

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

November 10, 2014 7:00 PM

Assembly Chambers - Municipal Building
Regular Meeting 2014-27

Submitted by: _____
Kimberly A. Kiefer
City and Borough Manager

I. FLAG SALUTE

II. ROLL CALL

III. SPECIAL ORDER OF BUSINESS

- A. **Recognition of Chatham Electric, IBEW, and JDMXA for Donation of New Lighting at Mt. Jumbo Gym**

IV. APPROVAL OF MINUTES

- A. **October 20, 2014 Regular Assembly Meeting 2014-26**

V. MANAGER'S REQUEST FOR AGENDA CHANGES

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VII. CONSENT AGENDA

- A. Public Requests for Consent Agenda Changes, Other Than Ordinances for Introduction
- B. Assembly Requests for Consent Agenda Changes
- C. Assembly Action

- 1. Ordinances for Introduction

- a. **Ordinance 2014-24(W) An Ordinance Appropriating to the Manager the Sum of \$800,000 as a Transfer to the Statter Harbor Improvements Capital Project; Funding Provided by the Harbors Fund Fund Balance.**

This ordinance would transfer \$800,000 to the Statter Harbor Improvement CIP Account from the Harbors Fund balance.

The request is to transfer \$800,000 to the existing Statter Harbor Improvements CIP account for planned improvements of the Statter Harbor Master Plan, specifically for the construction of a two-lane boat launch facility. Funding would be provided by the Harbor Fund available fund balance with a current balance of \$3,417,730.

The Public Works and Facilities Committee reviewed this request at its meeting on October 27, 2014 and recommended forwarding it to the full Assembly for approval.

The Docks and Harbors Board reviewed this request at its October 30, 2014

meeting and recommended forwarding it to the full Assembly for approval.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- b. **Ordinance 2014-24(X) An Ordinance Appropriating to the Manager the Sum of \$500,000 as a Transfer to the Downtown Cruise Ship Berth Enhancement CIP account for Corrosion Protection of the Existing Dock Structure at the Steamship Wharf; Funding Provided by the Docks Fund Fund Balance.**

This ordinance would transfer \$500,000 to the Downtown Cruise Ship Berth Enhancement CIP Account from the Docks Fund balance.

The request is to transfer \$500,000 to the existing Cruise Berths Enhancement CIP account for corrosion protection of the existing dock structure at the Steamship Wharf. Funding would be provided by the Docks Fund available fund balance with a current balance of \$3,531,061.

The Public Works and Facilities Committee reviewed this request at its October 27, 2014 meeting, and recommended forwarding it to the full Assembly for approval.

The Docks and Harbors Board reviewed this request at its October 30, 2014 meeting, and recommended forwarding it to the full Assembly for approval.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

2. Resolutions

- a. **Resolution 2696 A Resolution De-Appropriating \$22,651 from the Airport Relocate ASOS (Automated Surface Observation System) Capital Improvement Project.**

This resolution would de-appropriate \$22,651 in Airport CIP A50-046 "Relocate ASOS" Project. The funds for this project were collected under Juneau International Airport's second Passenger Facility Charge (PFC) application, which is now closed.

The Airport Board reviewed this request at its August 13, 2014 meeting, and recommended forwarding to the full Assembly for approval.

The Manager recommends the resolution be adopted.

- b. **Resolution 2697 A Resolution Consenting to and Approving the Location of the AKBV Group, LLC Project.**

Resolution 2697 would provide Assembly consent for the location of the Alaskan Brewing Company expansion.

In May 2013, the Planning Commission approved a vacation of Barrow Street and a transfer of the land to the Brewery to facilitate its expansion. To assist in financing the expansion project, the Brewery applied for a loan, in excess of \$6 million, supported by the Alaska Development and Export Authority's tax exempt small business program. Prior to loan approval, the Authority requires

local government consent for the location of the project.

The building project has been approved by the Community Development Department and appropriate permits have been issued.

The Manager recommends this resolution be adopted.

- c. **Resolution 2698 A Resolution Authorizing the Manager to Apply for a Community Development Block Grant from the Alaska Department of Commerce, Community and Economic Development for the Purpose of Providing Funding to Tlingit-Haida Regional Housing Authority to be Used for a Willoughby District Village Neighborhood Plan.**

Each year, the City and Borough is eligible to apply for a Community Development Block Grant through the Alaska Department of Community and Economic Development. Grant proposals must be sponsored by a local government and sent to DCED by December 5, 2014, where the proposals will be reviewed and compete against each other on a statewide basis. A local government has the choice of generating its own project ideas or soliciting ideas from the general public. CBJ has successfully used this method in the past. Two proposals were received in response to a solicitation.

The Human Resources Committee (HRC) reviewed two proposals at its September 29, 2014 meeting. The HRC recommended the Assembly support the Tlingit-Haida Regional Housing Authority's proposal for a Willoughby District Village Neighborhood Plan, which would include substantial consultation with area residents and institutions in overseeing changes and supporting the vision for the Village neighborhood and encourage additional housing for those of low/moderate income in the greater Willoughby District. The HRC also recommended that the Assembly authorize the manager to submit a Community Development Block Grant application to the Alaska Department of Community and Economic Development for the purpose of partially funding the proposed plan.

Printed grant applications, with original signatures must be received in Fairbanks by 5 p.m. December 5, 2014.

The Manager recommends this resolution be adopted.

3. Bid Award

- a. **Bid Award E15-064 Last Chance Basin 2014 Source Improvements**

This Project would consist of construction of seven 16" diameter water wells; two well houses; mechanical piping, equipment and pumps for the two well houses; 220' of 10" HDPE water pipe; electrical, instrumentation and controls for the project; and miscellaneous related work.

Bids were opened on October 31, 2014, with the bid protest period ending at 4:30pm on November 3, 2014. Results of the bid opening are as follows:

Bidders	Total Bid
Arete Construction Corp.	\$1,851,250.00
McG Constructors Inc.,	\$1,901,024.00

Admiralty Construction, Inc.,	\$2,065,105.00
Miller Construction Co.	\$2,067,125.00
Silver Bow Construction Co.	\$2,461,852.50
<i>Engineer's Estimate:</i>	<i>\$2,157,050.00</i>

The Manager recommends award of this bid to Arete Construction Corp., for the total bid amount of \$1,851,250.

b. Bid Award No. 15-137 Term Contract for Household Hazardous Waste Transport Services

This project would provide transport services of household hazardous waste (HHW), recyclable electronic waste, and HHW collection supplies and includes transportation from Juneau to a designated site in the Seattle area for the HHW and recyclable electronic waste. HHW collection supplies will require transport from the Seattle dock to Juneau.

Bids were opened on October 15, 2014. The protest period ended at 4:30pm on October 16, 2014. Results of the bid opening are as follows:

Bidders	Total Bid
Alaska Marine Lines	\$118,325.00
Samson Tug and Barge	\$136,452.00

The Manager recommends award of this bid to Alaska Marine Lines, for the total bid amount of \$118,325.00.

4. Transfer

a. Transfer T-962 Transfer \$204,245 of Wastewater Utility Revenues from existing Wastewater CIP's to a new Wastewater CIP

This action would transfer \$204,245 of Wastewater Utility revenues from two completed, existing wastewater capital improvement projects, listed below, to create the Juneau Douglas (JD) Wastewater Treatment Plant Infrastructure Improvements CIP.

The new CIP would be utilized to fund structural improvements or refurbishment of three JD treatment buildings. JD was constructed in 1973 and these structures, now in need of attention, are original. This project is currently slated to be funded in the FY2016 CIP; however some of the repairs are needed immediately in order to maintain safe operations and maintenance. Currently, repair of the immediate structural deficiencies is awaiting funding in order to be bid and awarded.

Transfer From and Closing:

U76-002	Collect Sys. Fac. Plan & I&I	\$121,843
U76-011	ABWWTP Headworks Imp	\$82,402

Transfer To - NEW CIP:

NEW	JD Plant Infrastructure Improvements	\$204,245
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The Public Works and Facilities Committee reviewed this request at its October 27, 2014 meeting, and recommended forwarding it to the full Assembly for

approval.

The Manager recommends approval of this transfer.

VIII. PUBLIC HEARING

A. Ordinance 2014-44 An Ordinance Authorizing the Manager to Execute a Lease of the Mayflower Building and Grounds to the Juneau Montessori Center, an Alaskan Non-Profit Corporation.

The Juneau Montessori School has leased the Mayflower Building from the CBJ since 1992. The current lease expired in April of 2014. Under that lease, the School paid a rental rate of \$2,000 per month, which was the fair market value established by the CBJ Assessor in 1993. The April 11, 2014 appraisal established fair market value rental value at \$3,255 per month.

Per CBJ 53.09.270, the CBJ is required to lease property for fair market value, except under certain circumstances. The Assembly may authorize a lease rate at less than fair market value when the lease is to a nonprofit organization for the purpose of performing a service to the public which is supplemental or in lieu of a service which could or should reasonably be provided by the CBJ.

The Lands Committee determined that since the early childhood education and childcare provided by Juneau Montessori School is a public service (and the School a non-profit organization), they should not be required to pay fair market value to lease the Mayflower Building.

The Lands Committee, at its August 25, 2014, meeting unanimously passed the following motion: Lands Committee requests of the administration prepare a resolution that would set the lease payment at \$2000 for the length of the (5 year) lease.

The Manager recommends this ordinance be adopted.

B. Ordinance 2014-47 An Ordinance Authorizing the Manager to Convey Lot 2, Block A, South Lena Subdivision to Juneau Housing Trust, Inc., an Alaskan Non-Profit Corporation, Subject to Certain Conditions, in Support of the Juneau School District's High School Home Building Program.

At its October 6, 2014 Lands Meeting, the Lands Committee unanimously approved a motion to recommend that the Assembly adopt an ordinance to sell Lot 2, Block A, South Lena Subdivision to the Juneau Housing Trust for \$40,000. The property would be used for the JDHS house building program. The Lands Committee also requested that the approval contain a provision for the Manager to direct staff to develop an Early Entry Authorization to allow the school to install a foundation on the site before the Ordinance is formally adopted. This would allow site preparation and construction of a foundation on the site before winter.

In 2007, fair market value for the 0.74 acre parcel was \$101,000. In the past, the CBJ has made property available to the high school building program for fair market value. The value of the land was recouped by the CBJ when the home was sold after construction was completed. In recent years, lots that were acquired by the CBJ through property tax foreclosure were made available to the high school program for the cost of taxes owed on property. Under these circumstances the home building program received land for less than fair market value.

In addition to recommending that the CBJ sell the lots for less than fair market value, the Lands Committee also recommended that the sale of the property include a reversion clause stipulating that if construction has not begun within 2 years, title to the property would revert back to the CBJ.

The Manager recommends this ordinance be adopted.

- C. **Ordinance 2013-11(BG) An Ordinance Appropriating to the Manager the Sum of \$4,151,989 to Fund Bartlett Regional Hospital's Fiscal Year 2014 Public Employee Retirement System Contribution; Funding Provided by the Alaska Department of Administration.**

This ordinance would appropriate to the Manager \$4,151,989, which is the FY14 State's 13.68% on-behalf PERS benefit paid for Bartlett Regional Hospital. Funding is provided by the Alaska Department of Administration which was authorized by passage of HB65 during the 2013 legislative session.

This is a housekeeping ordinance to properly account for this on-behalf payment and has no impact on BRH's finances.

The Manager recommends this ordinance be adopted.

- D. **Ordinance 2014-24(Q) An Ordinance Authorizing the Manager to Accept the State of Alaska, Department of Environmental Conservation's Offer of Partial Funding for the Salmon Creek Secondary Disinfection Capital Improvement Project and Appropriating to the Manager \$1,000,000 in Grant Funding Provided by the State of Alaska, Department of Environmental Conservation.**

This ordinance would appropriate \$1,000,000 in municipal matching grant funding from the Alaska Department of Environmental Conservation (ADEC) Division of Water for the following project:

Water Treatment Improvements - Salmon Creek LT2 Upgrades \$1,000,000

This grant has a 40% match requirement which will be provided with the funds already on the CIP. As part of the grant application process, the Assembly declared this project to be the top priority of the City and Borough by Resolution 2694.

As required by the Department of Environmental Conservation, this ordinance would also accept the terms and conditions of the grant, specifies that the City and Borough will operate and maintain the completed project, and indicates the City and Borough's agreement to comply with applicable State regulations.

The Public Works and Facilities Committee reviewed this request at its June 2, 2014 meeting and recommended forwarding it to the full Assembly for approval.

The Manager recommends this ordinance be adopted.

- E. **Ordinance 2014-24(R) An Ordinance Appropriating to the Manager the Sum of \$469,221 as Funding for the 2014 State Homeland Security Program / SHSP, and the Sum of \$215 as Funding for the Local Emergency Planning Committee; Grant Funding Provided by the State of Alaska, Department of Military and Veterans Affairs.**

This ordinance would appropriate \$469,221 to the 2014 SHSP State Grant-GR34094 from

the Alaska Department of Military and Veterans Affairs 2014 State Homeland Security Program, EMW-2014-SS-00010 for the City and Borough of Juneau.

Federal Grant Number: EMW-2014-SS-00010

State Grant Number: 14SHSP- GR34094

These funds are slated to support the goals and activities of the CBJ Emergency Management through funding planning, training, exercise, and equipment procurement.

Projects funded by this grant include:

1. Purchase and install a public safety answering point upgrade and bridge to a secondary dispatching, EOC, JPD COOP locations.
2. Purchase and install automated building lock systems with card readers for access to collocated secondary dispatching center and EOC (CCFR location).
3. Purchase tactical gear for SWAT and EMS (shields, vests, body armor, and helmets).
4. Purchase heavy rescue confined space and USAR equipment for CCFR.
5. Purchase and install one repeater system to extend current communications capabilities into the "dead spot".
6. Fund a 3 day training class between SWAT and Tactical EMS teams.

This ordinance would also appropriate an additional \$215 to the \$18,448, appropriated on August 25, 2014 (Serial No. 2014-24(F)) making the total appropriation \$18,663 for the 2015 LEPC Grant from the Alaska Department of Military and Veterans Affairs for the Local Emergency Planning Committee.

There is no match requirement for these grants.

The Public Works and Facilities Committee reviewed this ordinance at its October 27, 2014 meeting, and recommended forwarding to the full Assembly for approval.

The Manager recommends this ordinance be adopted.

- F. **Ordinance 2014-24(U) An Ordinance Appropriating to the Manager the Sum of \$125,000 as Funding for the Thirty-Six Month Grant for One School Resource Officer; Grant Funding Provided by the United States Department of Justice, Office of Community Oriented Policing Services (COPS).**

An ordinance appropriating to the manager the sum of \$125,000, for a thirty-six month grant, for one School Resource Officer. Grant funding is provided by the United States Department of Justice, Office of Community Oriented Policing Services (COPS). The officer will conduct School Resource Officer duties in our Juneau Douglas School District. The City is committed to extend the project for one year after the expiration of the federal funding.

The grant requires a match of \$178,800 over three years and an additional year of funding for the officer at the cost of \$109,200 for a total of \$288,000 for four years. The annual average general fund cost is \$72,000 for four years.

The Manager recommends this ordinance be adopted.

- G. **Ordinance 2014-24(V) An Ordinance Appropriating to the Manager the Sum of \$10,000 as Funding for Equipment, Maintenance and Training for Juneau HAZMAT Team; Funding Provided by a Memorandum of Understanding with the Alaska Department of Environmental Conservation.**

This ordinance would appropriate \$10,000 for equipment purchases, maintenance, and training for the Juneau HAZMAT Team. Funding is provided through a Memorandum of Understanding between the CBJ and the Alaska Department of Environmental Conservation (ADEC).

This funding would allow the Juneau HAZMAT team to build on its present capabilities and facilitate response activities and would be crucial in allowing the Juneau HAZMAT team to provide a Level A hazmat response to the CBJ, and Southeast Alaska, and to be a part of the Alaska Statewide Response Team.

There is no match requirement.

The Manager recommends this ordinance be adopted.

IX. UNFINISHED BUSINESS

A. Anaerobic Digestion and Centrifuge Biosolids Memo

X. NEW BUSINESS

A. Bid Award DH14-014 Statter Harbor Improvements

This project would provide construction of a new two-lane boat launch ramp; upland parking lot for trucks, trailers and vehicles; seawalk with viewing platforms and protective shelter; landscaping; lighting; and security cameras. Work of the project would include rock fill of tidelands, asphalt paving, concrete ramp and sidewalks, and wooden boarding float.

The bid opening was held on October 14, 2014. The bids are as follows:

Bidder	Total Bid
Miller Construction Co.	\$11,212,800.00
SECON	\$11,736,740.00
McG Constructors, Inc.	\$12,858,138.00
<i>Engineer's Estimate:</i>	<i>\$10,649,470.00</i>

The Docks and Harbors Board reviewed this bid at its October 30, 2014 meeting and recommended forwarding it to the full Assembly for approval.

The Manager recommends award of this bid to Miller Construction for the total bid amount of \$11,212,800.

