework through Title 19 of the International Property Management Code (IPMC). CBJ has issued a demolition order that is binding on the current property owners. CBJ is moving forward to do the demolition ourselves. The constitution provides that we cannot spend money unless we spend it for a public purpose. The way the IPMC works says that we can expend this money but our protection in spending this money is through a lien so that is the first thing CBJ is working under. The IPMC prohibits the transfer of the property unless the new owners are provided a copy of the demolition order and would agree to be bound by the demolition order. CBJ cannot spend money on this unless it is through the IPMC process.

Ms. Mead said that, for the next steps, if we agree to spend money in furthering this project, just as we offered to the Barretts, CBJ can enter into an agreement as to how that lien gets satisfied. It would not necessarily be a cash requirement. It could be a trade for parking spaces or something else that meets a public purpose. The first part is that CBJ can spend the money and the lien is what secures our spending of the money. She said she has not heard that is something everybody understands is the reality of the situation. She said she cannot see us spending the money without that protection. She said what CBJ does with the lien may have more options if entered into some kind of agreement with Cascade Development.

Ms. Kibby said they were under the impression that the demolition would proceed, the Barretts would be selling the property with the lien and there would be an understanding in advance [with CBJ] on they could satisfy that lien, possibly not with a return of cash but possibly an equal value in kind item on the property whether it be parking or a combination of parking and other things such as affordable housing. She said they would build that into the purchase and sell agreement with the Barretts.

Ms. Crane asked if the financing is secured for their proposal and what would happen if the financing falls through.

Ms. Kibby explained that it is much too early in the process for the financing to be secured. They would still need to go through the full process of design, engineering, conditional use permits (CUP). It would have to all be designed, engineered, and approved before they would go out to

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seek financing. She said her understanding of the CUP process is that the rights and obligations would travel with the property.

Additional discussion took place regarding the lien and the legal requirements for proceeding with either the demolition and/or the CUP process.

Ms. Mead said that contrary to what Ms. Kibby stated, the lien cannot be a condition of a CUP. The lien is a separate matter entirely from the CUP process. She said it could go two ways: 1) They do not purchase the property until the demolition has been completed and the lien goes with the property, or 2) we can enter into a three party arrangement in which CBJ agrees to hold the lien in exchange for parking or other solution to satisfy the lien. She said another way to do it would be for them to purchase it now with the understanding that the demolition order stands and CBJ agrees to go forward with the demolition but the lien will stand until something can be worked out to satisfy the lien.

Ms. Troll said that would be her desire on how to proceed.

Mr. Kiehl said he is excited by this proposal and his only disagreement would be that they could go with a nine story building. He asked Ms. Mead about what would or would not be available legally within the proposal Cascade Development handed out. He mentioned Pocket Park and that the City Manager has the authority to negotiate the sale of City Land but asked Ms. Mead if Pocket Park could be disposed of within this negotiation. Ms. Mead explained the constitutional requirements as well as the code requirements for the method and authority to dispose of public lands for fair market value or in exchange for something that is in "in kind" equivalent of fair market value for the public purpose. Ms. Mead also explained that the demolition order piece would be separate from any negotiation of the Pocket Park piece under CBJ Code 53.09.260.

Additional discussions took place regarding the proposal from Cascade Development and also hypothetical scenarios in case they cannot come up with the financing necessary once they have gone through the design and engineering process. There was discussion about potential risks to CBJ and to Cascade Development. Ms. Mead said we cannot place conditions other than the lien on a possible sell between the current buyer and a future buyer. Ms. Mead also explained the CUP process for Ms. Kibby.

Additional discussion took place regarding Cascade's language in their proposal about "cooperating" in the demolition process and what that would look like and how they propose to do that. Mr. Clifton explained that in addition to the current building, there may be foundation or electrical or other things shared with the Elks building and they may want to try to work with the demolition contractors to ensure those are either kept or at least considered when the demolition work is taking place. They also discussed the total amounts involved. Mayor Sanford said that portions of the \$1.8 million have already been used and the remaining amount may be \$1.2 or so at this point. Ms. Kiefer said the total amount of what CBJ spends on the demolition of the project is the amount involved and that it could be more or less than the \$1.8 million that the Assembly has authorized but if they only use \$1.4 million or \$1.6 million, there would not be a difference between the actual amount and the \$1.8 million amount to be put towards other portions of this project.

Ms. Becker asked Engineering/Public Works Director Rorie Watt to come up to comment on this. Mr. Watt said that is a different beast altogether. He said the Assembly has given direction to him to demolish the building and he can do that and it will be a difficult task all on its own. He said to modify the demolition on the fly to accommodate a future project that we don't know what it is yet, that is a big can of worms.

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Ms. Crane said she agreed with Mr. Watt and did not see it being an option in the demolition process. Mr. Jones said he had similar questions. He said the demolition is happening in January and if the design wasn't being completed until 6-9 months from now, how they could factor that into the demolition schedule.

Ms. Troll said that conceptually she is really excited by this proposal. That said, she wants to make sure CBJ proceeds in a way that protects CBJ's legal interest. The Assembly has given the Engineering Department direction that they want the building demolished by April and she does not want to see anything slowing down that process. She asked that considering all these things, does a letter of intent from CBJ meet their needs in Cascade Development's negotiations with the Barrett?

Ms. Kibby said that would be very helpful and would allow them to move forward. It would allow them to move forward with discussions with the Barretts and with CDD and also talk with some of their financial partners.

Additional discussion took place with Mayor Sanford explaining that there are already protections built in to the demolition bid documents with respect to the Elks Building as well as keeping the hillside stabilized. Mr. Watt said the winning bidder and their demolition engineer needs to submit a plan in keeping the hillside stable. He said if they were trying to selectively preserve pieces of the foundation on the fly; that could become very problematic.

Ms. White said she was initially excited about the proposal provided in the packet but then the agreement that they handed out during the meeting was very different and she did not see it as a two way agreement.

Additional discussion took place about how projects similar to this are done across the country as well as what can and cannot be done legally for CBJ such as the Alaska Constitutional restrictions on only spending tax dollars for public good. Mr. Watt asked them to clarify who is holding the purse strings on the demolition project.

MOTION by Ms. Gladziszewski for the City Attorney and City Manager work on a letter of agreement or a contract depending on what is appropriate to say that the Assembly supports this project and that the city is interested in getting its investment back in either in kind or something else for the value of what we put into the project, whether that is \$1.8 million or if Pocket Park is included, that value as well. How they handle the lien issue has to be worked would with the city attorney. They would bring the agreement back to the Assembly for approval.

Discussion on the motion:

Ms. Gladziszewski said it is too complicated to try to look at any tax rebates and/or consider the consultation on the demolition. Mr. Sanford said they need to continue on the path of the current demolition. Others agreed with the motion as proposed. Ms. Crane said she would like to see us move forward in some way.