B. Tall Timbers Neighborhood Association v Planning Commission - Appeal of Conditional Use Permit and Use Not Listed Designation for Haven House

On August 21, 2014, the Planning Commission, acting as the Board of Adjustment, made a "Similar Use Determination" under CBJ 49.20.320 as to Haven House, Inc.'s application to provide re-entry housing for women coming out of prison in the D5 zoning district per CBJ 49.20.320 (UNL 2014-0001). On September 15th, Tall Timbers Neighborhood Association filed an appeal of the Board of Adjustment's unlisted use determination. On September 29, 2014, the Assembly reviewed the appeal and decided to reject the matter without prejudice, as untimely and unripe, and as it would be subsumed in the conditional use process that would be heard by the Planning Commission on October 14.

On October 14, 2014, the Planning Commission approved a conditional use permit for

transitional housing for up to nine women coming out of prison (USE2014-0008). On October 30, 2014, Tall Timbers Neighborhood Association filed an appeal of both the Conditional Use permit and the Similar Use Determination granted to Haven House, Inc.

CBJ 01.50.020 provides that appeals “shall be filed only from a final agency decision.” CBJ 01.50.030(e) provides that within 30 days of receipt of a notice of appeal, you must provide notice of the acceptance or rejection of the appeal (and if the latter, the reasons for rejection.) CBJ 01.50.030(e)(2) states that you must liberally construe the notice of appeal in order to preserve the rights of appellants. You may reject an appeal if you find that there has been a failure to comply with the appellate rules, or if the notice of appeal does not state grounds upon which any of the relief requested may be granted, you may reject the appeal.

If you decide to accept the appeal, you must decide whether the Assembly will hear the appeal itself or if it will assign the appeal to a hearing officer. If you decide to hear the appeal yourselves, you will be sitting in your quasi-judicial capacity and must avoid discussing the case outside of the hearing process. Additionally, you must comply with section 01.50.230 on impartiality.

The following procedural issues should be decided:

1. Will the Assembly accept the appeal?
2. Will the Assembly hear the appeal itself or assign to a hearing officer?
3. If the Assembly hears the appeal itself, will the Mayor preside, or will he designate another member as presiding officer?

XI. STAFF REPORTS

XII. ASSEMBLY REPORTS

- A. Mayor's Report
- B. Committee Reports
- C. Liaison Reports
- D. Presiding Officer Reports

XIII. ASSEMBLY COMMENTS AND QUESTIONS

XIV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XV. EXECUTIVE SESSION

- A. Update on Gastineau Apartments from City Attorney

XVI. ADJOURNMENT

Note: Agenda packets are available for review online at www.juneau.org.
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@ci.juneau.ak.us

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

October 20, 2014 Regular Assembly Meeting 2014-26

ATTACHMENTS:

	Description	Upload Date	Type
<input type="checkbox"/>	DRAFT Minutes - Oct 20, 2014 Assembly meeting	10/26/2014	Minutes

THE CITY AND BOROUGH OF JUNEAU, ALASKA

Meeting Minutes - October 20, 2014

MEETING NO. 2014-26: The Regular Meeting of the City and Borough of Juneau Assembly, held in the Assembly Chambers of the Municipal Building, was called to order at 7:00 p.m. by Mayor Merrill Sanford.

I. ROLL CALL

Assembly Present: Mary Becker, Karen Crane, Loren Jones, Jesse Kiehl, Jerry Nankervis, Carlton Smith, Kate Troll, Randy Wanamaker, Merrill Sanford.

Assembly Absent: None.

Staff Present: Kim Kiefer, City Manager; Rob Steedle, Deputy Manager; Amy Mead, Municipal Attorney; Laurie Sica, Municipal Clerk; Beth McEwen; Deputy Clerk; Diane Cathcart, Executive Assistant III; Tricia Everson, Executive Assistant II; Bob Bartholomew, Finance Director; Mila Cosgrove, HRRM Director; Rorie Watt, Engineering Director; Greg Chaney, Lands and Resources Manager; Hal Hart, Community Development Director; Travis Goddard, Planning Manager; George Schaff, Parks and Landscape Superintendent; Myiia Wahto, Recreation Superintendent; Matt Lillard, Ski Area Manager; Patricia DeLaBruere, Airport Manager; Carl Uchytel, Port Director.

Mayor Sanford recognized former Mayor Sally Smith in attendance.

II. SPECIAL ORDER OF BUSINESS

A. Recognizing Outgoing Assemblymembers Smith and Wanamaker

City Manager Kiefer presented Karen Doxey and Marsha Smith with floral arrangements and thanked each for their patience while their spouses served the community.

Mayor Sanford thanked Randy Wanamaker and Carlton Smith for their service to the community on the Assembly. He presented both with a traditional copper Tinaa made with trade beads and an inscription to each with their terms of service on the Assembly.

The Assemblymembers took turns speaking about each member's contribution to the group.

Mr. Smith thanked the Assemblymembers for their work and assistance to him and said CBJ was facing a time in which the need to say "no" would become apparent in the face of economics.

Mr. Wanamaker thanked the Assembly, the staff and the public for their work and service during his tenure on the Assembly.

B. Swearing in of Newly-Elected Officials

City Attorney Mead gave the oath of office to Maria Gladziszewski, Jesse Kiehl and Debbie White, and Mayor Sanford presented each with a Certificate of Election.

C. Selection of Deputy Mayor

MOTION, by Crane, to elect Mary Becker to the Deputy Mayor position. Hearing no objection, it was so ordered.

The Assemblymembers chose their new seating arrangements. All members chose their same seats and Ms. White and Ms. Gladziszewski took the place of Mr. Wanamaker and Mr. Smith, respectively.

Mayor Sanford distributed Assembly Committee and Liaison assignments. The chairmanships were as follows:

- ¹ Human Resources: Jones
- ¹ Lands and Resources: Kiehl
- ¹ Public Works & Facilities: Nankervis
- ¹ Finance: Crane

He said these positions would stand unless there were concerns expressed by the members to him, and he would consider those concerns. He read the definition of "liaison:" as "the person who initiates and maintains contact between units in order to ensure concerted action and cooperation" and asked the Assemblymembers to fulfill their roles as liaisons to the Assembly appointed committees.

Mayor Sanford extended the mission of the NOAA Task Force to January 1, 2015. Ms. Troll would serve as co-chair and Mr. Wanamaker would remain on the task force as a public member.

Mayor Sanford set the date for the Assembly retreat as November 24, from Noon - 4 p.m. He said this would be the first part of a two-part process. The first meeting would be updates on the Assembly's current goals, and a second retreat in January would be goal setting for 2015. He said there were a number of ongoing projects in development and reports coming in from various task forces and planning efforts to review prior to setting new goals. The COW meeting scheduled for that day would be cancelled and the agenda items moved to a future meeting.

III. APPROVAL OF MINUTES

A. September 29, 2014 Regular Assembly Meeting 2014-25

Mr. Nankervis requested that his liaison comments be added to the minutes.

Hearing no objection, the minutes were approved as amended.

IV. MANAGER'S REQUEST FOR AGENDA CHANGES

None.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. CONSENT AGENDA

A. Public Requests for Consent Agenda Changes, Other Than Ordinances for Introduction

None.

B. Assembly Requests for Consent Agenda Changes

None.

C. Assembly Action

MOTION, by Becker, to adopt the Consent Agenda as presented. Hearing no objection, the Consent Agenda was adopted.

1. Ordinances for Introduction

- a. Ordinance 2014-44 An Ordinance Authorizing the Manager to Execute a Lease of the Mayflower Building and Grounds to the Juneau Montessori Center, an Alaskan Non-Profit Corporation.

The Juneau Montessori School has leased the Mayflower Building from CBJ since 1992. The current lease expired April of 2014. Fair market value for the Mayflower Building was established by the CBJ Assessor as \$2,000 a month in 1993 and has not been updated to fair market value since. Per the Leases section of Title 53, CBJ is required to lease property for fair market value. The renewal of the Mayflower Building lease required an appraisal to determine the current fair market value for the building. The appraisal was completed April 11, 2014 and established that fair market value at \$3,255 a month.

The Lands Committee determined that since the early childhood education and childcare provided by Juneau Montessori School is a public service (and a non-profit organization), they should not be required to pay fair market value to lease the Mayflower Building.

The Lands Committee, at its August 25, 2014 meeting unanimously passed the following motion: Lands Committee requests of the administration prepare a resolution that would set the lease payment at \$2000 for the length of the (5 year) lease.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- b. Ordinance 2014-47 An Ordinance Authorizing the Manager to Convey Lot 2, Block A, South Lena Subdivision to Juneau Housing Trust, Inc., an Alaskan Non-Profit Corporation, Subject to Certain Conditions, in Support of the Juneau School District's High School Home Building Program.

At its October 6, 2014 Lands Meeting, the Lands Committee unanimously approved a motion to recommend that the Assembly adopt an ordinance to sell Lot 2, Block A, South Lena Subdivision to the Juneau Housing Trust for \$40,000. The property would be used for the JDHS house building program. The Lands Committee also requested that the approval contain a provision for the Manager to direct staff to develop an Early Entry Authorization to allow the school to install a foundation on the site before the Ordinance is formally adopted. This would allow site preparation and construction of a foundation on the site before winter.

In 2007 fair market value for the 0.74 acre parcel was \$101,000. In the past, CBJ has made property available to the high school building program for fair market

value. The value of the land was recouped by CBJ when the home was sold after construction was completed. In recent years, lots that were acquired by CBJ through property tax foreclosure were made available to the high school program for the cost of taxes owed on property. Under these circumstances the home building program received land for less than fair market value.

The Lands Committee furthermore recommended that the sale of the property include a reversion clause stipulating that if construction has not begun within 2 years, title to the property would revert back to CBJ.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- c. Ordinance 2013-11(BG) An Ordinance Appropriating to the Manager the Sum of \$4,151,989 to Fund Bartlett Regional Hospital's Fiscal Year 2014 Public Employee Retirement System Contribution; Funding Provided by the Alaska Department of Administration.

This ordinance would appropriate to the Manager \$4,151,989, which is the FY14 State's 13.68% on-behalf PERS benefit paid for Bartlett Regional Hospital. Funding is provided by the Alaska Department of Administration which was authorized by passage of HB65 during the 2013 legislative session.

This is a housekeeping ordinance to properly account for this on-behalf payment and has no impact on BRH's finances.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- d. Ordinance 2014-24(Q) An Ordinance Authorizing the Manager to Accept the State of Alaska, Department of Environmental Conservation's Offer of Partial Funding for the Salmon Creek Secondary Disinfection Capital Improvement Project and Appropriating to the Manager \$1,000,000 in Grant Funding Provided by the State of Alaska, Department of Environmental Conservation.

This ordinance would appropriate \$1,000,000 in municipal matching grant funding from the Alaska Department of Environmental Conservation (ADEC) Division of Water for the following project:

Water Treatment Improvements - Salmon Creek LT2 Upgrades \$1,000,000

This grant has a 40% match requirement which will be provided with the funds already on the CIP. As part of the grant application process, the Assembly declared this project to be the top priority of the City and Borough by Resolution 2694.

As required by the Department of Environmental Conservation, this ordinance would also accept the terms and conditions of the grant, specifies that the City and Borough will operate and maintain the completed project, and indicates the City and Borough's agreement to comply with applicable State regulations.

The Public Works and Facilities Committee reviewed this request at its June 2, 2014 meeting and recommended forwarding it to the full Assembly for approval.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

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This ordinance would appropriate \$469,221 to the 2014 SHSP State Grant-GR34094 from the Alaska Department of Military and Veterans Affairs 2014 State Homeland Security Program, EMW-2014-SS-00010 for the City and Borough of Juneau.

Federal Grant Number: EMW-2014-SS-00010

State Grant Number: 14SHSP- GR34094

These funds support the goals and activities of the CBJ Emergency Management through funding planning, training, exercise, and equipment procurement. This ordinance would also appropriate an additional \$215 to the \$18,448, appropriated on August 25, 2014 (Serial No. 2014-24(F)) making the total appropriation \$18,663 for the 2015 LEPC Grant from the Alaska Department of Military and Veterans Affairs for the Local Emergency Planning Committee.

There is no match requirement for these grants.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- f. Ordinance 2014-24(U) An Ordinance Appropriating to the Manager the Sum of \$125,000 as Funding for the Thirty-Six Month Grant for One School Resource Officer; Grant Funding Provided by the United States Department of Justice, Office of Community Oriented Policing Services (COPS).

This ordinance would appropriate to the manager the sum of \$125,000, for a thirty-six month grant, for one School Resource Officer. Grant funding is provided by the United States Department of Justice, Office of Community Oriented Policing Services (COPS). The officer would conduct School Resource Officer duties in our Juneau Douglas School District. CBJ is committed to extend the project for one year after the expiration of the federal funding. This grant requires a match of \$178,817 which would be provided by JPD's operating budget throughout the life of the grant.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- g. Ordinance 2014-24(V) An Ordinance Appropriating to the Manager the Sum of \$10,000 as Funding for Equipment, Maintenance and Training for Juneau HAZMAT Team; Funding Provided by a Memorandum of Understanding with the Alaska Department of Environmental Conservation.

This ordinance would appropriate \$10,000 for equipment purchases, maintenance, and training for the Juneau HAZMAT Team. Funding is provided through a Memorandum of Understanding between the CBJ and The Alaska Department of

Environmental Conservation (ADEC).

This funding would allow the Juneau HAZMAT team to build on its present capabilities and facilitate response activities and would be crucial in allowing the Juneau HAZMAT team to provide a Level A hazmat response to the CBJ, Southeast Alaska, and be a part of the Alaska Statewide Response Team.

There is no match requirement.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

2. Liquor License

- a. Liquor License #851 Location Transfer & Restaurant Designation Permit Application - Rodfather's LLC d/b/a The Broiler

The above liquor license transfer is before the Assembly to either protest or waive its right to protest these renewals. In addition to the transfer, the licensee has applied for a Restaurant Designation Permit which is subject to approval by the Assembly. The Finance, Police, Fire, Public Works, and Community Development Departments have reviewed this business and found it to be in compliance with CBJ Code.

In the event the Assembly does protest this transfer, CBJ Code 20.25 requires notice, with specificity regarding the nature and basis of the protest, to be sent to the licensee and provides the licensee an opportunity to exercise their right to an informal hearing before the Assembly.

The Manager recommends the Assembly waive its right to protest the transfer and approve the Restaurant Designation Permit application.

3. Transfers

- a. Transfer T-960 transfers \$38,000 from CIP D28-054 Eaglecrest Mountain Lift Operations to provide additional funding for CIP D28-097 Eaglecrest Learning Center Project.

There is an opportunity to save funds by combining the fire alarm panel upgrades at the Eaglecrest Lodge into the Eaglecrest Learning Center (Porcupine Lodge) project. Both the lodge and the Learning Center can share a single fire alarm panel in the Learning Center. Switching to a single panel will save in costs and simplify the system for Eaglecrest operations.

The Public Works and Facilities Committee reviewed this request at its September 18, 2014 meeting, and recommended forwarding it to the full Assembly for approval.

The Manager recommends approval of this transfer.

- b. Transfer T-961 transfers \$100,000 from CIP R72-038 Valley Snow Storage Permitting to provide additional funding for CIP NEW R72-116 Downtown St. Improvements.

This would transfer \$100,000 from the Valley Snow Storage Capital Improvement Project to provide funding for a new CIP dedicated to planning improvements for Front, Franklin, and Seward Streets.

These initial funds would allow staff to begin the planning process and work with the business district on improvements to these vital downtown streets. Depending on improvements identified, Marine Passenger Fee funds may be appropriate for a portion of the eventual project costs.

The snow storage project is nearly complete and the remaining funds after the transfer will be more than adequate to complete the modifications next construction season.

The Public Works and Facilities Committee reviewed this transfer at its September 18, 2014 meeting and recommended forwarding it to the full Assembly for approval.

The Manager recommends approval of this transfer.

VII. PUBLIC HEARING

- A. Ordinance 2014-45 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of 43 Parcels Along the North Douglas Highway, between mile 1.3 and 1.9, from RR(T)D3, RR(T)D15, and D1(T)D3 to D-3, D-5, and D-15.

In December 2013, the Community Development Department initiated a rezone of 43 parcels along North Douglas Highway extending from mile 1.3 to 1.9. The parcels are currently identified as transition zones, RR(T)D-3, RR(T)D-15, and D-1(T)D-3.

On June 25, staff held an informational meeting to discuss the proposed rezoning with all property owners in the affected area. No one from the public participated in the meeting.

The Planning Commission heard the rezone proposal at its August 26, regular meeting and recommended approving the rezone with modifications, up-zoning a portion of the lots currently zoned D-1(T)D-3 to D-5 and a portion of the lots zoned RR(T)D-3 to D-15. The Planning Commission believed the modifications were needed for consistency with the Land Use Maps of the Comprehensive Plan.

Ordinance 2014-45 reflects the Planning Commission's recommendations.

The Manager recommends this ordinance be adopted.

Public Comment:

Kody Stitz, a landowner within the rezoning area, said it was important to note that no one attended the public meeting. He provided a packet of information to the Assembly outlining his concerns. He received a letter regarding a transition of his property from D1 - D3, and as it had been so designated for some time, he did not attend. In the staff report to the Community Development Department (CDD), a higher zoning class of D-5 was recommended for his property, but he was not notified of this change. The Planning Commission (PC) held its meeting and adopted the recommendation with unanimous consent. He was told about the outcome in a letter from CDD, stating that D-5 was more consistent with the Comprehensive Plan (Comp Plan)

land use designation of Urban Low Density Residential (ULDR) now that water and sewer was installed. He spoke about other new subdivisions along Back Loop Road and Auke Lake in ULDR being designated D1 - D3, and that his property had been in the ULDR since 1996. He said the staff report was biased and asked the Assembly to ensure future staff reports by CDD accurately portrayed pros and cons and that the Assembly amend Ordinance 2014-45 before adoption so that no up-zoning occurred on any of the lands associated with the ordinance.

Ms. Crane asked if he would be satisfied if the matter went back for public notice to hear what the rest of the property owners in the area thought about the change. He said that would only take more time by the staff and the public. He thought the Planning Commission made a mistake and he preferred that the Assembly adopt the ordinance without any recommended up-zoning.

Ms. Gladziszewski asked if he had presented any of this information or any comments to the PC. He said no.

Ms. Troll asked if he had known about the up-zoning, would he have participated and Mr. Stitz said yes, and several other neighbors would have that were not happy with the changes recommended.

Assembly Action:

The Assembly requested an overview of the proposed rezoning. Mr. Goddard, Planning Manager, CBJ, represented Chrissy McNalley, the planner who worked on the project, but was not able to attend the meeting. Mr. Goddard said Mr. Stitz raised good questions about how specific the public notice needed to be. The notice was to engage the public in the process and staff hoped that people would call CDD or follow the website to understand project specifics. He apologized that the notice that went out before the staff report was produced, which did not necessarily reflect the recommendation and ultimate decision of the PC. Land use decisions often involve evolving projects.

Mr. Nankervis read the notice that went out for the June neighborhood meeting and asked if the zone change that went before the PC was consistent with the notice, and Mr. Goddard said he thought it was. This change was initiated by a cottage housing project application and review indicated that the density envisioned for the area now was higher than it was in the 1980's. The notice failed to identify specific zoning and which lots were going to which density. Mr. Nankervis asked if CDD cited the Comp Plan that linked to the recommended decision. Mr. Goddard said yes, the current zoning designations were compared to the Comp Plan designation and discussed at that meeting. Mr. Nankervis asked if this was a regular practice and Mr. Goddard said yes. He asked if CDD points out inconsistencies with the Comp Plan and Mr. Goddard said yes.

Mr. Jones said the letter of June 3 discussed zoning changes, but specifically stated that the D-1 transitioned to D-3 and did not identify a transition to D-5 at all. As a landowner he would have no knowledge of that, unless he showed up at the PC meeting, of the up-zone. He asked if the up-zone would trigger additional public notice. Mr. Goddard said CDD had internal discussions about what needed to be in the public notice. Specifically, publication in a newspaper of general circulation, a sign on the property, a mailing to properties within a given distance to a project. What it failed to require is whether it is a loose or a specific description of the project. If it is so specific that there is no room for modification and the project is incapable of change without duplication of the process through the PC a second time, that is also a difficult situation. Mr. Jones asked about the information on the public notice signs and Mr. Goddard said he would have

to check, but what was on the letter was the current formal zonings of the properties, not the specific zones that a property would transition to.

Ms. Gladziszewski asked if Mr. Stitz mentioned any concerns that were not covered by the PC, because in her experience, the PC was aware of neighborhood concerns, whether people came forward to testify or not. Mr. Goddard said that in a sense, land use processes were compartmentalized, and at the rezone stage staff did not question the information that led to the adoption of the Comp Plan and the designation of the densities for the area. At the same time, the department did not leap forward on the assumption that when the subdivision came in, what the road standards and required road improvements would be. There was faith that the Comp Plan legitimately represented the will of the community, and a belief that a subdivision would address issues such as safe routes to schools, road improvements, driveway safety, sewer, water and storm water provisions. Those questions were not asked at the Comp Plan or zone change phase.

Mayor Sanford spoke about the recent improvements to the North Douglas Highway.

Ms. Troll asked about the letter to the property owners on June 3, and on the 2nd page asked if most of the lots listed for D1-D3 were now D-5. Mr. Goddard said there were two lots that were going to D-15 but the rest were going to D-5. It was fair to state that the property owners would assume the transition was only to D-3.

Mr. Kiehl said the notice on the transition to D-3 seemed clear. He asked if there was D-15 and Light Commercial were in the area and asked why a transition to D-5 on adjacent properties was recommended when D-8 or D-10 seemed reasonable to avoid conflicts. Mr. Goddard said the zones go from 1 - 3 - 5 - 10 so it was not possible to achieve six units per acre no matter what density was in the area. Mr. Kiehl said the density of uses was his concern. He also asked how it would be possible to get driveway permits from the state in that area to allow development. Mr. Goddard said a lower density in the area required more driveways and a higher density could result in fewer entries into the highway. Mr. Kiehl said he was inclined towards higher densities in North Douglas.

Ms. Crane said she was not opposed to the ordinance because CBJ needed more land for development, but she was concerned about the public notice.

Mayor Sanford spoke about the efforts to install water and sewer for the Back Loop area and the need for effective zoning following the installation.

Ms. Gladziszewski asked why staff had not considered a move to D-10 zoning to achieve roads rather than driveways. Mr. Goddard said they had not looked at a lot of options because a large portion of the rezone was CBJ property managed by the Lands Department and they just looked at the most appropriate highest density under the Comprehensive Density Allowances.

MOTION, by Crane, to refer Ordinance 2014-45 back to the Planning Commission.

Mr. Nankervis objected. He said this rezone was noticed, no one attended, and it was adequately noticed.

Ms. Troll supported the motion and wanted to see an upzone go through for higher density to address the needs for housing. She felt the notice was inadequate.

Roll call:

Aye: Crane, Jones, Kiehl, Gladziszewski, Troll

Nay: Becker, Nankervis, White, Sanford
Motion passed: 5 ayes, 4 nays.

- B. Ordinance 2014-46 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Black Bear, Lot 3, Located at the South End of Silver Street in the Northwest Mendenhall Valley, from D-1 to D-3.

In July 2014, the applicant applied to have Lot 3 of Black Bear Subdivision, located at the south end of Silver Street, rezoned from D-1 to D-3. On July 28, staff held an informational meeting to discuss the proposed rezoning with all property owners in the affected area.

The areas surrounding the lot at issue are either zoned D-1 or D-3. There are single-family developments in the D-3 neighborhood north of the proposed rezone, which would be consistent with the requested D-3 zoning for Lot 3.

The Planning Commission considered the rezone application at its August 26th, and September 9th meetings and recommends the Assembly approve the rezone of the subject parcel from D-1 to D-3.

The Manager recommends this ordinance be adopted.

Public Comment:

Nate Houston spoke against the rezone. He said the process seemed pushed under the radar on a lot of levels. The property does not have proper utilities and proper frontage requirements. Silver Street is a private drive access and not a publicly maintained road. This rezone had not fully gone through the process. They should have utilities at the corner of the property, and they are not there. There are no sidewalks or streetlights. He said his concerns were nothing against Juneau Youth Services, he was concerned about the process. One of the board members of the JYS is also working in the Planning Department and he said that seemed like a conflict of interest. He spoke about the wetlands concerns and his interest in keeping the area quiet and peaceful.

Assembly Action:

The Assembly discussed SEAL Trust involvement, wetlands determination, utilities and right of way issues with Mr. Goddard.

MOTION, by Crane, to adopt Ordinance 2014-46. Hearing no objection, it was so ordered.

- C. Ordinance 2014-24(L) An Ordinance Transferring the Sum of \$650,000 of Budget Reserve Fund Balance from the Sales Tax Special Revenue Fund to the General Fund.

This ordinance would transfer \$650,000 to the General Fund from the Sales Tax Fund in the FY15 Budget.

On June 30, 2014, the Assembly adopted Ordinance 2013-11(AT), effectively consolidating all budget reserve funds in the General Fund. The objective was to make it simpler for the Assembly, public, and bond rating agencies to determine the balance of the reserve.

When addressing the consolidation of the FY15 \$650,000 allocation, revenue from the 2012 voter-approved 1% sales tax to the budget reserve was not included. A

supplemental appropriation is needed to address this. In the future, the sales tax allocation to the budget reserve will be included in the overall operating budget adopted by the Assembly.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Nankervis, to adopt Ordinance 2014-24(L).

Mr. Nankervis asked for clarification from Mr. Bartholomew regarding the status of the funds being moved. Mr. Bartholomew said the recent approval of the voters of the 1% sales tax included \$5 Million to go into the budget reserve over a 5-year period. There is a schedule of the deposits and for FY15 it was \$650,000 addressed here. Since it was not included in the budget in June, this closes the gap and makes sure that the appropriate amount of sales tax goes into the budget reserve and is subject to the constraints of the budget reserve. By establishing a budget reserve with a target goal of \$15 million, there is currently a balance of \$11 million, and the sales tax money over the next several years will help meet that goal. Those funds are restricted to the rules of the budget reserve. There is also money in "available fund balance," which is money that was previously appropriate but not spent, and is available to the broad discretion of the Assembly. If this transfer was not made from sales tax to budget reserve by the end of the fiscal year, that money would fall into fund balance and be available.

Hearing no objection, it was so ordered.

- D. Ordinance 2014-24(M) An Ordinance Appropriating to the Manager the Sum of \$17,032 as Partial Funding for Research and Mapping of the Evergreen Cemetery for Historic Preservation Purposes; Grant Funding Provided by the State of Alaska, Department of Natural Resources.

The Evergreen Cemetery Mapping project received funds from the Certified Local Government grant program administered by the Alaska Office of History and Archaeology to hire a consultant to locate and map graves in the Evergreen Cemetery, as well as design and create a pamphlet highlighting key people buried who have ties to Juneau's historic structures.

The work performed under this project will be a combined effort of a contracted mapping consultant, a contracted design professional, the Historic Resources Advisory Committee, Parks and Recreation Department, the City Museum, and the Project Manager. Total project costs are estimated to be \$28,386. CBJ is required to provide a 40% match, which will be fulfilled through staff wages from the varied CBJ departments' operating budget.

Total project costs include a 10% State administrative surcharge.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Keihl, to adopt Ordinance 2014-24(M).

Mr. Kiehl said there were already some good maps of the cemetery and asked how much of the fund would go into printing brochures. Mr. Goddard said the majority of the funds would go to the various mapping efforts to ground truth actual locations of remains and to do some updating of information on people who were not currently in the brochure. Ms. Kiefer said that the project was a combined effort of CDD, Parks and Recreation and the Library, and the combined effort of staff time would be the grant match.

Hearing no objection, it was so ordered.

- E. Ordinance 2014-24(N) An Ordinance Appropriating to the Manager the Sum of \$1,800,000 as Funding for Water Main Replacement - Egan Drive – 10th to Main; Loan Funding Provided by the State of Alaska Department of Environmental Conservation, Alaska Drinking Water Fund State Revolving Fund.

This ordinance would appropriate to the Manager \$1,800,000 of loan funds from the State of Alaska, Department of Environmental Conservation (ADEC), Alaska Drinking Water Fund (ADWF) State Revolving Fund.

The loan funds would be used to fund the construction phase of the Water Main Replacement – Egan Drive - 10th to Main Street Capital Improvement Project.

The terms of the low interest loan are 20 years at 1.5-percent per annum.

Assembly Resolution 2668, adopted on November 25, 2013, authorized the City Manager to enter into this loan agreement with ADEC.

The Public Works and Facilities Committee reviewed this action at its June 2, 2014 meeting and recommended forwarding it to the full Assembly for approval.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Becker, to adopt Ordinance 2014-24(N).

Ms. Troll asked about the delay in receiving this from the Public Works and Facilities Committee, which reviewed the matter on June 2. Ms. Kiefer said it was necessary to wait for all paperwork from the State to ensure the grant award.

Hearing no objection, it was so ordered.

- F. Ordinance 2014-24(O) An Ordinance Appropriating to the Manager the Sum of \$2,000,000 as Funding for the Last Chance Basin Well Field Capacity Improvements Project; Loan Funding Provided by the State of Alaska Department of Environmental Conservation, Alaska Drinking Water Fund State Revolving Fund.

This Ordinance would appropriate to the Manager \$2,000,000 of loan funds from the State of Alaska, Department of Environmental Conservation (ADEC), Alaska Drinking Water Fund (ADWF) State Revolving Fund.

The loan funds would be used to fund the Last Chance Basin Well Field Capacity Improvements Project.

The terms of the low interest loan are 20 years at 1.5-percent per annum.

Assembly Resolution 2679, adopted on February 24, 2014, authorized the City Manager to enter into this loan agreement with ADEC.

The Public Works and Facilities Committee reviewed this action at its June 2, 2014 meeting, and recommended forwarding it to the full Assembly for approval.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Gladziszewski, to adopt Ordinance 2014-24(O). Hearing no objection, it was so ordered.

- G. Ordinance 2014-24(P) An Ordinance Forfeiting a \$2,500 Performance Bond and Appropriating to the Manager the Sum of \$2,500 as Funding to Complete the Installation of Water Service on Lot 7A, Curry Subdivision according to Plat 95-3, Juneau, Recording District, First Judicial District, State of Alaska; Funding Provided by a Cash Bond.

This ordinance would appropriate to the Manager \$2,500 for the installation of water service for Lot 7A, Curry Subdivision. The funds are a cash bond that were posted to guarantee the installation of a water service. The original sub-divider of the property posted the bond, but failed to install the required water service and is non-responsive. The new owner of the property has agreed to install the water service and be compensated at the completion.

The Public Works and Facilities Committee heard this request at its September 22, 2014 regular meeting and recommended forwarding it to the full Assembly for approval.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Jones, to adopt Ordinance 2014-24(P).

The Assembly inquired about the location of the water service and Ms. White said it was on Mendenhall Peninsula Blvd. on the uphill side near the 1700 block.

Hearing no objections, it was so ordered.

VIII. UNFINISHED BUSINESS

None.

IX. NEW BUSINESS

- A. Airport Water and Wastewater System Regulation

In response to a projected budget deficit for FY15 and beyond and to help offset the

anticipated shortfall for the increased water/sewer rates to be charged to the Airport, the Airport is proposing adjusting its Airport water and sewer rates to mirror CBJ's rates.

Proposed rate increases mirror CBJ's rate increases over the next five years. The increases will generate additional revenues of \$3,945 for the remainder of FY15, \$8,239 for FY16, \$8,809 for FY17, \$9,418 for FY18 and \$10,070 for FY19. With CBJ's equivalent rate increase to the Airport, the Airport will essentially be revenue neutral. A detailed description of the rates is addressed in the fiscal note accompanying the regulation.

The Airport received no comments during the public comment period, which ran from September 5, 2014, through September 29, 2014. The Airport Board gave final approval of the proposed Water and Wastewater Regulation rate increases (as presented) at their October 8, 2014 meeting.

The Juneau International Airport Water and Wastewater System Regulation changes are budgeted to take effect January 1, 2015.

The Manager recommends this regulation be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Kiehl, for orders of the day. Hearing no objection, the Assembly allowed the regulations to become effective.

X. STAFF REPORTS

None.

XI. ASSEMBLY REPORTS

A. Mayor's Report

Mayor Sanford recognized CBJ staff who were assisting communities and projects outside of Juneau, including Mila Cosgrove for her HR guidance to Haines and Petersburg, and Bob Bartholomew for his service on a statewide Oil and Gas Commission.

B. Committee Reports

Committee of the Whole: Chair Becker reported on the October 6 meeting at which tobacco tax, and biosolids treatment and disposal were discussed. The next meeting was set for October 27. Ms. Troll asked to add a report about the Tongass Advisory Committee to that agenda.

Tax Exemption Review Committee: Chair Becker said the next meeting was set for October 23 at 5 p.m. and the topic would focus on the senior sales tax exemption.

Lands and Resources Committee: Mr. Jones said the last meeting discussed the sale of land at Lena Point to the Juneau Housing Trust to use for the High School Building Program to build affordable housing.

Treadwell Arena Task Force: Chair Jones said the next meeting was set for October 30. Three public hearings were scheduled: November 6 at the Douglas Library, November 13 at the

Mendenhall Library and November 25 in the Assembly Chambers.

C. Liaison Reports

Docks and Harbors Board: Liaison Jones said the next meeting was set for October 30. The Statter Harbor bids came in and the Engineer Estimate was \$10.6 million, the low bid came in at \$11.2 million, so staff would return the matter to the board.

Planning Commission: Liaison Nankervis said the PC met on October 14 and issued a conditional use permit to the Haven House. The next meeting is October 28, 6 p.m. for the COW and 7 p.m. for the regular meeting.

Airport Board: Liaison Nankervis said the board met on October 8 to discuss the regulations on the Assembly's agenda tonight. The next meeting was set for October 22 and it was a special meeting at 5 p.m. about the CIP.

Juneau Commission on Sustainability: Liaison Troll said the JCOS was meeting to review the Biosolids report from Engineering and would make recommendations for energy efficiency. They also have dusted off the old scope of services for the Energy Plan and provided it to the city manager.