Mr. Nankervis asked for clarification as to what the motion did and didn't include.

Ms. Mead said as she understands it, the motion is for the City Manager and City Attorney to negotiate the possibilities of a contractual agreement for the satisfaction of the lien and to do that with the potential owners and to not wait until the purchase is agreed upon or finalized. She said that for clarity on the record, if there is a sale that is going to go forward, that there is language that

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CBJ is going to require that will satisfy the demolition order piece. Ms. Becker asked Ms. Mead to also include the language about Pocket Park also be included.

Additional discussion took place regarding the possibility of affordable housing being included. Mr. Nankervis said he was excited about their proposal but also expressed his many concerns about all the variables this project has already encountered as well as those moving forward and not necessarily the proposal from Cascade Development but how it all works with the involvement by CBJ. He said at the last COW meeting, concerns were raised regarding what appeared to be sole sourcing of a different project and one of his concerns tonight with this proposal is that not only would it be a sole source issue, but one that CBJ was being asked to subsidize as well. He said he would not object to the motion at this time but he did want to raise his concerns about process and all the unknown variables at this time.

Ms. Gladziszewski and Ms. Crane addressed Mr. Nankervis' concern saying that this project is different from the one mentioned in the previous COW meeting due to the property in question here is not one that CBJ owns. Additional discussion took place regarding the potential sale of Pocket Park and the code section that applies to any disposal of that property. Mr. Nankervis asked if City Manager's negotiations with this group would obligate the Assembly. Ms. Mead said it would not.

There being no further discussion and no objection, the motion directing the City Manager and the City Attorney to come up with a letter of agreement to be brought back to the Assembly passed.

D. Capital Transit Update

Mr. Watt said there is a memorandum in the packet along with significant back up. In June they presented proposed route changes that came from the transit drivers. That proposal was sent out for public comment and they received very good support from the public. They are ready to implement the proposal with a target date of Nov. 2 if Assembly is OK with that.

Questions took place regarding the proposed target date of November 2 and the reasons for that change and all the notices, printing of new timetables and route maps that would be involved. Additional discussion took place about all the public comment/notice that had taken place up to this time and Mr. Watt said it would be nice to switch the route schedule to coincide with the opening of the new Mendenhall Library at Dimond Park and the work on this has been telling the public that we were looking at implementing this during the fall. Ms. Kiefer said this proposal went to the Planning Commission in September and that we have been getting the comments out for some time.

Mr. Kiehl asked if the Planning Commission comments about St. Ann's, Savikko Park, and other issues are being addressed. Mr. Watt said that there is a laundry list of small issues to be addressed. He said nothing has to happen on St. Ann's as they won't run the bus down there anymore. There are some DOT sidewalks on 3rd Street that DOT has told CBJ that they will be fixing. The terminus of the route in Savikko Park at the rink is the current winter route so it is already happening in some instances. He said they are not anticipating a lot of service there but it may be a priority for a bus shelter in the future but that is not going to be happening this winter. He said on Riverside, they will be utilizing existing bus stops at the Library and looking at another stop on Stephen Richards. They will be utilizing existing stops on the Loop Road so there is not much to change there. In Lemon Creek, we will be reducing service so it is primarily a public notice issue. They do have a companion proposed change to move the Davis Avenue stop to make the route work better so that is a stand-alone issue. At the Airport, they have the same thing and they will take that to the Planning Commission as a stand-alone issue. He said they do not see any problem moving forward with the route changes now and if it delayed further, he thinks they may lose some of the momentum with the public that has been

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built up with this whole recommendation/review process. Mr. Kiehl said he appreciates all the work that has gone into this but feels that additional public notice needs to be greater. Mr. Watt said that the maps, schedules, routes, PSAs, info will all be done and ready by Nov. 2. The other improvements on the bus stops will not be able to be completed as quickly as they would like, especially the one which DOT has control over.

Ms. Troll expressed her appreciation for all the work and time and effort that has gone into this process. She said there have been lots of neighborhood meetings, Planning Commission meetings, and she feels the ridership is quite well informed and has been involved in this process throughout and she felt that they should keep the Nov. 2 implementation date.

Ms. Becker asked for any additional comments and hearing none, Mr. Watt will proceed with the Nov. 2 implementation process.

Mr. Watt said in a related matter, as mentioned in the meeting on September 22, they have been undergoing long talks with the owners of the Mendenhall Mall and they did not want any improvements made to the current bus stops. However, the Mendenhall Mall owners are willing to sell a parcel of land to CBJ. Mr. Watt said they have looked at it and they think it could work as a Valley Transit Center with a little bit of additional room that could be used for park and ride. At the meeting on September 22 meeting, staff asked for the Assembly to give them some money to evaluate the value of the property and the Assembly gave them some limited authorization. Subsequently, the mall owners provided staff with a property appraisal of that piece of land. The appraisal has it valued at \$775,000. Staff has not had time to focus on the appraisal so they have not had a chance to agree or disagree or look at it in any close detail yet. He said it is unusual in that it is in a very good location both for what we currently do as well as what they have conceptually wanted to do for a valley transit center. Generally, you want your transit center as a hub and also a destination in itself. There were previously a lot of negative comments on the proposed Pipeline Park location. Unlike the Pipeline Park location, the closer the transit center is to the Mendenhall Mall area, the better it would be for route transfers and timing. He said that from a long term strategic planning took, he would advocate for the Assembly to obtain this piece of property for this purpose.

He said that while he understands the Assembly does not like to take property off the tax rolls and possible trade off would be to consider ultimately disposing of the Public Works Streets Maintenance shop located in the industrial zone since many of those tasks have been moving to the seven mile shop. He said he is not necessarily trying to link the two or consider a trade but wanted to identify that they are trying to make progress on all the land management fronts.

Additional discussion took place regarding this proposal. They discussed the number of cars that might be included in a park and ride feature, possibly 15 to 30 depending on whether or not the pond would be filled. They also discussed park and rides during the PWFC meetings and also where and how they would look for the funding for the land purchase and how it would be different from any grant funding from the federal government in the form of transit grants. Grants are not eligible for land acquisition.

He said that mainly the Assembly needs to decide if they wish to pursue this or not for the future.

The members had a number of questions to Mr. Watt regarding the original proposal for the Pipeline Skate Park vs. this proposal. Mr. Watt was directed to bring back the pros and cons of both this proposal and what was looked at for the Pipeline Park proposal and bring it back to the Assembly for comparative purposes at a future meeting.

E. Bridge Park Follow-Up

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Mr. Watt said that following the Thursday morning COW meeting, they did all the things the Assembly asked for including modifying the bid alternates. Assuming we go down the path of reserving land for some type of housing alternate, the Assembly action at the bid award would be to not award the added alternatives. He said they didn't want to spend any more effort than is necessary and it would have made for a much messier bid award if they were to delete, delete, delete.