Bartlett Regional Hospital: Liaison Crane said the BRH Board recently conducted a retreat with the Foraker Group which was a very good meeting to prioritize goals for staff. The next meeting was set for October 28.

Downtown Business Association: Liaison Kiehl said the DBA met and continued work on the idea of a downtown circulator bus, is planning for Gallery Walks and is looking for opportunities to convert some loading zones to additional on-street parking.

Juneau School Board: Liaison Kiehl said the Board would meet October 21 and hold a budget worksession at 4:30 p.m. with a regular meeting at 6 p.m. at Thunder Mountain High School.

Affordable Housing Commission: Liaison Kiehl said the commission heard from Barb Sheinberg about town meetings and the initiatives of the economic development plan. The Housing Action Plan was discussed in light of the Economic Development Plan. Mayor Sanford was interested to understand the project schedule of the Housing Action Plan for Assembly planning purposes.

UAS Campus Council: Liaison Becker reported on the last meeting which focused on gender equity and Title 9.

Chamber of Commerce: Liaison Becker said the Chamber had worked hard on a survey for use and discussion by the Tax Exemption Review Committee.

Student Activities Committee: Liaison Becker said the middle school philosophy has been recently discussed and the focus is on less competition and an emphasis on the whole child and developing teamwork skills.

D. Presiding Officer Reports

None.

XII. ASSEMBLY COMMENTS AND QUESTIONS

Mayor Sanford passed on thanks from the Rear Admiral of the U.S. Coast Guard for the welcome in Juneau. He passed on thanks for the work on the election and asked for information on combining the local election with the state election.

Mr. Kiehl said the Fallen Firefighters Memorial was a very moving ceremony. He explained the 14th annual outdoor skills program at the middle schools and spoke about the importance of the hunter education course and of teaching fire safety. He invited community participation in the teaching.

MOTION, by Crane, to allow progress to start for early entry by the School District building program onto the lot at Lena referenced in the ordinance for introduction for this meeting, to allow them to move forward. Hearing no objection, it was so ordered.

Ms. Gladziszewski thanked everyone for the work on the election, including the League of Women Voters and Juneau Votes. She would like to have the answer to the question about why the municipality does not combine elections with the state.

Ms. Troll welcomed the newly elected members to the Assembly. She noted a recent article which rated Juneau as one of the best capital cities. She participated in the NAMI Walk on October 11. She congratulated JPD for the Coffee with a Cop program and said the next event was set for November 6.

Mr. Nankervis said he would like more information on the high school home building program in the Manager's report to explain the project and process. He welcomed the new members to the Assembly. He was also interested in the question of why the city election was when it was. He said he was tired to the political surveys on the phone and that was seconded by the rest of the Assembly.

Mr. Jones spoke about the programs he had attended about the internment of the Japanese in WWII and the Empty Chair movie put together by Greg Chaney and said it was marvelous. He said he had attended the Auke Bay Planning Meetings which he thought were well run by CDD staff. As Chair of the Treadwell Task Force, he asked if there was a plan for bringing forward the ordinance regarding an empowered pool board and said he thought it would inform the Treadwell discussions. Mayor Sanford said he did not want to start that until the middle of January as there were too many issues in front of the Assembly and staff at the moment. We should discuss in COW in December if the Assembly wants to move forward with an empowered board. In the meantime, Mr. Mertz and some of the Advisory Board members would work on some of the draft proposals that were already out there.

Ms. Troll asked if the Assembly would have the benefit of the review taking place within the Parks and Recreation Department to hear from staff to understand how they think the program could be run more efficiently. Ms. Kiefer said that effort would be completed by the end of December.

Ms. Crane said she had many questions on the topic and asked if it was appropriate to forward those to the City Manager? She said she understood waiting but thought the questions would generate work by staff and wanted answers at the January meeting. Mayor Sanford said he did not want any work generated in the next few months. He said it was fine to forward questions to staff but he did not want any expectation of immediate response at this time.

Ms. Gladziszewski said she could wait but wanted to understand the process. She did not want to see a lack of progress until January. She wanted to see the plan from advocates outlining why their plan would be better than that of Parks and Recreation. Mayor Sanford said that would start in January. He said the Assembly needed to settle the score on whether or not it wanted to move forward with an empowered board. Ms. Gladziszewski said that was why the information was needed.

Mr. Jones said he was struggling to answer questions that remain unasked on Treadwell and if Parks and Rec would not be finishing their information on the pools by December and he had to have a report for Treadwell by January, the issues were plowing some of the same ground.

XIII. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

XIV. EXECUTIVE SESSION

A. Update on Gastineau Apartments from City Attorney

MOTION, by Becker, to enter into executive session, for a matter, the immediate knowledge of which would clearly have an adverse effect on the finance of the City and Borough of Juneau, the topic is the Gastineau Apartments. Hearing no objection, the Assembly recessed into executive session at 9:25 p.m. and returned to regular session at 10:09 p.m.

Ms. Becker said that during executive session the Assembly received a report from the Municipal Attorney and provided direction.

XV. ADJOURNMENT

There being no further business to come before the Assembly, the meeting adjourned at 10:10 p.m.

Signed: _____
Laurie Sica, Municipal Clerk

Signed: _____
Merrill Sanford, Mayor

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Ordinance 2014-24(W) An Ordinance Appropriating to the Manager the Sum of \$800,000 as a Transfer to the Statter Harbor Improvements Capital Project; Funding Provided by the Harbors Fund Fund Balance.

MANAGER'S REPORT:

This ordinance would transfer \$800,000 to the Statter Harbor Improvement CIP Account from the Harbors Fund balance.

The request is to transfer \$800,000 to the existing Statter Harbor Improvements CIP account for planned improvements of the Statter Harbor Master Plan, specifically for the construction of a two-lane boat launch facility. Funding would be provided by the Harbor Fund available fund balance with a current balance of \$3,417,730.

The Public Works and Facilities Committee reviewed this request at its meeting on October 27, 2014 and recommended forwarding it to the full Assembly for approval.

The Docks and Harbors Board reviewed this request at its October 30, 2014 meeting and recommended forwarding it to the full Assembly for approval.

RECOMMENDATION:

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

ATTACHMENTS:

Description		Upload Date	Type
<input type="checkbox"/>	2014-24(W)	10/28/2014	Ordinance
<input type="checkbox"/>	2014-24(W) EIN	10/28/2014	Exhibit
<input type="checkbox"/>	2014-24(W) MR	10/28/2014	Cover Memo

Presented by: The Manager
Introduced: 11/10/2014
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2014-24(W)

An Ordinance Appropriating to the Manager the Sum of \$800,000 as a Transfer to the Statter Harbor Improvements Capital Project; Funding Provided by the Harbors Fund Fund Balance.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$800,000 for a transfer to the Statter Harbor Improvements CIP account.

Section 3. Source of Funds

Harbors Fund Fund Balance \$ 800,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2014.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

"ECONOMIC IMPACT" NOTE**ORDINANCE #: 2014-24(W)****CAPITAL IMPROVEMENT PROJECTS (CIP) H51-093 Statter Harbor Improvements**

Project Budget	Budget	Expenditures/	
		Commitments	Available Budget
Direct Project Costs	\$ 24,803,700	\$ 22,832,664	\$ 1,971,036
Total Project Budget	\$ 24,803,700	\$ 22,832,664	\$ 1,971,036

Amounts noted at left are 100% of the project totals.

Project Totals Before Appropriation: \$ 24,803,700

This Appropriation: 800,000

Total Project: \$ 25,603,700**Funding Sources:**

City Sales Tax	\$ 7,379,600	\$ 5,995,164	\$ 1,384,436
State Funds	\$ 16,837,500	\$ 16,337,500	\$ 500,000
Marine Passenger Fees	500,000	500,000	-
Local Revenue	86,600	-	86,600
Harbor Fund Balance	800,000	-	800,000
Total Funding Sources	\$ 25,603,700	\$ 22,832,664	\$ 2,771,036

Comment: _____

This CIP account covers numerous phase of work associated with the Statter Harbor Master Plan. Past work includes planning, permitting, and construction (Phase I) and planning, permitting of Phase II. A legislative grant of \$500,000 is specific to Phase III and must be held for that future project. The requested fund transfer is needed to fully fund the construction of Phase II (Two-Lane Boat Launch Ramp and associated parking).

Personnel

Full-Time FTE's
Part-Time FTE's
Temporary FTE's

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Prepared by: Gary Gillette

Date: 28-Oct-14

Affected Depts a)

Date:

(Dir/Dept): b)

Date:

Finance Dir:

Date:

City Manager:

Date:

H51-095

\$ 11,382,004

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Ordinance 2014-24(X) An Ordinance Appropriating to the Manager the Sum of \$500,000 as a Transfer to the Downtown Cruise Ship Berth Enhancement CIP account for Corrosion Protection of the Existing Dock Structure at the Steamship Wharf; Funding Provided by the Docks Fund Fund Balance.

MANAGER'S REPORT:

This ordinance would transfer \$500,000 to the Downtown Cruise Ship Berth Enhancement CIP Account from the Docks Fund balance.

The request is to transfer \$500,000 to the existing Cruise Berths Enhancement CIP account for corrosion protection of the existing dock structure at the Steamship Wharf. Funding would be provided by the Docks Fund available fund balance with a current balance of \$3,531,061.

The Public Works and Facilities Committee reviewed this request at its October 27, 2014 meeting, and recommended forwarding it to the full Assembly for approval.

The Docks and Harbors Board reviewed this request at its October 30, 2014 meeting, and recommended forwarding it to the full Assembly for approval.

RECOMMENDATION:

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

ATTACHMENTS:

Description		Upload Date	Type
<input type="checkbox"/>	2014-24(X)	10/28/2014	Ordinance
<input type="checkbox"/>	2014-24(X) EIN	10/28/2014	Exhibit
<input type="checkbox"/>	2014-24(X) MR	10/28/2014	Cover Memo

Presented by: The Manager
Introduced: 11/10/2014
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2014-24(X)

An Ordinance Appropriating to the Manager the Sum of \$500,000 as a Transfer to the Downtown Cruise Ship Berth Enhancement CIP account for Corrosion Protection of the Existing Dock Structure at the Steamship Wharf; Funding Provided by the Docks Fund Fund Balance.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$500,000 for a transfer to the Downtown Cruise Ship Berth Enhancement CIP account.

Section 3. Source of Funds

Docks Fund Fund Balance \$ 500,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2014.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

"ECONOMIC IMPACT" NOTE**ORDINANCE #: 2014-24(X)****CAPITAL IMPROVEMENT PROJECTS (CIP) H51-095 Downtown Cruise Ship Berth Enhancement I**

Project Budget	Budget	Expenditures/	
		Commitments	Available Budget
Direct Project Costs	\$ 11,443,082	\$ 11,382,004	\$ 61,078
Total Project Budget	\$ 11,443,082	\$ 11,382,004	\$ 61,078

Amounts noted at left are 100% of the project totals.

Project Totals Before Appropriation: \$ 11,443,082

This Appropriation: 500,000

Total Project: \$ 11,943,082**Funding Sources:**

Federal Funds	\$ 75,000	\$ 11,835	\$ 63,165
State Funds	\$ 9,398,844	\$ 9,398,844	\$ (0)
Marine Passenger Fees	858,402	860,489	(2,087)
Port Development Fees	1,110,836	1,110,836	-
Local Revenue	-	-	-
Docks Fund Balance	500,000	-	500,000
Total Funding Sources	\$ 11,943,082	\$ 11,382,004	\$ 561,078

Comment: _____

This CIP account covers numerous phases of work associated with the downtown cruise dock. Past work included facility assessment, creating and analyzing development options, planning, permitting, and construction of some elements of the overall plan of upgrades to the port facility. The requested fund transfer is needed to fully fund corrosion protection work of an existing sheet pile wall, steel pile sleeving and induced current corrosion protection system.

Personnel

Full-Time FTE's

Part-Time FTE's

Temporary FTE's

Prepared by: Gary Gillette
Affected Depts a) _____
(Dir/Dept): b) _____
Finance Dir: _____
City Manager: _____

Date: 28-Oct-14
Date: _____
Date: _____
Date: _____
Date: _____

H51-095

\$ 11,382,004

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Resolution 2696 A Resolution De-Appropriating \$22,651 from the Airport Relocate ASOS
(Automated Surface Observation System) Capital Improvement Project.

MANAGER'S REPORT:

This resolution would de-appropriate \$22,651 in Airport CIP A50-046 "Relocate ASOS" Project. The funds for this project were collected under Juneau International Airport's second Passenger Facility Charge (PFC) application, which is now closed.

The Airport Board reviewed this request at its August 13, 2014 meeting, and recommended forwarding to the full Assembly for approval.

RECOMMENDATION:

The Manager recommends the resolution be adopted.

ATTACHMENTS:

Description		Upload Date	Type
<input type="checkbox"/>	Resolution 2696	10/29/2014	Resolution
<input type="checkbox"/>	Res 2696 MR	10/29/2014	Cover Memo

Presented by: The Manager
Introduced: 11/10/2014
Drafted by: Finance

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2696

A Resolution De-Appropriating \$22,651 from the Airport Relocate ASOS (Automated Surface Observation System) Capital Improvement Project.

WHEREAS, under Article IX of the Home Rule Charter of the City and Borough of Juneau, the Assembly by resolution may reduce any appropriation, except for debt service or for cash deficit, provided that no appropriation may be reduced by more than the amount of the unencumbered balance; and

WHEREAS, 2000-11(F) appropriated \$65,000 Passenger Facility Charges (PFC) imposed by the Juneau International Airport under the second PFC application; and

WHEREAS, the Juneau International Airport's second Passenger Facility Charge (PFC) is now closed and the remaining funds are no longer needed on the Airport Relocate ASOS Capital Improvement Project.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The budget is de-appropriated from the Airport Relocate ASOS Capital Improvement Project in the amount of \$22,651; all funding from the Juneau International Airport under the second PFC application.

Section 2. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this day of 2014.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Clerk

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Resolution 2697 A Resolution Consenting to and Approving the Location of the AKBEV Group,
LLC Project.

MANAGER'S REPORT:

Resolution 2697 would provide Assembly consent for the location of the Alaskan Brewing Company expansion.

In May 2013, the Planning Commission approved a vacation of Barrow Street and a transfer of the land to the Brewery to facilitate its expansion. To assist in financing the expansion project, the Brewery applied for a loan, in excess of \$6 million, supported by the Alaska Development and Export Authority's tax exempt small business program. Prior to loan approval, the Authority requires local government consent for the location of the project.

The building project has been approved by the Community Development Department and appropriate permits have been issued.

RECOMMENDATION:

The Manager recommends this resolution be adopted.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Resolution 2697	11/5/2014	Resolution

Presented by: The Manager
Introduced:
Drafted by: A. G. Mead

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2697

A Resolution Consenting to and Approving the Location of the AKBEV Group, LLC Project.

WHEREAS, the Alaska Industrial Development and Export Authority (the “Authority”) proposes to issue a revenue bond in a principal amount in excess of \$6,000,000 to provide funds to AKBEV Group, LLC, to pay for (a) the development, acquisition, design, construction, and equipping of a building and other related facilities for use in the Borrower’s brewing business, including and without limitation acquisition of kegs and four new stainless steel tanks; and (b) all or a portion of the costs incurred in connection with the issuance of the Bond (the “Project”). The Project will be located at the brewery facility located on Shaune Drive in Juneau, Alaska; and

WHEREAS, under the Alaska Industrial Development and Export Authority Act, Alaska Statutes 44.88 *et al*, as amended (“the Act”), the Authority must be in receipt of a resolution from the Assembly of the City and Borough of Juneau consenting to the location of the Project before the Authority may assist in financing the Project; and

WHEREAS, the Authority has requested that the City and Borough adopt a resolution consenting to the location of the Project in the City and Borough of Juneau as contemplated by A.S. 44.88.095(c); and

WHEREAS, the City and Borough consents to and approves of the proposed location of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The Assembly of the City and Borough of Juneau hereby consents to the location of the Project within the City and Borough of Juneau, as such consent is contemplated by and specified by the Act.

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Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2014.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Resolution 2698 A Resolution Authorizing the Manager to Apply for a Community Development Block Grant from the Alaska Department of Commerce, Community and Economic Development for the Purpose of Providing Funding to Tlingit-Haida Regional Housing Authority to be Used for a Willoughby District Village Neighborhood Plan.

MANAGER'S REPORT:

Each year, the City and Borough is eligible to apply for a Community Development Block Grant through the Alaska Department of Community and Economic Development. Grant proposals must be sponsored by a local government and sent to DCED by December 5, 2014, where the proposals will be reviewed and compete against each other on a statewide basis. A local government has the choice of generating its own project ideas or soliciting ideas from the general public. CBJ has successfully used this method in the past. Two proposals were received in response to a solicitation.

The Human Resources Committee (HRC) reviewed two proposals at its September 29, 2014 meeting. The HRC recommended the Assembly support the Tlingit-Haida Regional Housing Authority's proposal for a Willoughby District Village Neighborhood Plan, which would include substantial consultation with area residents and institutions in overseeing changes and supporting the vision for the Village neighborhood and encourage additional housing for those of low/moderate income in the greater Willoughby District. The HRC also recommended that the Assembly authorize the manager to submit a Community Development Block Grant application to the Alaska Department of Community and Economic Development for the purpose of partially funding the proposed plan.