He said they also got quite a bit of information from Department of Transportation (DOT) discussing the land under the bridge. CBJ granted DOT the air rights of the land over the bridge. DOT would like to acquire the land under the bridge as Right of Way (ROW). Under the current Memorandum of Agreement (MOA) with DOT for that land, they have lined it up so a future bridge project can look at the DOT MOA can say this is priority for transportation and first bridge use as the first priority.

Planning, Lands, Docks & Harbors, Engineering, Public Works all met and looked at what could be done and they came up with the legal options under the current zoning. The general consensus is that there is more detailed work needed and they need to have comments from developers and find out what is involved. They suggested taking the housing options and refer it to the Lands Committee.

He said that the informal response that he has received from developers at this point is that is not a big enough piece of property to get 30 units on the property.

Assemblymembers asked questions about the maps and the ROW, and Airspace. Mr. Watt said they really need some more detailed work on this involving property developers giving their feedback on what they feel is or is not feasible.

Ms. Crane suggested they accept Mr. Watt's recommendation to forward the issue of all 5 recommendations given in the memo to the Lands Committee for additional review. Hearing no objection, that will be the direction taken.

V. STAFF REPORTS – none.

VI. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS None.

VII. ADJOURNMENT - There being no further discussion, Ms. Becker adjourned the meeting at 9:08 p.m.

Submitted by Beth McEwen, Deputy Clerk

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

October 26, 2015, 6:00 PM.
City Hall Assembly Chambers

Assembly Worksession - No Public Testimony

I. ROLL CALL

Deputy Mayor Mary Becker called the meeting to order at 6:00 p.m. in the Assembly Chambers.

Assemblymembers Present: Mary Becker, Karen Crane, Greg Fisk, Maria Gladziszewski, Loren Jones, Jesse Kiehl, Jerry Nankervis, Kate Troll and Debbie White.

Assemblymembers Absent: None.

Staff present: Kim Kiefer, City Manager; Amy Mead, City Attorney, Rob Steedle, Deputy City Manager; Laurie Sica, Municipal Clerk; Rorie Watt, Engineering/Public Works Director; Patricia DeLaBruere, Airport Manager; Ken Nichols, Airport Engineer; Beth McKibben, Planning Manager; Robert Barr, Library Director.

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

There were no minutes for approval.

IV. AGENDA TOPICS

A. Housing Action Plan

Charles Buki of CZB, a firm of planners from Virginia, worked with the Affordable Housing Commission and provided a slide presentation on the draft Housing Action Plan for Juneau. Juneau is an incredible small city but has a flat population growth and the demographic curve was working against it creating a clogged housing market. He said the issue was governance. There are many roads to go down, many opportunities, and how you proceed will be determined by whether you embrace business as usual or go against that. Housing is economic development and there is no daylight between the two. Now is a good time to do things non-incrementally differently. He said the Juneau market was stuck and had been stuck for a long time. You have a well informed community about housing, and getting unstuck is easy - it is not a technical problem, so that makes it more difficult. He described a stuck market. You will have to decide who your market is and find a way to gin the market for that group. Preserve existing stock and redevelop existing low density. The half acre single family and the big box store are a problem for Juneau.

The challenges are to adopt the housing plan, put it in the comprehensive plan, and follow it. He recommended growing the Housing Trust Fund to a meaningful level, creating and funding a full time Housing Director position, combining preservation, re- and new development efforts in a strategic manner, leveraging CBJ owned lands in housing integrated ways, updating the zoning regulations to explicitly shape the housing market, develop...

He said a target should be to build 100 new housing units per year and this would require a minimum of 2.5 - 4 acres of land per year. If building to the present density it would take about 2000 acres. He said this meant trade offs and disappointing constituents.

Ms. Becker said this plan would go to the Planning Commission and then return to the Assembly.

Ms. White asked why Mr. Buki called a building near Costco a missed opportunity and he said the zoning in the area was wrong and there should be housing there.

Ms. Troll said the Affordable Housing Commission (AHC) had submitted comments which she did not see incorporated into the plan. Mr. Buki said he would take a second look. She said overall she appreciated the direction of the plan but her problem was that it did not address the actions taken to try to resolve the housing problem to date. There has been up-zoning, a revision of the subdivision ordinance and she wanted the plan to reflect this context. Specific examples would be very useful, such as ways to incentivize local sales and rentals. We have not done anything on how to make things affordable.

Mayor Fisk said he would like to see examples of specific tools that are the norm in other communities, such as using the CBJ bonding authority, explored further in the report.

Ms. Gladziszewski said lack of housing was an issue about the lack of land, and talked about the conflicts of needing industrially zoned property in addition to residentially zoned property.

Mr. Kiehl asked what are the housing action items that a neighborhood plan could embrace. Mr. Buki said the borough would need to be divided into smaller jurisdictions and have small area planning efforts over the course of a dozen years to see how the community could grow, and capture these in the comprehensive plan and make modifications to zoning. Juneau has a tight market but not a hot market. It is one of the very few weak markets with high housing costs. Traditional zoning tools don't work here. You can upzone all day long, but the developer won't go in until the math makes sense. This is how the Juneau Housing Trust came about. He said he would accept questions - he was under warranty to help figure this out.

Ms. Gladziszewski said the presentation was more helpful than the report, and she spoke about the problems of "not in my backyard attitudes" and lack of land. She would like specific detailed actions to take. Mr. Buki said CBJ needed to provide subsidies to encourage investment which would return future dividends.

Ms. Becker thanked Mr. Buki for his presentation.

B. Airport Master Plan Update

Patricia DeLaBruere, Airport Manager, introduced the consultants who were instrumental in developing the Sustainability Master Plan for the airport.

John Yardish, a planner with Acom, of Seattle, Washington said a sustainability master plan combined a traditional master plan regarding movement of people, safety and security, and added issues such as energy use. They have identified opportunities for growth to satisfy demand levels for the next 20 years. He spoke about the public meetings held to date and said there would be another open public meeting the next evening at the airport. They project steady to moderate growth at the Juneau airport, even though the population of Southeast Alaska was projected to decline. The airport is a vital community facility and so good stewardship is needed. They were looking at ways to redirect traffic on the taxiways as there are three taxiways that allow airplanes to go from a parked position directly to the runway. The departure lounge is crowded in the peak hours and the part 135 carrier location is outdated, the curbside is congested and parking lots are full, and the apron has much going on. Adding 3% growth to a location that is already full is the problem. General aviation hanger space and fueling is needed, additional docking for float planes, and improvements to firefighting, relocation of the tower, Customs and INS integration into the

terminal building, and they were evaluating all of the alternatives for changes to enhance safety, comply with FAA, and create efficiencies in a sustainable and fiscally responsible manner.

Sarah Bornstein is a subcontractor with Sheinberg Associates and spoke about sustainability and the solid waste plan. Juneau is one of the first airports in Alaska to have a sustainability master plan and others are getting interested in this. Recycling and waste reduction are the only measures that are required by the FAA. Comprehensive sustainability includes economic, environmental, social and operational issues. This is a 20 year plan and elements in the plan are voluntary. 2014 was the baseline year for statistics, such as fuel consumption, and emissions, cost control measures and there has been a savings of \$136,000 annually due to fuel conservation. The baseline report is available on the airport's website. There are 41 initiatives that have been developed, narrowed down from 120 initially. For example, the recycling and waste management plan is the only required part of the plan - how the airport disposes of solid waste. Currently there were three separate waste systems at the airport - waste from the public, from employees and from Alaska Airlines specifically, and they were creating one system to unify and reduce costs. We would like to be able to accept recycled waste from tenants, who are not in the plan now.

Ms. Crane asked about the public participation at the meetings. Ms. Bornstein said it was not as robust as they would like, and they had worked to improve outreach. Mr. Yardish said the planners were taking the message to Juneau's organizations including the Chamber of Commerce and Rotary.

Ms. Crane asked if the airport was in contact with the Juneau Commission on Sustainability. Ms. Bornstein said she had been working closely with the Commission, which had provided comments, and there was a direct conduit through the membership of both organizations.

Ms. Becker thanked the speakers for their presentation.

C. Ordinance 2015-39 An Ordinance Amending the Land Use Code Relating to Marijuana Establishments.

Public Comment:

James Barrett said he had submitted written comments and he spoke about how to have production in D-1 areas. Much of the production is small scale, and a zoning ordinance may not be the best way to address the issues and help people get into a cannabis business. He attached an article about cannabis in Colorado. The more we restrict the market, we restrict the community from growth. He encouraged the city to encourage the market as a part of growing the economy. He encouraged the Assembly to look at Colorado as a model.

Ms. Gladyszewski asked Mr. Barrett to define how a marijuana cultivation would look. Mr. Barrett said he would like production added to D-1, not "full-on" cultivation. A small operation could be tried and if it worked it could be expanded in other areas. Cultivation requires lights and lamps, this can be done in a greenhouse - it is a plant and if it can grow with sun and water, and that should be enough.

Marjorie Menzi said she was opposed to the ordinance as it related to D-1 outside the urban service area. The staff did extensive research in Co and WA and reported to the marijuana committee and the Planning Commission that marijuana cultivation and processing should be kept out of residential areas, and this was disregarded by the Marijuana Committee and Planning Commission. All residential areas should be treated the same whether high or low density, urban service area or not - the issue of equity was important to her to have equal protection for all districts. She asked about impacts of cultivation on wells and septic systems. There may be a need for complex water delivery systems for indoor facilities and there can be a powerful smell that can be disturbing to local residents. Even though Thane has a lower density, it has long narrow lots, with houses in close proximity to each other, so if there is a lot of lighting for a grow facility that could impinge on neighboring property. We are talking about a cash crop and the police do not

wander out Thane Road too often, so if industrial development of pot is allowed, that could be problematic. It would be easier to allow facilities later rather than grandfathering establishments in. Lets be more restrictive at first and liberalize later. She asked for an answer to how much land is needed for commercialization of pot before zoning decisions are made. Her investigation on size resulted in about an acre of cultivated pot to supply the needs of Juneau, and asked if all of these zoning districts needed to be made available.

Ms. Crane agreed with comments from Ms. Menzi. She said the ordinance was rushing into something by allowing D-1 and Rural Reserve without any restrictions. It was better to have some restrictions initially and broaden it later. It made no sense to put marijuana cultivation in residential areas. The Title 49 subcommittee recommended removing it from light commercial, so if it is inconsistent with light commercial, it isn't consistent with residential. Allowing it with conditional use permits rarely prohibits or denies a use. The Planning Commission voted 4 - 3 to remove D-1 for cultivation. She would like to send this back to CDD to get a better definition of neighborhood, and could see doing this in rural reserve as long as there was protection for neighborhoods outside of the urban service district.

MOTION, by Crane, to remove this ordinance from the Assembly public hearing at the next meeting and refer the matter to the Planning Commission for development of a plan that looks at the issue of residential areas and marijuana growth, production and sale.

Mr. Kiehl, Ms. Gladziszewski and Ms. White objected. Ms. Gladziszewski asked for maps to be distributed to the committee - land is limited for every use, and when you further restrict where these operations can operate, along with the statewide buffers, there would only be very small parcels of where this industry could happen.

Mr. Kiehl said he agreed with Ms. Gladziszewski that this would be the most land limited potential business in the community, the maps the marijuana policy committee looked at were made before the state proposed imposing 500 foot buffers around schools, day cares and youth facilities and when we think about all of these zones, there is great limitation. There has been a lot of work by the the Marijuana Committee, the Planning Commission, and the Title 49 committee. We have looked at water utilities and discharge standards and marijuana cultivation facilities that will use the same types of fertilizers and pesticides that greenhouses use for food products and those are allowed already. Marijuana processing facilities were removed from the light commercial zone, but cultivation and retail were still proposed to be allowed. The rural reserve zone allows a great deal of heavy uses that can potentially impact neighborhoods, including heavy manufacturing, with vibration and smells, and the CUP process is provided to reduce impacts. He listed some of the uses and marijuana cultivation would be fairly lower impact than some of the uses already allowed. He said marijuana cultivation would be the only activity allowed in the D-1 and RR zone outside of the urban service boundary, so if the concern was very large warehouses, an amendment could be proposed to limit the production to no more than 400 square feet or some other size, or the lot sizes could be considered as a restriction, along with the conditional use permits.

Ms. White said she did not support the motion. The CUP has conditions to require distance from property lines, no light on an neighbor's property, and there are illegal operations now in Juneau and the purpose is to bring this out of the dark and perhaps make some tax money. She compared it to growing tomatoes in a D-1 zone.

Mr. Jones said the motion was to refer this back to the Planning Commission. All of the discussion has been on removing the operation from D-1, and that was not offered here as an amendment.

Ms. Gladziszewski objected to the motion as the Planning Commission has seen it, it has been before them twice, and she did not support asking them to do it over, and this is the Assembly's decision to make. She did not object to the Assembly taking more time, and said the Assembly needs to take a closer look at the maps.

Ms. Crane said she had seen the maps and they did not help.

Mr. Kiehl spoke to the motion and said the Assembly has the policy tools to address the concern itself and the wireless cell tower ordinance speaks to established neighborhoods and using neighborhood associations. He said lack of support for the recommendation was not a reason to send it back to the Planning Commission.

Roll call:

Aye: Crane, Fisk

Nay: Becker, Jones, Gladziszewski, Kiehl, Nankervis, Troll, White

Motion failed, 2 ayes, 7 nays.