Printed grant applications, with original signatures must be received in Fairbanks by 5 p.m. December 5, 2014.

RECOMMENDATION:

The Manager recommends this resolution be adopted.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Resolution 2698	11/5/2014	Resolution

Presented by: The Manager
Introduced:
Drafted by: A. G. Mead

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2698

A Resolution Authorizing the Manager to Apply for a Community Development Block Grant from the Alaska Department of Commerce, Community and Economic Development for the Purpose of Providing Funding to Tlingit-Haida Regional Housing Authority to be Used for a Willoughby District Village Neighborhood Plan.

WHEREAS, the City and Borough recognizes the importance of supporting local non-profit organizations in addressing the social and human needs of the community; and

WHEREAS, the 2012 Willoughby District Land Use Plan seeks to encourage development of 350 to 400 dwelling units that are a combination of affordable and market rate housing; and

WHEREAS, the 2012 Willoughby District Land Use Plan recommends the development of a "Village Neighborhood Plan" that will include substantial consultation with area residents and institutions in overseeing changes and supporting the vision for their neighborhood; and

WHEREAS, the City and Borough is eligible to apply for Community Development Block Grant (CDBG) funds from the State of Alaska for the benefit of qualifying low and moderate income persons served by local non-profit organizations; and

WHEREAS, the City and Borough has previously obtained and successfully administered CDBG grants: in 2004 to construct a daycare facility for seniors with Alzheimer's Disease or a related disorder; in 2005 to construct seven units of homeless housing; and in 2007 refurbishment and livability upgrades at facilities owned and operated by Gastineau Human Services, the AWARE Shelter, St. Vincent de Paul and the Glory Hole; and

WHEREAS, the City and Borough solicited proposals from non-profit organizations for projects eligible for funding in the 2014 CDBG grant cycle, receiving two proposals; and

WHEREAS, Tlingit-Haida Regional Housing Authority submitted a proposal to develop a neighborhood plan for the Willoughby District Village area; and

WHEREAS, Tlingit-Haida Regional Housing Authority has secured a 25% local match for its proposed project; and

WHEREAS, the City and Borough of Juneau could apply for a grant in the amount of \$150,000 from the Alaska Department of Commerce, Community, and Economic Development (hereinafter "Department"), which administers the CDBG program; and

WHEREAS, the deadline for submission of a Community Development Block Grant application is December 5, 2014.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The Manager is authorized to apply for Community Development Block Grant Funds from the Alaska Department of Commerce, Community and Economic Development, in the amount of \$150,000, to be used for the purpose of providing funding to Tlingit-Haida Regional Housing Authority to be used for a Willoughby District Village Neighborhood Plan.

Section 2. The Manager is authorized to negotiate and execute all documents required for granting and managing funds on behalf of the benefiting organization, Tlingit-Haida Regional Housing Authority.

Section 3. The Manager is authorized to execute any amendments to the grant agreement between the City and Borough and the Department of Commerce, Community and Economic Development as may be necessary for adjustments to the project scope of work and/or budget.

Section 4. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2014.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Bid Award E15-064 Last Chance Basin 2014 Source Improvements

MANAGER'S REPORT:

This Project would consist of construction of seven 16" diameter water wells; two well houses; mechanical piping, equipment and pumps for the two well houses; 220' of 10" HDPE water pipe; electrical, instrumentation and controls for the project; and miscellaneous related work.

Bids were opened on October 31, 2014, with the bid protest period ending at 4:30pm on November 3, 2014. Results of the bid opening are as follows:

Bidders	Total Bid
Arete Construction Corp.	\$1,851,250.00
McG Constructors Inc.,	\$1,901,024.00
Admiralty Construction, Inc.,	\$2,065,105.00
Miller Construction Co.	\$2,067,125.00
Silver Bow Construction Co.	\$2,461,852.50
<i>Engineer's Estimate:</i>	<i>\$2,157,050.00</i>

RECOMMENDATION:

The Manager recommends award of this bid to Arete Construction Corp., for the total bid amount of \$1,851,250.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Bid Award Memo E15-064	11/5/2014	Appeal
<input type="checkbox"/> Project Description	10/2/2014	Bid Award

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 SOUTH SEWARD STREET, JUNEAU, ALASKA 99801

TO: Kimberly A. Kiefer
City and Borough Manager

FROM: Greg Smith ^{CS}
Contract Administrator

SUBJ: BID RESULTS:
Last Chance Basin 2014 Source Improvements
CBJ Contract No. E15-064

DATE: October 31, 2014

FILE: 1830

Bids were opened on the subject project on October 31, 2014. The bid protest period expired at 4:30 p.m. on November 3, 2014. Results of the bid opening are as follows:

BIDDERS	TOTAL BID
Arete Construction Corp.	\$1,851,250.00
McG Constructors Inc.	\$1,901,024.00
Admiralty Construction, Inc.	\$2,065,105.00
Miller Construction Co.	\$2,067,125.00
Silver Bow Construction Co.	\$2,461,852.50
<i>Engineer's Estimate</i>	<i>\$2,157,050.00</i>

Project Manager: Alan Steffert

Description: This Project consists of construction of seven 16" diameter water wells; two well houses; mechanical piping, equipment and pumps for the two well houses; 220' of 10" HDPE water pipe; electrical, instrumentation and controls for the project; and miscellaneous related work.

Funding Source: Water Fund, Sales Tax, Passenger Fees

Total Project Funds: \$5,020,458.87

CIP No.: W75-037

Construction Encumbrance: \$1,851,250

Construction Contingency: \$185,125

Consultant Design: \$143,175

Consultant Contract Administration/Inspection: \$148,100

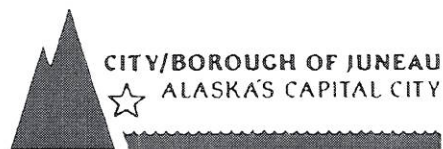
CBJ Administrative costs: \$55,537.50

Staff recommends award of this project to Arete Construction Corp. for the total amount bid of \$1,851,250.

Approved: _____
Kimberly A. Kiefer, City Manager

Date of Assembly Approval: _____

c: CBJ Purchasing



**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Bid Award No. 15-137 Term Contract for Household Hazardous Waste Transport Services

MANAGER'S REPORT:

This project would provide transport services of household hazardous waste (HHW), recyclable electronic waste, and HHW collection supplies and includes transportation from Juneau to a designated site in the Seattle area for the HHW and recyclable electronic waste. HHW collection supplies will require transport from the Seattle dock to Juneau.

Bids were opened on October 15, 2014. The protest period ended at 4:30pm on October 16, 2014. Results of the bid opening are as follows:

Bidders	Total Bid
Alaska Marine Lines	\$118,325.00
Samson Tug and Barge	\$136,452.00

RECOMMENDATION:

The Manager recommends award of this bid to Alaska Marine Lines, for the total bid amount of \$118,325.00.

ATTACHMENTS:

	Description	Upload Date	Type
<input type="checkbox"/>	Request for Manager Approval for Bid No. 15-137	10/21/2014	Bid Award

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET, JUNEAU ALASKA 99801

TO: Kimberly Kiefer
City Manager

DATE: October 21, 2014

FROM: Shelly Klawonn
Buyer

THROUGH: Renee Loree
Purchasing Officer

SUBJECT: RECOMMENDATION TO AWARD
Bid No. 15-137 - Term Contract for Household Hazardous Waste Transport Services

Bids were opened on the subject project on October 15, 2014. The bid protest period expired at 4:30 p.m. on October 16, 2014. Results of the bid opening are as follows:

<u>Bidders</u>	<u>Total Bid</u>
Alaska Marine Lines	\$118,325.00
Samson Tug and Barge	\$136,452.00

This is a term contract effective from the date of award through June 30, 2015, with the option to renew for five additional one-year contract periods.

Buyer: Shelly Klawonn
Funding Source: 570770301 5390
Encumbrance: \$200,000

With the concurrence of Jim Penor, PW Waste Management Solid Waste Coordinator, the Purchasing Division recommends award to Alaska Marine Lines in the bid amount of \$118,325 on the basis of having the lowest responsive bid.

Approved: _____
Kimberly Kiefer, City Manager

Date of Assembly Approval: _____



**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Transfer T-962 Transfer \$204,245 of Wastewater Utility Revenues from existing Wastewater CIP's
to a new Wastewater CIP

MANAGER'S REPORT:

This action would transfer \$204,245 of Wastewater Utility revenues from two completed, existing wastewater capital improvement projects, listed below, to create the Juneau Douglas (JD) Wastewater Treatment Plant Infrastructure Improvements CIP.

The new CIP would be utilized to fund structural improvements or refurbishment of three JD treatment buildings. JD was constructed in 1973 and these structures, now in need of attention, are original. This project is currently slated to be funded in the FY2016 CIP; however some of the repairs are needed immediately in order to maintain safe operations and maintenance. Currently, repair of the immediate structural deficiencies is awaiting funding in order to be bid and awarded.

Transfer From and Closing:

U76-002	Collect Sys. Fac. Plan & I&I	\$121,843
U76-011	ABWWTP Headworks Imp	\$82,402

Transfer To - NEW CIP:

NEW	JD Plant Infrastructure Improvements	\$204,245
-----	--------------------------------------	-----------

The Public Works and Facilities Committee reviewed this request at its October 27, 2014 meeting, and recommended forwarding it to the full Assembly for approval.

RECOMMENDATION:

The Manager recommends approval of this transfer.

ATTACHMENTS:

	Description	Upload Date	Type
<input type="checkbox"/>	T-962	11/6/2014	Transfer
<input type="checkbox"/>	T-962 IBA	11/6/2014	Cover Memo
<input type="checkbox"/>	T-962 MR	11/6/2014	Cover Memo

Presented by: The Manager
Introduced: 11/10/2014
Drafted by: Engineering

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA

SERIAL NUMBER T-962

It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$204,245 be transferred:

From: CIP

U76-002	Collect Sys. Fac. Plan & I&I A	\$ 121,843
---------	--------------------------------	------------

U76-011	ABWWTP Headworks Imp	\$ 82,402
---------	----------------------	-----------

To: CIP

U76-015	JD Plant Infrastructure Improvements	\$ 204,245
---------	--------------------------------------	------------

The \$204,245 consists of:

F519 Wastewater	\$204,245
-----------------	-----------

Moved and Approved this _____ day of _____, 2014.

Kimberly A. Kiefer, City Manager

Attest:

Laurie J. Sica, Municipal Clerk

City and Borough of Juneau

Capital Project Budget Summary Report

Impact of Budget Action: **Transfer T-962**

Budget Action and Project Funding Impacts

The effect of this transfer on the project budgets and available funds to complete the projects is summarized below:

Project No.	Project Description	Transfer	Project Budget		Remaining Funds		Status
			Before	After	Before	After	
Transfer From							
U76-002	Collection Sys Fac Plan & I&I A	\$ 121,843	\$ 130,000	\$ -	\$ 121,843	\$ -	to be closed
U76-011	ABWWTP Headworks Imp	\$ 82,402	\$ 125,000	\$ -	\$ 82,402	\$ -	to be closed
Transfer To							
U76-015	JD Plant Infrastructure Improvements	\$ 204,245	\$ -	\$ 204,245	\$ -	\$ 204,245	NEW project

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Ordinance 2014-44 An Ordinance Authorizing the Manager to Execute a Lease of the Mayflower Building and Grounds to the Juneau Montessori Center, an Alaskan Non-Profit Corporation.

MANAGER'S REPORT:

The Juneau Montessori School has leased the Mayflower Building from the CBJ since 1992. The current lease expired in April of 2014. Under that lease, the School paid a rental rate of \$2,000 per month, which was the fair market value established by the CBJ Assessor in 1993. The April 11, 2014 appraisal established fair market value rental value at \$3,255 per month.

Per CBJ 53.09.270, the CBJ is required to lease property for fair market value, except under certain circumstances. The Assembly may authorize a lease rate at less than fair market value when the lease is to a nonprofit organization for the purpose of performing a service to the public which is supplemental or in lieu of a service which could or should reasonably be provided by the CBJ.

The Lands Committee determined that since the early childhood education and childcare provided by Juneau Montessori School is a public service (and the School a non-profit organization), they should not be required to pay fair market value to lease the Mayflower Building.

The Lands Committee, at its August 25, 2014, meeting unanimously passed the following motion: Lands Committee requests of the administration prepare a resolution that would set the lease payment at \$2000 for the length of the (5 year) lease.

RECOMMENDATION:

The Manager recommends this ordinance be adopted.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Ordinance 2014-44	10/15/2014	Ordinance
<input type="checkbox"/> Exhibit A - Ordinance 2014-44	10/15/2014	Exhibit

Presented by: The Manager
Introduced:
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2014-44

An Ordinance Authorizing the Manager to Execute a Lease of the Mayflower Building and Grounds to the Juneau Montessori Center, an Alaskan Non-Profit Corporation.

WHEREAS, the Juneau Montessori Center (Montessori) is a non-profit organization providing education to the children of the City and Borough; and

WHEREAS, Montessori has been leasing property for its school from the City and Borough since 1992; and

WHEREAS, by Ordinance 2008-37, the City and Borough executed a lease with Montessori allowing for Montessori's use of the Mayflower Building and an additional 14,816 square feet of Lots 12 and 25 of Block 32 of the Tyee 2nd Millsite Addition, Douglas Townsite; and

WHEREAS, Ordinance 2008-37 authorized Montessori to expand its playground, provided it would be available for public use when Montessori is not in session, and allowing Montessori to utilize a portion of the City and Borough public parking lot for its use as long as such use did not conflict with Robert Savikko Recreation Area operations; and

WHEREAS, Montessori has not yet expanded its playground but intends to do so; and

WHEREAS, the market rental value of the proposed lease premises is \$3,255 per month; and

WHEREAS, CBJ 53.09.270(b) authorizes the lease of City and Borough property to a private, nonprofit corporation at less than fair market value provided the lease is approved

1
2 by the Assembly and the property to be leased is used for the purpose of providing a service
3 to the public that could or should reasonably be provided by the state or the City and
4 Borough.

5 NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF
6 JUNEAU, ALASKA:

7 **Section 1. Classification.** This ordinance is a noncode ordinance.

8 **Section 2. Authorization.** The manager is authorized to negotiate and execute a
9 lease with Montessori of approximately 5,086 square feet of space known as the Mayflower
10 Building and including 14,816 square feet of Lots 12 and 25 of Block 32 of the Tyee 2nd
11 Millsite Addition, Douglas Townsite as shown on Exhibit A, subject to the following
12 essential terms and conditions:
13

14 (A) Term. The lease term shall be for a period of five years;

15 (B) Renewal Options. The manager may negotiate any number of lease term
16 extensions, provided that the extensions total no more than five additional years after the
17 original lease term.

18 (C) Adjustment of Rental. The City and Borough may adjust the rent to reflect
19 changes in fair market value at the time each renewal option is exercised, except the
20 Assembly must approve any adjustment that results in a rental amount at less than fair
21 market value.
22

23 (D) Use of Premises. Montessori shall use the leased premises solely for the
24 operation of an elementary school and day care facility.

25 (E) Hold Harmless. The lease agreement shall provide that Montessori indemnify,
defend and hold harmless the City and Borough, its officers and employees for any claim

1
2 related to or arising out of Montessori's use, operation or maintenance of the leased
3 premises.

4 (F) Rent. Pursuant to CBJ 53.09.270(b), rent shall be \$2,000 per month, an
5 amount less than the fair market value, for the initial five year term.

6 (G) Other terms and conditions. The manager may include other lease terms and
7 conditions as the manager determines to be in the public interest.