Ms. Crane said this was an issue of equality between neighborhoods inside and outside of the urban service area and would continue to be an issue.

Ms. Kiefer said this ordinance had been introduced and would appear on the next Assembly meeting agenda.

Ms. Becker asked if the area in RR and D-1 was actually needed - if the land available in Industrial and Light Commercial zoning was sufficient.

Ms. Gladziszewski said she was not clear if the maps were accurate regarding the 500 foot buffer or whatever was in the current state regulations - and asked for clarity with the maps.

Ms. Troll said that since this was a worksession and the first chance to get into this. She said she had concerns regarding allowing cultivation in the D-1 areas, but she was willing to look at the maps. We have a staff recommendation that points out an inconsistency of allowing marijuana retail stores in rural reserve, and a question about not allowing them in waterfront industrial - she said water dependent/water related uses were not clear and she would like to address this issue.

Ms. Gladziszewski said that she had two memos, one from the Marijuana Committee to the Planning Commission and one back from the Planning Commission and the Assembly would benefit from a clear description of the differences.

D. Oceans Interpretive Center

Ms. Kiefer said Mr. Bob Janes was present to provide information. Mr. Janes introduced Linda Nicklin and Paul Voelkers, who had been working on a design for a "Juneau Ocean Center" (JOC). He presented a slide show, which showed a plan for placement of fill in the Gold Creek Harbor area adjacent to the Subport and Coast Guard facility. The old dock would be removed, but plans provide a location for its replacement in case of a need. Mr. Voelkers displayed slides showing the center and its amenities. He said the Alaska Mental Health Trust (AMHT) would gain property if this project was to move forward, which would ease the ability for the AMHT to give property to the seawalk project.

Mr. Janes showed a water taxi powered by electricity to transport people from the cruise ship docks to the JOC, to reduce the bus traffic and parking that would be needed. They showed the seawalk location on the project site, and they have started a conversation with AMHT about their participation in the project. Mr. Voelkers said the structure was subordinate to the site. The structure would be "green-scaped" on the roof, and this project reclaimed public space on the waterfront. Whether or not the whale statue was located on the property, there would be great views from the site.

Linda Nicklin spoke about the education program and said the facility would use a seawater heat and recovery system, the goal was to be sustainable, and the facility was intended to be a world class facility for science and the public to connect and become involved in sustaining healthy seas. The focus on the exhibits was science. Juneau's growing renown as a prime whale watching area would focus the exhibits on whales. Some of the exhibits would be movable to be able to create a large hall / gathering place. They intend to have workshops, classes, and seminars.

Mr. Janes said this was not just a summer tourism location but it would be a year round facility with speakers, film makers, photographers, and researchers. Citizen scientists assist with research. With Gastineau Guiding the guests now gather for scientific projects. The center would connect groups such as local non-profits, i.e. Juneau Flukes, the USFS Mendenhall Glacier Center, UAS, NOAA, and the Juneau School District. "Communicating Ocean Sciences" is an award winning college level course to help future scientists communicate about their subjects and UAS would work with the ocean center to bring forward this curriculum. They intend to have food and drink concessions, and have a community space.

Ms. Nicklin played a short film with images of whales that would be the type to be projected at the center.

Mr. Janes said the pathway to success was to continue project awareness and the thanked the Assembly for the time to present the project to the public. He was working with stakeholders including AVISTA, the Fishermen's Memorial, AMHT, the electric boat operator running a water taxi, the Assembly, the CBJ Docks and Harbors Board and the whale sculpture committee. He would like to integrate the center into the current waterfront plan, and the plan for the seawalk, and to work with Corps of Engineers for fill. He said they have met with the Corps and that has been very hopeful, he would like to work with CBJ engineering to incorporate the seawalk into this plan.

Mr. Janes suggested that the Assembly appropriate passenger fee funds for construction of the seawalk from the AMHT property to Gold Creek, and direct CBJ Engineering to move on that project. He thought this would take one to two years. He was working on forming a non-profit entity for the JOC, they would be finalizing the building plan and seeking permits.

Mr. Voelkers said that Tripplette and Trucano construction put together an estimate on the fill portion at \$3.3 million. The building was estimated at \$6.5 million and the total project estimate was approximately \$13 million. Mr. Janes said estimated revenue \$2 million per year from visitation, admissions and concessions. The humpback whale is coming off endangered species list in March and this is a key to initiate the national fundraising campaign. The seawalk and building all have to come together at one time and they anticipate taking two years to raise funds. The idea is to connect the whale sculpture with the JOC. He said there were several concerns about the efficacy of Bridge Park for a location to the whale sculpture. There was a synergy to have close proximity to the SLAM, the Willoughby Arts Center, Centennial Hall and other destinations. He asked the Assembly to consider a temporary location for the whale until things come together. Housing could be a big opportunity for bridge park. It is possible to put this whale sculpture in a temporary location without the pool until we as a community have sorted through the issues including downtown housing. Ms. Nicklin said regardless where the whale is located, we want to move forwards with the JOC as it would enhance the community and met many community goals outlined in the Juneau Economic Development Plan. She thought this was an inspiring vision of what was possible on the Juneau waterfront.

Ms. Troll asked Ms. Nickel how Juneau was unique in the world in terms of whale behavior. Ms. Nickel said that there was a reliable population of humpback whales close to a boat harbor and there was a guarantee to tour guests that they will see whales and they have not had to give money back to guests. Ms. Troll said that people here see more whale behaviors than they can see anywhere else in the world.

Ms. Gladziszewski asked Mr. Janes why he was optimistic in raising funds for such a center here. He said sustainability and climate change were large topics and this facility would bring those topics to the hearts and minds of many people and there are many organizations and corporations that are poised to contribute to such a center for marketing, nationally.

Ms. Becker said she loved his ideas, and she didn't see why his project could not go on the bridge park land. Mr. Janes said he has walked the site many times and he said location/location/location - it is not the type of property needed for the center. It doesn't have all the right stuff and he thought it would be a failure with the whale placed there as well.

Mr. Kiehl asked about jobs. Mr. Janes anticipated about 20 jobs in the summer and a staff of 5-8 in the winter, so it does have economic implications - but not just jobs, people would be coming to Juneau for longer periods of time for the education and research opportunities offered. Juneau was in the middle of melting glaciers and warming seas. We can make ourselves a destination for world wide science. Mr. Kiehl was very excited about the project and said it was a great opportunity for downtown development and growth.

E. Community Development Block Grant Recommendation

Mr. Steedle referred to a memo in the packet from the Community Development Department regarding the Community Development Block Grant program and the process for selecting a community project to nominate. The award for the Aware Transitional Living Facility kept Juneau from being eligible recently. There were two applications, one from SEARHC for a pediatric dental unit and one from Housing First regarding supportive housing for vulnerable residents. The staff recommends the Housing First project be moved forward and if directed by the Assembly, would present a resolution of support at the November 9 Assembly meeting. Upon approval the application would be submitted to the DCCED by the December 4 deadline.