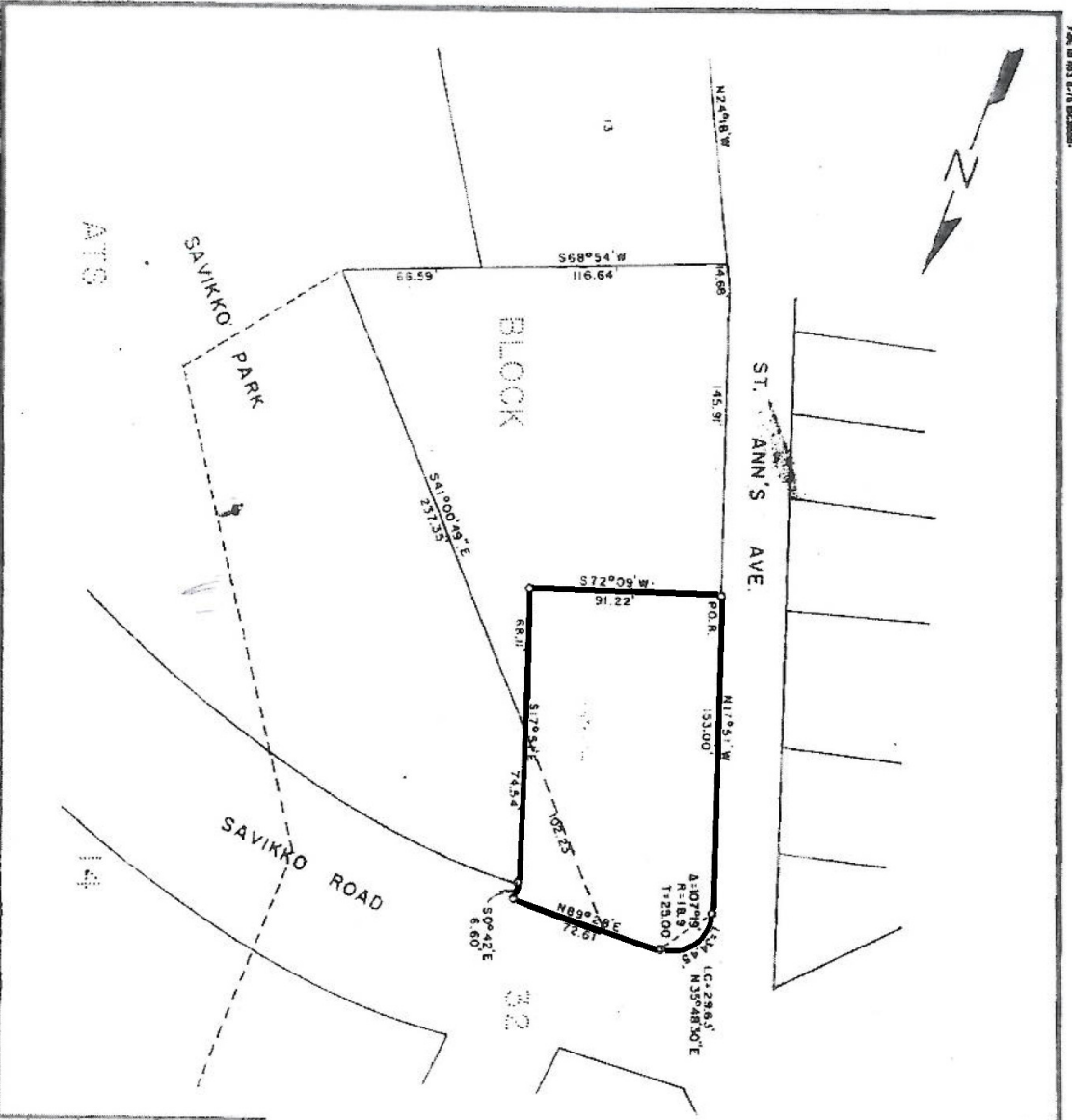
8 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its
9 adoption.

10 Adopted this _____ day of _____, 2014.
11
12

13 _____
Merrill Sanford, Mayor

14 Attest:

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16 _____
Laurie J. Sica, Municipal Clerk
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LEGAL DESCRIPTION

A portion of Lots 12 and 25 of Block 32 of Tyee and Millsite Addition of the Douglas Township, in accordance with plat No. 260 as recorded July 26, 1960, and plat No. 73-10, as filed in the First Judicial District, State of Alaska, more particularly described as:

Commencing at the southwest corner of said Lot 12, also being the northwest corner of Lot 13 of said Block 32; thence N 24° 18' W, 14.68 feet; thence S 17° 51' W, 145.91 feet to the point of beginning; thence N 72° 09' E, 91.22 feet; thence S 17° 51' E, 112.65 feet; parallel with the west side of said Lot 12; thence N 89° 28' W, 6.60 feet; thence S 89° 28' W, 72.61 feet to the P.C. of a curve to the lot; said curve having a radius of 15.12 feet and a central angle of 107° 19' 00"; along which - 29.63', S 35° 48' 30" W; thence south-westerly 34.45 feet along said curve; thence S 17° 51' E, 153.00 feet to the point of beginning.

Containing 14,816 square feet, more or less.

MAYFLOWER LEASE	
LOT 12A, A PORTION OF LOT 12, BLOCK 32 & SAVIKKO PARK, TYEE & MILLSITE ADDITION DOUGLAS TOWNSHIP	
CITY AND BOROUGH OF JUNEAU ENGINEERING DIVISION 155 SOUTH SENADO STREET JUNEAU, ALASKA 99801	
OWN. TAY	FILE. A1B
DATE 11-9-81	DATE 11-9-81
SCALE 1"=50'	
SHEET 1 OF 1	

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Ordinance 2014-47 An Ordinance Authorizing the Manager to Convey Lot 2, Block A, South Lena Subdivision to Juneau Housing Trust, Inc., an Alaskan Non-Profit Corporation, Subject to Certain Conditions, in Support of the Juneau School District's High School Home Building Program.

MANAGER'S REPORT:

At its October 6, 2014 Lands Meeting, the Lands Committee unanimously approved a motion to recommend that the Assembly adopt an ordinance to sell Lot 2, Block A, South Lena Subdivision to the Juneau Housing Trust for \$40,000. The property would be used for the JDHS house building program. The Lands Committee also requested that the approval contain a provision for the Manager to direct staff to develop an Early Entry Authorization to allow the school to install a foundation on the site before the Ordinance is formally adopted. This would allow site preparation and construction of a foundation on the site before winter.

In 2007, fair market value for the 0.74 acre parcel was \$101,000. In the past, the CBJ has made property available to the high school building program for fair market value. The value of the land was recouped by the CBJ when the home was sold after construction was completed. In recent years, lots that were acquired by the CBJ through property tax foreclosure were made available to the high school program for the cost of taxes owed on property. Under these circumstances the home building program received land for less than fair market value.

In addition to recommending that the CBJ sell the lots for less than fair market value, the Lands Committee also recommended that the sale of the property include a reversion clause stipulating that if construction has not begun within 2 years, title to the property would revert back to the CBJ.

RECOMMENDATION:

The Manager recommends this ordinance be adopted.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Ordinance 2014-47	10/15/2014	Ordinance
<input type="checkbox"/> Exhibit A - Ordinance 2014-47	10/15/2014	Exhibit

Presented by: The Manager
Introduced:
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2014-47

An Ordinance Authorizing the Manager to Convey Lot 2, Block A, South Lena Subdivision, to Juneau Housing Trust, Inc., an Alaskan Nonprofit Corporation, Subject to Certain Conditions, in Support of the Juneau School District's High School Home Building Program.

WHEREAS, Juneau Housing Trust, Inc., and the Juneau School District, through its Home Building Program, cooperate in the construction of houses for the purpose of teaching skills to the students participating in the program and which results in the building of affordable housing in the City and Borough; and

WHEREAS, the Assembly has a history of supporting and implementing the District's Home Building Program by conveying land for project development; and

WHEREAS, Juneau Housing Trust, Inc., has submitted a request that the City and Borough consider conveying to the Trust Lot 2, Block A of South Lena Subdivision to be used by the Home Building Program; and

WHEREAS, CBJ 53.09.270(b) authorizes the sale of City and Borough property to a private, nonprofit corporation at less than fair market value provided the disposal is approved by the Assembly and as long as the property is to be used for the purpose of providing a service to the public that could or should reasonably be provided by the state or the City and Borough; and

WHEREAS, the market value of the lot to be sold, as of 2007, was \$101,000; and

1
2 WHEREAS, Juneau Housing Trust, Inc., is willing to purchase the lot for use by the
3 Juneau School District's Home Building Program and will ensure that future house sales
4 will be to affordable housing income qualifying purchasers in perpetuity.

5 NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF
6 JUNEAU, ALASKA:

7 **Section 1. Classification.** This ordinance is a noncode ordinance.

8 **Section 2. Authorization to Convey.** The Manager is authorized to negotiate
9 and execute the sale of Lot 2, Block A, South Lena Subdivision (shown on the attached
10 Exhibit A) to Juneau Housing Trust, Inc.

11 **Section 3. Conditions of Sale.** Conveyance of the lot shall be pursuant to a land
12 sale agreement including the following terms:
13

14 (A) The purchase price for the lot shall be \$40,000.

15 (B) Juneau Housing Trust, Inc., shall participate in the development of the lot for
16 residential purposes only in cooperation with the Juneau School District through
17 the District's Home Building Program.

18 (C) Juneau Housing Trust, Inc., shall be responsible for the closing and recording costs.

19 (D) Given that the Home Building Program intends to begin work on the lot as soon as
20 possible, the sales agreement shall allow the Trust to take early possession of the
21 lot, conditioned upon the Trust obtaining the necessary insurance, as determined by
22 the City and Borough Risk Management Officer, and agreeing to indemnify, defend
23 and hold the City and Borough harmless for claims arising out of or related to its
24 use of the property.
25

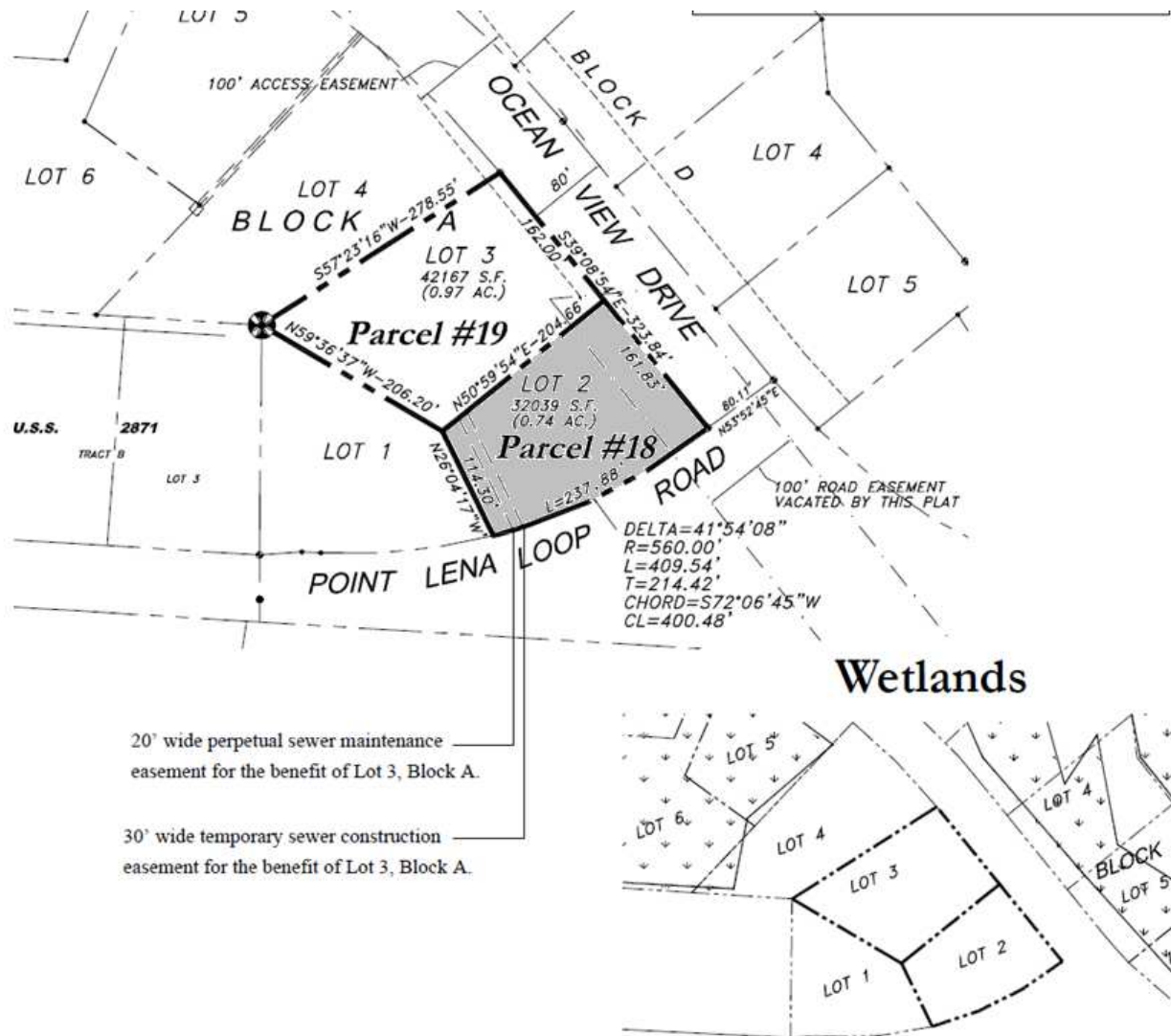
1
2 (E) A reversion clause stipulating that if construction has not begun within two years,
3 title to the property will revert back to the City and Borough.

4 **Section 4. Effective Date.** This ordinance shall be effective 30 days after its
5 adoption.

6 Adopted this _____ day of _____, 2014.

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9 _____
10 Attest: Merrill Sanford, Mayor

11 _____
12 Laurie J. Sica, Municipal Clerk
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**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Ordinance 2013-11(BG) An Ordinance Appropriating to the Manager the Sum of \$4,151,989 to Fund Bartlett Regional Hospital's Fiscal Year 2014 Public Employee Retirement System Contribution; Funding Provided by the Alaska Department of Administration.

MANAGER'S REPORT:

This ordinance would appropriate to the Manager \$4,151,989, which is the FY14 State's 13.68% on-behalf PERS benefit paid for Bartlett Regional Hospital. Funding is provided by the Alaska Department of Administration which was authorized by passage of HB65 during the 2013 legislative session.

This is a housekeeping ordinance to properly account for this on-behalf payment and has no impact on BRH's finances.

RECOMMENDATION:

The Manager recommends this ordinance be adopted.

ATTACHMENTS:

Description		Upload Date	Type
<input type="checkbox"/>	2013-11(BG)	10/7/2014	Ordinance
<input type="checkbox"/>	2013-11(BG) DOA Letter	10/7/2014	Exhibit

Presented by: The Manager
Introduced: 10/20/2014
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2013-11(BG)

An Ordinance Appropriating to the Manager the Sum of \$4,151,989 to Fund Bartlett Regional Hospital's Fiscal Year 2014 Public Employee Retirement System Contribution; Funding Provided by the Alaska Department of Administration.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$4,151,989 to fund Bartlett Regional Hospital's fiscal year 2014 Public Employee Retirement System contribution.

Section 3. Source of Funds

Bartlett Regional Hospital	\$ 4,151,989
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Total Appropriation	<u>\$ 4,151,989</u>
----------------------------	----------------------------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this ___ day of _____, 2014.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk



THE STATE
of ALASKA

Governor STEVE PARNELL

Department of
Administration

DIVISION OF RETIREMENT AND BENEFITS

1000 North Steese Avenue
Juneau, Alaska 99801
Phone: (907) 586-3000
Fax: (907) 586-3001
Email: pers@alaska.gov

August 11, 2014

TRACY OLSON, ACCOUNTING TECH
BARTLETT REGIONAL HOSPITAL
3260 HOSPITAL DR
JUNEAU AK 99801

Sent via email to: TOLSON@BARTLETTTHOSPITAL.ORG

RE: FY14 Employer On-Behalf Funding - PERS ER 219

During the 2013 legislative session, House Bill 65 (HB65) passed providing on-behalf funding for PERS employer contributions for Fiscal Year 2014 (FY14). HB65, Section 29 (a) reads as follows:

(a) The sum of \$312,472,952 is appropriated from the general fund to the Department of Administration for deposit in the defined benefit plan account in the public employees' retirement system as an additional state contribution under AS 39.35.280 for the fiscal year ending June 30, 2014.

HB65 can be found at <http://www.legis.state.ak.us/PDF/28/Bills/HB0065D.PDF>
(Section 29 - pages 88-89).

The Alaska Retirement Management Board approved the actuarially determined rate of 35.68% for FY14, with HB65 providing an on-behalf rate of 13.68% for each FY14 employer payroll. On-behalf funding is applied with the processing of each employer payroll with payroll end dates between July 1, 2013 and June 30, 2014, and received by the Division by July 15, 2014. All such payrolls have been processed, and we have trued-up your account by making an adjusting entry.

Included is a report detailing the Employer On-Behalf Funding allocated for fiscal year 2014 payrolls. **This is your final statement for FY14.** Please feel free to contact me via telephone at (907) 465-2279 or email at tamara.criddle@alaska.gov if you have any questions or need additional information regarding HB65.

Sincerely,

A handwritten signature in cursive script that reads "Tamara Criddle".