***MOTION**, by Nankervis, to draft a resolution supporting the Housing First project request for a CDBG grant. Hearing no objection, it was so ordered.*

F. Seawalk Bid

Ms. Kiefer said the seawalk bid had been canceled.

Mr. Watt said the bids came in well over estimate, there was a high variance in unit pricing, and there was not a shared understanding of the requirements, the risk, or a reasonable period of time to build the project and we determined the bid was not salvageable. The apartment demolition was a good example of a bid process. We did not get the feedback loop on this project as we did with the apartment demolition. We saw problems in coordination with the trades and we think the schedule was too ambitious. We would like to break the project up in to phases, this work can happen over the winter into the spring - and we can include the base for the sculpture and the piping so there will be a home for the sculpture when it arrives in the spring. The main message is that we were asking for an unusual package to bid on and the contractors saw risk and that turned into higher dollar amounts. Provided we clarify our intent, I believe we can drive towards the earthworks package and be able to go out to bid in a few weeks.

Ms. Troll asked about the proposal from the Juneau Ocean Center and if it was necessary to stop and revisit the entire matter. Mr. Watt said that both projects conform to the waterfront plan. There is a desire for the sculpture to be near the ocean center and he understood that. They have a great vision, but that is a more than a several year process. In our permitting for the park and seawalk, the purpose and need is inter-wined with the sculpture. We need to meet our original purpose. I would include the foundation and piping for the whale in the earthworks project. The sculpture is coming and it needs to go somewhere, and that is what I will try to accomplish for you, and if you do not pursue that you will need to find some location for the whale. Ms. Troll asked if it was possible to do the project without the pool. Mr Watt said that he would propose to not do the pool in the first phase.

Mayor Fisk asked about separating the park from the seawalk. Mr. Watt said the park and the seawalk have fill, and he would like to do the bulk of the earthwork done at about \$3 million and if you deconstruct the bigger bid package, you can get some work out, then come back and build the more conventional foundation for the sculpture.

Mr. Nankervis asked if the delay would increase the cost of the project. Mr. Watt said they were reviewing whether there was a flawed estimate, but did not think the our cost estimate was off - the issue was our time schedule and the contractors perception of risk, and the coordination of the

project. This project is unusual and not a typical build. He was hearing that the numbers will come down.

V. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Jones said the Full Assembly would meet as the Human Resources Committee on November 9 to consider applications for the Docks and Harbors and Airport Board in Conference Room 224. docks harbors airport board and regular HRC in 224.

VI. ADJOURNMENT

There being no further business to come before the committee, the meeting adjourned at 8:40 p.m.

Submitted by Laurie Sica, MMC, Municipal Clerk

To: CBJ Committee of the Whole
From: Max Mertz, Chair, Aquatics Board
Kirk Duncan, Parks and Recreation Director
Date: November 23, 2015
Re: Aquatics Board Update

The Aquatics board first met on July 9th. The board created three committees: finance, marketing and governance. The committees have met frequently (several times a month) and the entire board has met monthly, including a day long retreat in October. The officers have been elected, goals have been established, and numerous areas have been identified that will be evaluated over the coming months to improve the service of Juneau's pools to the community.

Our first goal is to increase use of the facilities which will lead to increased revenue and increased cost recovery. In order to accomplish these goals, the board, in conjunction with the staff, has created a new pricing structure that will go into effect on January 1, 2016. The current pricing structure has far too many price options making it difficult for both the guests and the staff to understand these various options. We also have different pricing for each facility. The board and Kirk plan to move to a combined aquatic fee structure that applies to both pools and greatly reducing the number of pricing options.

We will also introduce a robust scholarship program for anyone who cannot afford to use the pools. The details of that program will be introduced in December.

The current pricing structure does not encourage frequent use of the pools. At the present time 94% of the visits come from single use guests, 4% come from 10 visit pass holders and the remaining 2% are pass holders (either monthly or annual).

Management and the board propose to alter the pricing structure to encourage the purchase of monthly and annual passes. The adult daily rate will increase from \$5.00 to \$7.50 while the monthly pass will decrease from \$52.38 to \$39.00 and the annual pass from \$377.14 to \$249.00. We will not offer a family pass due to the complexity of determining and defining what a "family" is. The new pricing structure will allow families to create their own combined prices at a rate lower than the \$1098 or \$1872 at Augustus Brown and Dimond Park Aquatic Center, respectively, that the Pools currently charge. The scholarship program will also apply to the purchase of monthly and annual passes.

The pricing structure is reflected below:

City and Borough of Juneau				
Aquatic Pricing				
Current Prices	Adult	Senior	Youth	Child
2 Hour	\$ 5.00	\$ 3.10	\$ 4.05	\$ 3.10
10 Visit	\$ 47.14	\$ 27.86	\$ 36.43	\$ 27.86
Monthly Pass	\$ 52.38	\$ 30.95	\$ 40.48	\$ 30.95
Annual Pass	\$ 377.14	\$ 222.86	\$ 291.43	\$ 222.86
		Does not include sales tax		
New Prices	Adult	Senior	Youth	Child
All Day Visit	\$7.50	\$5.00	\$5.00	\$2.00
10-Visit All Day	\$59.00	\$39.00	\$39.00	\$14.75
Monthly All Day	\$39.00	\$29.00	\$29.00	\$9.00
Annual All Day	\$249.00	\$169.00	\$169.00	\$59.00
		Does not include sales tax		
Age Breakdown	18 - 65	65+	8 to 18	Under 8
Use by Age Category	50%	5%	24%	21%

The Board and Staff analyzed 17 pools in Alaska and the Lower 48. Our pricing structure places us on the higher end of the daily rates charged with \$5.60 being the average adult rate, while our monthly pass at \$39.00 is lower than the \$43.93 average at the other pools. The annual \$249 adult pass in Juneau is \$100 lower than the average passes at the other pools which were \$350.35.

The Board in conjunction with the Parks and Recreation Department will analyze cost recovery of other facilities of comparable communities in the first in depth comparison. This will be for both the aquatic and ice arena operations. The purpose of the study is to ensure that we are operating the facilities in the optimum manner.

Management has worked hard to improve our staffing which will allow for more consistent operations and provide for more events at the pools which will drive participation which will drive revenue. Julie Jackson was appointed aquatics manager in July. She has focused on recruiting and training guards, and working to build her team.

Over the coming months the board will continue to work on a variety of other task list items - areas we see for opportunity and growth of the pools – we have identified that may present opportunities to better serve the public in our community pools.