Tamara Criddle, Accountant

State of Alaska, Division of Retirement & Benefits
FY2014 - HB65 Employer On-Behalf Detail - Final Actuals
BARTLETT REGIONAL HOSPITAL - ER 219

Payroll Ending Date	On-Behalf		Total
	Pension	Other Post-employment Healthcare	
07/06/2013	87,494.15	67,143.80	154,637.95
07/20/2013	86,792.09	66,605.08	153,397.17
08/03/2013	87,072.61	66,820.36	153,892.97
08/17/2013	84,596.64	64,920.32	149,516.96
08/31/2013	85,762.26	65,814.88	151,577.14
09/14/2013	86,681.40	66,520.10	153,201.50
09/28/2013	84,891.01	65,146.21	150,037.22
10/12/2013	82,965.92	63,668.89	146,634.81
10/26/2013	85,989.88	65,989.60	151,979.48
11/09/2013	85,374.22	65,517.11	150,891.33
11/23/2013	85,128.96	65,328.87	150,457.83
12/07/2013	84,668.83	64,975.57	149,644.40
12/21/2013	82,767.65	63,516.60	146,284.25
01/04/2014	83,794.40	64,304.52	148,098.92
01/18/2014	82,896.78	63,615.80	146,512.58
02/01/2014	84,085.28	64,527.71	148,612.99
02/15/2014	83,183.34	63,835.63	147,018.97
03/01/2014	84,087.02	64,529.21	148,616.23
03/15/2014	83,553.53	64,119.71	147,673.24
03/29/2014	84,459.76	64,815.22	149,274.98
04/12/2014	82,547.72	63,347.93	145,895.65
04/13/2014	2,222.43	1,705.41	3,927.84
04/26/2014	84,741.48	65,031.37	149,772.85
05/10/2014	83,886.31	64,374.93	148,261.24
05/24/2014	85,584.94	65,678.62	151,263.56
06/07/2014	85,991.50	65,990.68	151,982.18
06/21/2014	85,026.24	65,249.99	150,276.23
Year-End Adjustment	142,920.94	109,727.82	252,648.76
TOTALS FOR BARTLETT REGIONAL HOSPITAL			
	\$2,349,167.29	\$1,802,821.94	\$4,151,989.23

dr. ~~1100~~ 01.9410.2105
 01.01.5020.0610
 \$ 4,151,989.23

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Ordinance 2014-24(Q) An Ordinance Authorizing the Manager to Accept the State of Alaska, Department of Environmental Conservation's Offer of Partial Funding for the Salmon Creek Secondary Disinfection Capital Improvement Project and Appropriating to the Manager \$1,000,000 in Grant Funding Provided by the State of Alaska, Department of Environmental Conservation.

MANAGER'S REPORT:

This ordinance would appropriate \$1,000,000 in municipal matching grant funding from the Alaska Department of Environmental Conservation (ADEC) Division of Water for the following project:

Water Treatment Improvements - Salmon Creek LT2 Upgrades \$1,000,000

This grant has a 40% match requirement which will be provided with the funds already on the CIP. As part of the grant application process, the Assembly declared this project to be the top priority of the City and Borough by Resolution 2694.

As required by the Department of Environmental Conservation, this ordinance would also accept the terms and conditions of the grant, specifies that the City and Borough will operate and maintain the completed project, and indicates the City and Borough's agreement to comply with applicable State regulations.

The Public Works and Facilities Committee reviewed this request at its June 2, 2014 meeting and recommended forwarding it to the full Assembly for approval.

RECOMMENDATION:

The Manager recommends this ordinance be adopted.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Ordinance 2014-24(Q)	10/15/2014	Ordinance
<input type="checkbox"/> 2014-24(Q) EIN	11/10/2014	Miscellaneous
<input type="checkbox"/> MMG#44593 Grant Agreement	9/22/2014	Exhibit

Presented by: The Manager
Introduced: 10/20/2014
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2014-24(Q)

An Ordinance Appropriating to the Manager the Sum of \$1,000,000 as Partial Funding for the Salmon Creek Secondary Disinfection Capital Improvement Project, Grant Funding Provided By The State of Alaska, Department of Environmental Conservation.

WHEREAS, the State of Alaska, Department of Environmental Conservation has approved a municipal matching grant in the amount of \$1,000,000 to the City and Borough to be applied towards the Salmon Creek Secondary Disinfection Capital Improvement Project; and

WHEREAS, the City and Borough Assembly, by Resolution 2694, identified the project as the community's number one local state funding priority for fiscal year 2015; and

WHEREAS, the City and Borough must formally agree to the grant terms and conditions and to operate and maintain the completed project.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$1,000,000 for the Salmon Creek Secondary Disinfection CIP.

Section 3. Source of Funds

State of Alaska, Department of Environmental Conservation	\$1,000,000
---	-------------

Section 4. The City and Borough of Juneau formally accepts the State of Alaska, Department of Environmental Conservation's Municipal Matching Grant #44593, and agrees to operate and maintain the completed project, and to comply with the terms and conditions of the grant and with applicable State regulations.

Section 5. Effective Date. This ordinance shall be effective immediately upon adoption.

Adopted this _____ day of _____, 2014.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

"ECONOMIC IMPACT" NOTE**ORDINANCE #: 2014-24(Q)****CAPITAL IMPROVEMENT PROJECTS (CIP) W75-044 SALMON CREEK SECONDARY DISINFECTION**

Project Budget	Budget	Commitments	Expenditures	Available Budget
Direct Project Costs	\$ 2,000,000	\$ 1,699,854	\$ 201,802	\$ 98,344
Total Project Budget	\$ 2,000,000	\$ 1,699,854	\$ 201,802	\$ 98,344

Amounts noted at left are 100% of the project totals.

Project Totals Before Appropriation: \$ 2,000,000

This Appropriation ADEC Grant 1,000,000

Total Project: \$ 3,000,000

Funding Sources:

ADCCED Grant	650,000	575,789	74,211	-
ADEC Grant	1,000,000	1,000,000	-	-
F514 Water Funds	\$ 80,000	\$ 22,455	\$ 57,545	\$ -
ADEC Loan	1,270,000	101,611	70,045	1,098,344
Total Funding Sources	\$ 3,000,000	\$ 1,699,854	\$ 201,802	\$ 1,098,344

Comment: _____

Personnel

Full-Time FTE's				
Part-Time FTE's				
Temporary FTE's				

Prepared by: Janella Lewis

Affected Depts a) Engineering/Public Works

(Dir/Dept): b) Rorie Watt/Kirk Duncan/John Bohan

Finance Dir: Bob Bartholomew

City Manager: Kim Kiefter

Date: 24-Oct-14

Date: _____

Date: _____

Date: _____

Date: _____

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Ordinance 2014-24(R) An Ordinance Appropriating to the Manager the Sum of \$469,221 as Funding for the 2014 State Homeland Security Program / SHSP, and the Sum of \$215 as Funding for the Local Emergency Planning Committee; Grant Funding Provided by the State of Alaska, Department of Military and Veterans Affairs.

MANAGER'S REPORT:

This ordinance would appropriate \$469,221 to the 2014 SHSP State Grant-GR34094 from the Alaska Department of Military and Veterans Affairs 2014 State Homeland Security Program, EMW-2014-SS-00010 for the City and Borough of Juneau.

Federal Grant Number: EMW-2014-SS-00010

State Grant Number: 14SHSP- GR34094

These funds are slated to support the goals and activities of the CBJ Emergency Management through funding planning, training, exercise, and equipment procurement. Projects funded by this grant include:

1. Purchase and install a public safety answering point upgrade and bridge to a secondary dispatching, EOC, JPD COOP locations.
2. Purchase and install automated building lock systems with card readers for access to collocated secondary dispatching center and EOC (CCFR location).
3. Purchase tactical gear for SWAT and EMS (shields, vests, body armor, and helmets).
4. Purchase heavy rescue confined space and USAR equipment for CCFR.
5. Purchase and install one repeater system to extend current communications capabilities into the "dead spot".
6. Fund a 3 day training class between SWAT and Tactical EMS teams.

This ordinance would also appropriate an additional \$215 to the \$18,448, appropriated on August 25, 2014 (Serial No. 2014-24(F)) making the total appropriation \$18,663 for the 2015 LEPC Grant from the Alaska Department of Military and Veterans Affairs for the Local Emergency Planning Committee.

There is no match requirement for these grants.

The Public Works and Facilities Committee reviewed this ordinance at its October 27, 2014 meeting, and recommended forwarding to the full Assembly for approval.

RECOMMENDATION:

The Manager recommends this ordinance be adopted.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> 2014-24(R)	10/10/2014	Ordinance
<input type="checkbox"/> 2014-24(R) EIN 14SHSP	10/10/2014	Exhibit
<input type="checkbox"/> 2014-24(R) EIN 15LEPC	10/10/2014	Exhibit
<input type="checkbox"/> 14SHSP Award	10/10/2014	Exhibit
<input type="checkbox"/> 15LEPC Amendment	9/29/2014	Exhibit
<input type="checkbox"/> 15LEPC Award	10/10/2014	Exhibit

Presented by: The Manager
Introduced: 10/20/2014
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2014-24(R)

An Ordinance Appropriating to the Manager the Sum of \$469,221 as Funding for the 2014 State Homeland Security Program / SHSP, and the Sum of \$215 as Funding for the Local Emergency Planning Committee, Grant Funding Provided by the State of Alaska, Department of Military and Veterans Affairs.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$469,2221 to support the goals and activities of the CBJ Emergency Management through funding planning, training, exercise and equipment procurement and \$215 to support Local Emergency Planning Committee activities.

Section 3. Source of Funds.
Alaska Department of Military and Veterans Affairs \$469,436

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2014.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

"ECONOMIC IMPACT" NOTE**ORDINANCE #: 2014-24(R)****OPERATIONAL IMPACT**

(circle one)

NO

☒ YES

(if yes, explain in detail)

Explanation of Impact:

2014 State Homeland Security Program, 14SHSP-GR34064 funding supporting projects for the CBJ JPD, and CCFR

(Attach Additional Pages as Necessary)

FINANCIAL IMPACT

(circle one)

NO

☒ YES

(if yes, complete the following)

FUND:

Expenditure Budget

Operating Expenditures

FY14	FY15	FY16	FY17	FY18
\$ -	\$ 469,221	\$ -	\$ -	\$ -
-	-	-	-	-
-	-	-	-	-
\$ -	\$ 469,221	\$ -	\$ -	\$ -

Total Expenditures**Funding Sources:**

Federal Grant

\$ -	\$ 469,221	\$ -	\$ -	\$ -
-	-	-	-	-
-	-	-	-	-
\$ -	\$ 469,221	\$ -	\$ -	\$ -

Total Funding Sources**Personnel**

Full-Time FTE's

Part-Time FTE's

Temporary FTE's

CAPITAL IMPROVEMENT PROJECTS (CIP)**Project Budget**

Direct Project Costs

\$ -	\$ -
-	-
\$ -	\$ -

Total Project Budget

Amounts noted at left are 100% of the project totals.

Project Totals Before Appropriation:

This Appropriation:

Total Project:

\$ -

Funding Sources:

Federal Funds

State Grant

JNU In-Kind Contribution

	\$ -
	-
-	-
\$ -	\$ -

Comment:

Total Funding Sources**Personnel**

Full-Time FTE's

Part-Time FTE's

Temporary FTE's

Prepared by: Michelle BrownAffected Depts a) Administration(Dir/Dept): b) Emergency ProgramsFinance Dir: Bob BartholomewCity Manager: Kimberly KieferDate: 09.26.2014

Date: _____

Date: _____

Date: _____

Date: _____

"ECONOMIC IMPACT" NOTE**ORDINANCE #: 2014-24(R)****OPERATIONAL IMPACT**

(circle one)

NO

☒ YES

(if yes, explain in detail)

Explanation of Impact:

Additional funds for the Juneau Local Emergency Planning Committee (LEPC)

(Attach Additional Pages as Necessary)

FINANCIAL IMPACT

(circle one)

NO

☒ YES

(if yes, complete the following)

FUND:

Expenditure Budget

Operating Expenditures

FY14	FY15	FY16	FY17	FY18
\$ -	\$ 215	\$ -	\$ -	\$ -
-	-	-	-	-
-	-	-	-	-
\$ -	\$ 215	\$ -	\$ -	\$ -

Total Expenditures**Funding Sources:**

State Grant

\$ -	\$ 215	\$ -	\$ -	\$ -
-	-	-	-	-
-	-	-	-	-
\$ -	\$ 215	\$ -	\$ -	\$ -

Total Funding Sources**Personnel**

Full-Time FTE's

Part-Time FTE's

Temporary FTE's

CAPITAL IMPROVEMENT PROJECTS (CIP)**Project Budget**

Direct Project Costs

\$ -	\$ -
-	-
\$ -	\$ -

Total Project Budget

Amounts noted at left are 100% of the project totals.

Project Totals Before Appropriation:

This Appropriation:

Total Project: \$ -**Funding Sources:**

Federal Funds

State Grant

JNU In-Kind Contribution

	\$ -
	-
-	-
\$ -	\$ -

Total Funding Sources

Comment: _____

Personnel

Full-Time FTE's

Part-Time FTE's

Temporary FTE's

Prepared by: Michelle BrownAffected Depts a) Administration(Dir/Dept): b) Emergency ProgramsFinance Dir: Robert BartholomewCity Manager: Kimberly Kiefer

Date: _____

Date: _____

Date: _____

Date: _____

Date: _____

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Ordinance 2014-24(U) An Ordinance Appropriating to the Manager the Sum of \$125,000 as Funding for the Thirty-Six Month Grant for One School Resource Officer; Grant Funding Provided by the United States Department of Justice, Office of Community Oriented Policing Services (COPS).

MANAGER'S REPORT:

An ordinance appropriating to the manager the sum of \$125,000, for a thirty-six month grant, for one School Resource Officer. Grant funding is provided by the United States Department of Justice, Office of Community Oriented Policing Services (COPS). The officer will conduct School Resource Officer duties in our Juneau Douglas School District. The City is committed to extend the project for one year after the expiration of the federal funding.

The grant requires a match of \$178,800 over three years and an additional year of funding for the officer at the cost of \$109,200 for a total of \$288,000 for four years. The annual average general fund cost is \$72,000 for four years.

RECOMMENDATION:

The Manager recommends this ordinance be adopted.

ATTACHMENTS:

Description		Upload Date	Type
<input type="checkbox"/>	2014-24(U)	10/6/2014	Ordinance
<input type="checkbox"/>	2014-24(U) EIN	10/6/2014	Exhibit

Presented by: The Manager
Introduced: 10/20/2014
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2014-24(U)

An Ordinance Appropriating to the Manager the Sum of \$125,000 as Funding for the Thirty-Six Month Grant for One School Resource Officer. Grant Funding Provided by the United States Department of Justice, Office of Community Oriented Policing Services (COPS).

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$125,000 for the School Resource Officer.

Section 3. Source of Funds.

U.S. Department of Justice \$125,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2014.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

OPERATIONAL IMPACT	(circle one) NO YES	(if yes, explain in detail)
Explanation of Impact: COPS grant allows for partial funding of an SRO. This will allow partial funding of a vacant SRO postion. Grant stipulates new hires, or filing existng no longer funded, or rehire. 2014UMWX0163		
(Attach Additional Pages as Necessary)		

FINANCIAL IMPACT	(circle one) NO YES	(if yes, complete the following)	FUND:		
	FY14	FY15	FY16	FY17	FY18
Expenditure Budget					
Salary	\$ -	\$ 50,425	\$ 61,958	\$ 63,457	\$ 64,500
Benefits	-	30,204	39,686	40,166	43,000
	-	-	-	-	-
Total Expenditures	\$ -	\$ 80,629	\$ 101,644	\$ 103,623	\$ 107,500
Funding Sources:					
Federal Grant	\$ -	\$ 37,500	\$ 50,000	\$ 25,000	\$ 12,500
CBJ	-	43,129	51,644	78,623	95,000
	-	-	-	-	-
Total Funding Sources	\$ -	\$ 80,629	\$ 101,644	\$ 103,623	\$ 107,500
Personnel					
Full-Time FTE's		1	1	1	1
Part-Time FTE's					
Temporary FTE's					

CAPITAL IMPROVEMENT PROJECTS (CIP)

Project Budget			Amounts noted at left are 100% of the project totals. Project Totals Before Appropriation: This Appropriation:
Direct Project Costs	\$ -	\$ -	
		-	
Total Project Budget	\$ -	\$ -	Total Project: \$ -
Funding Sources:			
Federal Funds		\$ -	Comment: _____ _____ _____
State Grant		-	
JNU In-Kind Contribution	-	-	
Total Funding Sources	\$ -	\$ -	
Personnel			
Full-Time FTE's			
Part-Time FTE's			
Temporary FTE's			

Prepared by: Debra Rathbone

Affected Depts a) JPD

(Dir/Dept): b) Bryce Johnson

Finance Dir: _____

City Manager: _____

Date: 10/2/2014

Date: _____

Date: _____

Date: _____

Date: _____

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Ordinance 2014-24(V) An Ordinance Appropriating to the Manager the Sum of \$10,000 as Funding for Equipment, Maintenance and Training for Juneau HAZMAT Team; Funding Provided by a Memorandum of Understanding with the Alaska Department of Environmental Conservation.

MANAGER'S REPORT:

This ordinance would appropriate \$10,000 for equipment purchases, maintenance, and training for the Juneau HAZMAT Team. Funding is provided through a Memorandum of Understanding between the CBJ and the Alaska Department of Environmental Conservation (ADEC).

This funding would allow the Juneau HAZMAT team to build on its present capabilities and facilitate response activities and would be crucial in allowing the Juneau HAZMAT team to provide a Level A hazmat response to the CBJ, and Southeast Alaska, and to be a part of the Alaska Statewide Response Team.

There is no match requirement.