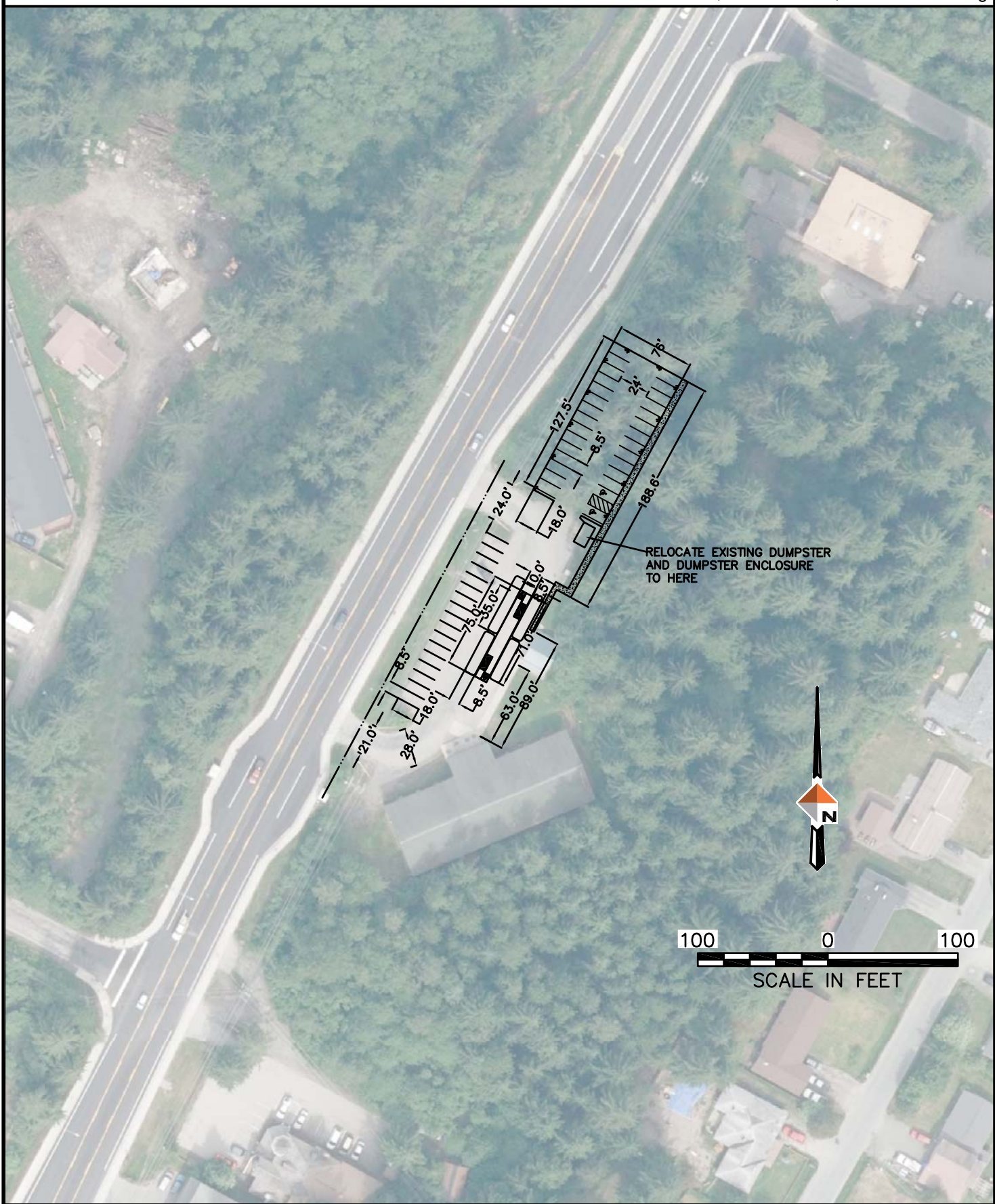
The Aquatics Board will report to the Committee of the Whole several times a year to briefly outline the progress being made to increase public participation and increase the cost recovery of the pools.







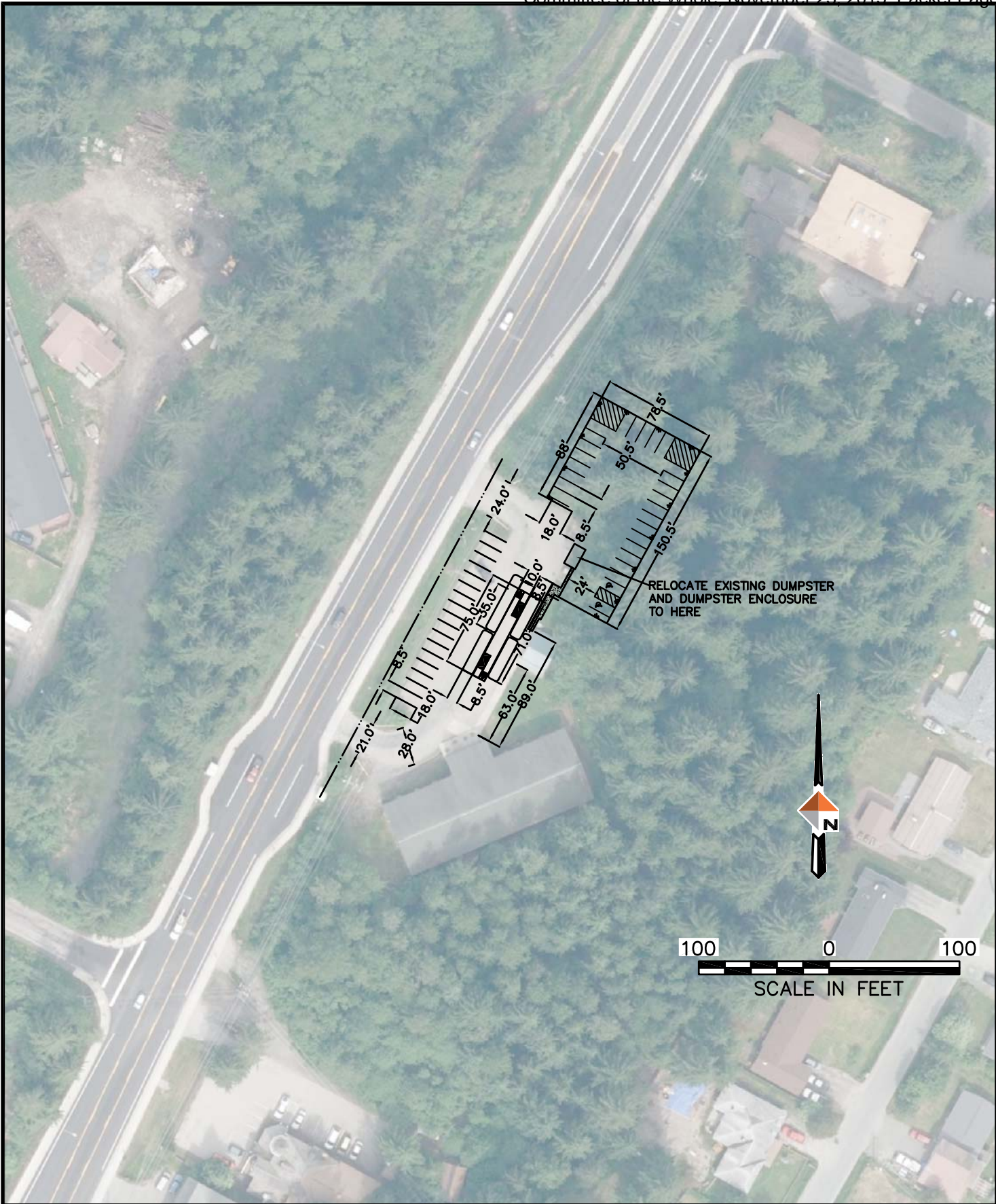
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CBJ TRANSFER STATION
PIPELINE PARK ALT. 1
DRAFT

PROJECT 70774.01
DATE NOV 2015

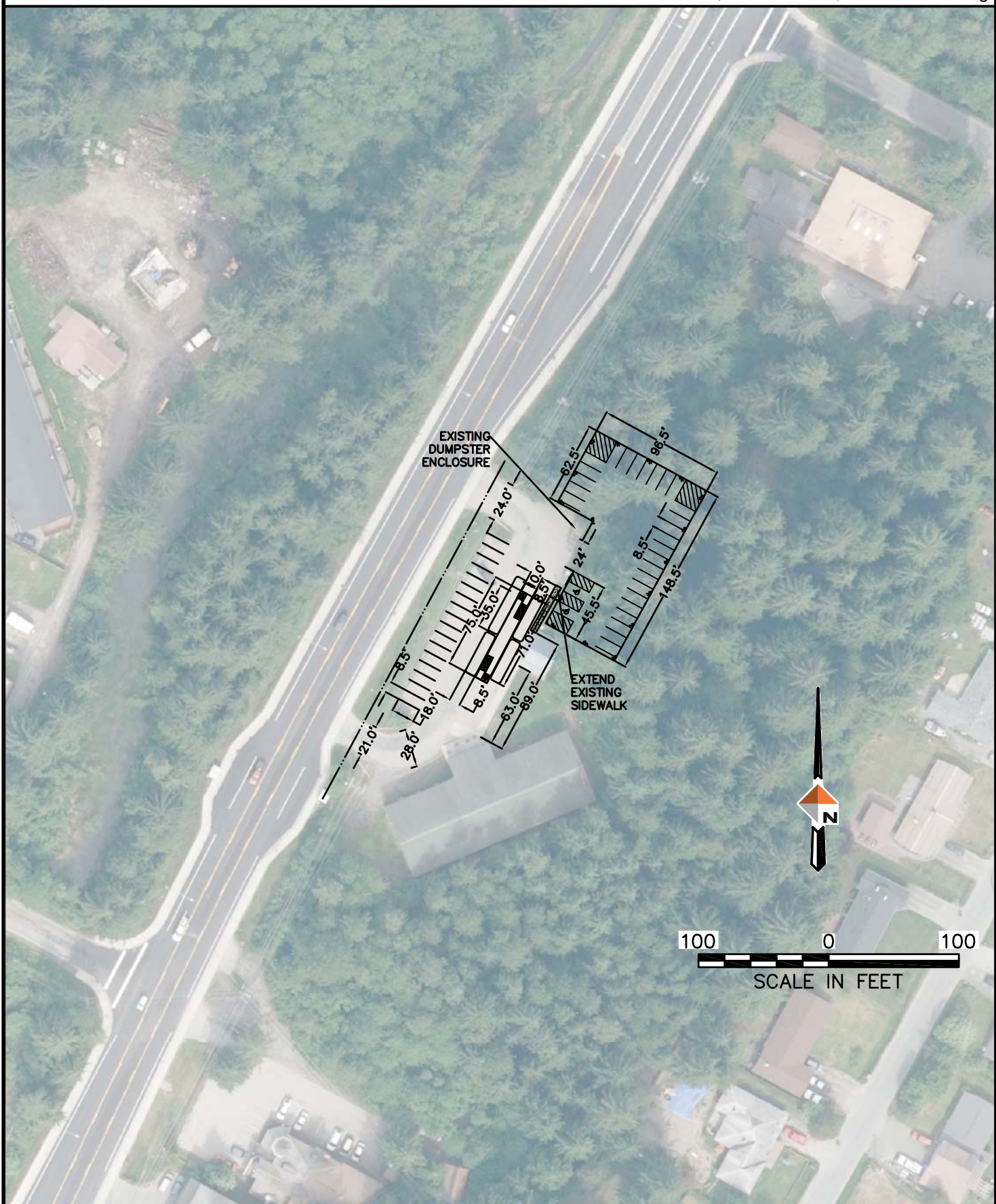
FIGURE 1




CBJ TRANSFER STATION
PIPELINE PARK ALT. 2
DRAFT

PROJECT 70774.01
DATE NOV 2015

FIGURE 2



 <p>DOWL WWW.DOWL.COM</p>	<p>CBJ TRANSFER STATION PIPELINE PARK ALT. 3 DRAFT</p>	<p>PROJECT 70774.01 DATE NOV 2015</p>
		<p>FIGURE 3</p>



Engineering Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: 11/20/15

TO: Mary Becker, Chair Assembly COW

FROM: Rorie Watt, P.E., Director

SUBJECT: Valley Transit Center Planning Update

At the 9/28 COW the Assembly heard an update on the availability of a parcel of land at the Mendenhall Mall for a Valley Transit Center.

The Assembly had questions about whether a parcel of CBJ property near the Egan Drive intersection could be serve as a park & ride and Transit Center. The parcel is partially developed with the Pipeline Park recreation facility.

Attached are drawings and views of the proposed Mendenhall property and the Pipeline park property. In my opinion, the Pipeline Park property is a poor choice for a valley transit center or park and ride for the following reasons:

1. The site was heavily criticized by drivers and the public when it was proposed for a similar use in 2014. A Transit Center may not be a harmonious fit with the existing recreation use.
2. Due to the turn lane for southbound access onto Egan Drive, site access is limited.
3. The land is zoned D-5 and would be better utilized for recreation or housing uses.
4. Park and Rides are more successful when they are at locations that driver/riders already want to visit.
5. Human behavior would generally encourage potential park & riders who have to cross Egan to keep on driving downtown.
6. In my opinion, the Mall property offers superior future Transit route configurations. When planning bus routes, every minute added to a route comes at the expense of being able to provide service options.

Recommendation:

Do not pursue the Pipeline Park as a Valley Transit Center location. Consider future utilization of that parcel within the Land Management Plan or other planning efforts.

Direct staff to pursue negotiations with the Mall, work on a funding proposal for purchase of that property.