RECOMMENDATION:

The Manager recommends this ordinance be adopted.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> 2014-24(V)	10/13/2014	Ordinance
<input type="checkbox"/> 2014-24(V) ADEC	10/13/2014	Exhibit
<input type="checkbox"/> 2014-24(V) letter	10/14/2014	Exhibit

Presented by: The Manager
Introduced: 10/20/2014
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2014-24(V)

An Ordinance Appropriating to the Manager the Sum of \$10,000 as Funding for Equipment, Maintenance and Training for Juneau HAZMAT Team, Funding Provided by a Memorandum of Understanding with the Alaska Department of Environmental Conservation.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$10,000 as funding to reimburse the City and Borough of Juneau, HAZMAT Team for equipment purchases, maintenance and training.

Section 3. Source of Funds.

Alaska Department of Environmental Conservation	\$10,000
---	----------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2014.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Anaerobic Digestion and Centrifuge Biosolids Memo

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Anaerobic Dig and Centrifuge Memo	11/5/2014	Cover Memo

DATE: 10 November 2014

TO: Merrill Sanford, Mayor

FROM: Samantha Stoughtenger, PE – Wastewater Utility Superintendent
Michele Elfers – Engineering Project Manager

RE: Anaerobic Digestion and Centrifuge

This memo intends to respond to questions from the Assembly on the process of anaerobic digestion and the replacement of the existing belt filter presses with centrifuges.

I. Anaerobic Digestion:

Anaerobic digestion is a process used to treat wastewater where microorganisms break down organic material in the absence of oxygen. It reduces the solid content by about 40% and produces an off-gas (or biogas that can be used as a fuel source). The solid product of anaerobic digestion is generally a Class B product and requires additional treatment to remove moisture so that the product can be handled and transferred for disposal. In Juneau, a secondary treatment process such as heat-drying would be necessary to reduce the volume of solids for handleability and disposal.

Anaerobic digestion is used around the US primarily where several organic waste sources are available, the generated biogas (70% methane) is consumed as a fuel source, and the dried/composted solids are land applied as a fertilizer. In Juneau, anaerobic digestion would destroy about 3,000 pounds of volatile solids per day, resulting in roughly 45,000 cubic feet of biogas a day (or 30 cubic feet/minute). The biogas created by digestion would be insufficient to fuel the drying of CBJ's dewatered cake.

Vendors of anaerobic digestion technologies have contacted staff throughout Phase I and Phase II of this study, including Ecological Engineering Group, Global NRG, and Quasar Energy Group. These technologies were not carried forward for one or more of the following reasons:

- A. The end solid product would have a high moisture content and require additional biosolid treatment.
- B. CBJ's wastewater volume is not sufficient for the technology.
- C. The energy recovery potential is for biogas; Juneau does not have the infrastructure to utilize biogas. Biogas must be dehumidified and cleaned to make it suitable for fueling generators used to produce electricity.

Additionally, CH2M Hill's analysis found that burning of the dried biosolids in the energy recovery furnace (Alternative 3) is the most efficient process at recovering energy from the waste. Combustion converts a larger portion of the biosolids into energy than digestion. CBJ's waste solids

are roughly 85% volatile; combustion chemically oxidizes nearly all of those volatile solids into heat. Digestion biodegrades roughly 50% to 60% of the volatile solids and then converts the degraded material into biogas; further efficiency is lost in burning the gas for heat or energy. One dry pound of biosolids produces about 7,000 BTUs when combusted. The same pound of biosolids would produce about 5,000 BTUs from the digested biogas.

The capital cost of anaerobic digestion equipment for CBJ would be in the range of \$10M to \$20M for a centralized digestion facility. The digestion product would still require dewatering and heat-drying. While CBJ already has dewatering equipment, additional heat-drying equipment would be required at an estimated capital cost of \$20M. Therefore a complete digestion facility with heat-drying would cost between \$30M and \$40M. CBJ would still need to dispose of the dried biosolid product.

Further, anaerobic digestion and heat-drying equipment would presumably be installed at one, centralized location, likely MWWTP, to benefit from its economies of scale.

II. Centrifuge:

To determine if replacing the belt filter presses with centrifuges is a cost effective alternative, the CBJ is submitting sludge samples to a centrifuge manufacturer for testing. The analysis will show the reduction in moisture content that can be expected by use of the centrifuge; this moisture content can then be used to estimate the cost savings expected for heat-drying following centrifuging. A life cycle cost analysis of the savings will be performed to compare the capital costs of the centrifuge and the potential savings in operational and maintenance costs for centrifuge replacement.

Outside of the cost and energy considerations, centrifuges often produce more odors than belt filter presses. This is due to the stronger shearing effect that centrifuges have on the sludge cells, creating more substrate for odor-forming bacteria. The CBJ operated a centrifuge at the MWWTP from 1999-2002. It created a significant odor problem in the neighborhood. After many complaints from neighbors, the CBJ decommissioned the centrifuge and replaced it with a belt filter press.

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Bid Award DH14-014 Statter Harbor Improvements

MANAGER'S REPORT:

This project would provide construction of a new two-lane boat launch ramp; upland parking lot for trucks, trailers and vehicles; seawalk with viewing platforms and protective shelter; landscaping; lighting; and security cameras. Work of the project would include rock fill of tidelands, asphalt paving, concrete ramp and sidewalks, and wooden boarding float.

The bid opening was held on October 14, 2014. The bids are as follows:

Bidder	Total Bid
Miller Construction Co.	\$11,212,800.00
SECON	\$11,736,740.00
McG Constructors, Inc.	\$12,858,138.00
<i>Engineer's Estimate:</i>	<i>\$10,649,470.00</i>

The Docks and Harbors Board reviewed this bid at its October 30, 2014 meeting and recommended forwarding it to the full Assembly for approval.

RECOMMENDATION:

The Manager recommends award of this bid to Miller Construction for the total bid amount of \$11,212,800.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> DH14-014 Bid Award Posting Notice	11/5/2014	Appeal

MEMORANDUM

DOCKS AND HARBORS
CITY/BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET, JUNEAU, ALASKA 99801

FAXED MEMORANDUM

TO: Bidders

Date: October 24, 2014

FROM:


Carl Uchytel
Port Director

SUBJ: POSTING NOTICE OF BIDS
Statter Harbor Improvements
Contract No. DH14-014

This memo is to post a notice of the results of the bid opening on October 14, 2104, for the subject project. The bidders and their total bids are as follows:

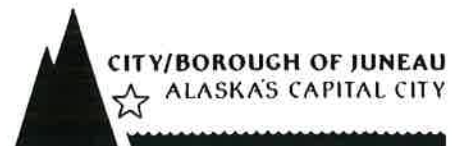
BIDDERS	TOTAL BID
Miller Construction Co.	\$11,212,800.00
SECON	\$11,736,740.00
McG Constructors, Inc.	\$12,858,138.00
Engineer's Estimate	\$10,649,470.00

The apparent low bidder is Miller Construction. The CBJ intends to award the Total Bid in the amount of \$11,212,800. Recommendation to award the Total Bid in the amount of \$11,212,800 will be forwarded to the CBJ Assembly for approval at the Regular Assembly Meeting on November 10, 2014.

This notice begins the protest period per Purchasing Code 53.50.062. Protests will be executed in accordance with CBJ Ordinance 53.50.062 "Protests", and 53.50.080 "Administration of Protest." The CBJ Purchasing Code is available online at: <http://www.juneau.org/law> or from the CBJ Purchasing Division at (907) 586-5258.

The apparent low bidder has until **4:30 p.m. on October 31, 2014**, to submit the Subcontractor Report, Section 00360 to the Engineering Department Contracts Office. The Subcontractor Report must be submitted even if there are no subcontractors planned for the job.

c. Gary Gillette, Port Engineer



**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Tall Timbers Neighborhood Association v Planning Commission - Appeal of Conditional Use
Permit and Use Not Listed Designation for Haven House

MANAGER'S REPORT:

On August 21, 2014, the Planning Commission, acting as the Board of Adjustment, made a "Similar Use Determination" under CBJ 49.20.320 as to Haven House, Inc.'s application to provide re-entry housing for women coming out of prison in the D5 zoning district per CBJ 49.20.320 (UNL 2014-0001). On September 15th, Tall Timbers Neighborhood Association filed an appeal of the Board of Adjustment's unlisted use determination. On September 29, 2014, the Assembly reviewed the appeal and decided to reject the matter without prejudice, as untimely and unripe, and as it would be subsumed in the conditional use process that would be heard by the Planning Commission on October 14.

On October 14, 2014, the Planning Commission approved a conditional use permit for transitional housing for up to nine women coming out of prison (USE2014-0008). On October 30, 2014, Tall Timbers Neighborhood Association filed an appeal of both the Conditional Use permit and the Similar Use Determination granted to Haven House, Inc.

CBJ 01.50.020 provides that appeals "shall be filed only from a final agency decision." CBJ 01.50.030(e) provides that within 30 days of receipt of a notice of appeal, you must provide notice of the acceptance or rejection of the appeal (and if the latter, the reasons for rejection.) CBJ 01.50.030(e)(2) states that you must liberally construe the notice of appeal in order to preserve the rights of appellants. You may reject an appeal if you find that there has been a failure to comply with the appellate rules, or if the notice of appeal does not state grounds upon which any of the relief requested may be granted, you may reject the appeal.

If you decide to accept the appeal, you must decide whether the Assembly will hear the appeal itself or if it will assign the appeal to a hearing officer. If you decide to hear the appeal yourselves, you will be sitting in your quasi-judicial capacity and must avoid discussing the case outside of the hearing process. Additionally, you must comply with section 01.50.230 on impartiality.

The following procedural issues should be decided:

1. Will the Assembly accept the appeal?
2. Will the Assembly hear the appeal itself or assign to a hearing officer?
3. If the Assembly hears the appeal itself, will the Mayor preside, or will he designate another member as presiding officer?

ATTACHMENTS:

	Description	Upload Date	Type
<input type="checkbox"/>	Notice of Appeal filed by Tall Timbers NA re USE2014-0008 and UNL2014-0001	10/31/2014	Appeal
<input type="checkbox"/>	Planning Commission Decision USE20140008 - CUP for Haven House	10/31/2014	Appeal
<input type="checkbox"/>	Planning Commission Decision UNL20140001 - UNL for Haven House	10/31/2014	Appeal
<input type="checkbox"/>	Motion to Intervene by Haven House, Inc.	10/31/2014	Appeal



OFFICE OF THE MUNICIPAL CLERK

155 S. Seward St., Room 202

Phone: (907)586-5278 Fax: (907)586-5385

eMail: Laurie_Sica@ci.juneau.ak.us

CITY CLERK
CBJ OCT 30 2014 **CBJ**
RECEIVED

Notice of Appeal

This appeal is governed by CBJ 01-50, the Municipal Appellate Code. This code establishes the standards and procedures for appeals. Anyone who files an appeal should be familiar with the appellate code. The clerk can give you a copy of the code.

Attach a copy of the decision being appealed. Do not attach any other documents, exhibits, or additional pages to this form, except for any pages needed to continue the answers to the requested information below. The clerk will accept this form only if the appropriate filing fee is attached. The fee to file an appeal to the assembly is \$500.00. To be timely, an appeal must be filed within 20 days of the date the decision being appealed is filed with the clerk.

Action Being Appealed

Board decisions are appealable: board recommendations and most staff decisions are not.

- ☐ Agency Appealed From: Planning Commission and Board of Adjustment
- ☐ Description and Date of Decision:

1. Planning Commission Notice Of Decision granting conditional use permit 10/16/14 USE 2014-0008
2. Board Of Adjustment Notice Of Decision 8/26/14 UNL 2014 0001

Concerned Parties

Identify the people who have an interest in the action being appealed: yourself and others.

- | | | | | |
|--|-----------------|-----------|-----|-------|
| <input type="checkbox"/> Party Filing Appeal | Mailing Address | Telephone | Fax | Email |
| Andrew Hughes and | | | | |
| Tall Timbers Neighborhood Association c/o Gruening & Spitzfaden, APC | | | | |
| 217 2 nd Street, Ste. 204, Juneau, AK 99801 | | | | |
| <input type="checkbox"/> Parties Who Won the Decision Appealed | Mailing Address | Telephone | Fax | Email |
| Haven House, Inc., PO Box 22977, Juneau, AK 99802 | | | | |

Issues on Appeal¹

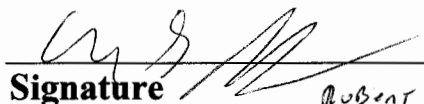
Concisely describe the errors in the decision appealed. Do not argue them: argument will be heard later.

See Attached

Relief Requested

What should the Assembly do with the action being appealed: send it back, modify it, or something else?

See Attached



Signature

ROBERT S. SPITZ Agent of GAVIN-LB + SPITZ Agent

Date

10-30-14

If you are representing any group, or a person other than yourself, you must sign a notarized statement that you are authorized to represent them.

1 01.50.070 STANDARD OF REVIEW AND BURDEN OF PROOF. (a) The appeal agency may set aside the decision being appealed only if:

- (1) The appellant establishes that the decision is not supported by substantial evidence in light of the whole record, as supplemented at the hearing;
 - (2) The decision is not supported by adequate written findings or the findings fail to inform the appeal agency of the basis upon which the decision appealed from was made; or
 - (3) The agency failed to follow its own procedures or otherwise denied procedural due process to one or more of the parties.
- (b) The burden of proof is on the appellant. (Serial No. 92-36 □ 2 (part), 1992).1

ISSUES ON APPEAL

1. Title 49 is enforceable with respect to halfway houses and group homes.
2. Haven House is not a boarding house or rooming house within the meaning of title 49.
3. Haven House is a halfway house within the meaning of title 49.
4. Haven House is not a use not listed pursuant to CBJ 49.20.320.
5. Transitional housing for women or people coming out of prison is not a use not listed pursuant to CBJ 49.20.320.
6. CBJ 49.20.320 is unconstitutional.
7. The Planning Commission erred in granting a conditional use permit to Haven House for transitional housing for women coming out of prison.
8. The Planning Commission erred in failing to condition the Haven House conditional use permit on the conditions proposed by Tall Timbers.
9. It is unconstitutional to limit a Title 49 use to women only.
10. The Board Of Adjustment's 8-26-14 Notice Of Decision does not correctly state the action adopted by the Board at its 8- 21-14 hearing.

REQUESTED RELIEF

The Assembly reverse the August 26, 2014 decision of the Board Of Adjustment concluding that transitional housing for people coming out of prison is of the same general character as those uses listed in category 1.610, miscellaneous rooms for rent of CBJ 49.25.3000, the Table of Permissible Uses, and deeming the transitional housing use as listed in category 1.610 of the table of permissible uses for the purpose of determining whether a Conditional Use permit should be issued to Haven House, and recommending Title 49 be amended to include a definition and a specific subcategory in the Table of Permissible Uses for Transitional Housing in the D- zoning district with an approved conditional use permit.


The Assembly determine CBJ 49.20.320 is unconstitutional and repeal the ordinance.

The Assembly reverse the October 16, 2014 grant of the conditional use permit to Haven House and determine that no conditional use permit be issued to Haven House for its proposed use, or in the alternative condition the conditional use permit on the conditions requested by Tall Timbers.

Representation Statement

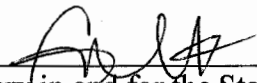
The undersigned is authorized to represent Tall Timbers Neighborhood Association and Andrew Hughes.

Cordially,


Robert S. Spitzfaden

SUBSCRIBED AND SWORN TO before me this 30 of October, 2014, at Juneau, Alaska.




Notary in and for the State of Alaska

My Commission Expires: APR 26 2018



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: October 16, 2014

File No.: USE2014 0008

Haven House, Inc.
PO Box 20875
Juneau, AK 99802

Application For: Conditional Use permit for transitional housing for up to nine women coming out of prison.

Legal Description: Tall Timbers 1 Block G Lot 3

Property Address: 3202 Malissa Drive

Parcel Code No.: 5-B21-0-142-003-0

Hearing Date: October 14, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 30, 2014, and approved the development of safe, sober and stable transitional housing in a home environment, in an existing single-family home for up to nine women coming out of prison, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. There will be no back out or stacked parking unless a variance to these standards is approved.
2. Prior to issuance of an occupancy permit for the proposed transitional housing, the applicant must submit a revised site plan showing the number of parking spaces that comply with the requirements of CBJ 49.40. The number of occupied bedrooms will be limited to the number of on-site parking spaces provided unless a variance is received. The maximum occupancy of 9 residents and one resident manager will be allowed only when either six on-site parking spaces are provided or a variance to either (or both) parking design and number of spaces has been obtained.
3. A minimum 1,800 square feet shall be maintained with live vegetative cover.
4. If new lighting is proposed it shall be designed, located and installed to minimize offsite glare.
5. A resident house manager will live on site.
6. In order to preserve public health, safety and ensure neighborhood harmony, establish house rules following the guidelines and expectations established in the application, Exhibit 9, page 4 of 9.

Attachments: September 30, 2014, memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2014 0008.

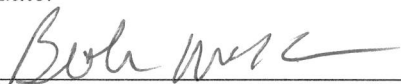
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

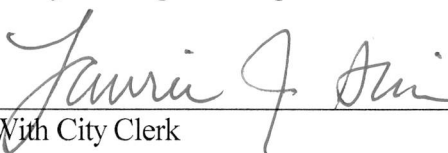
Effective Date: The permit is effective upon approval by the Commission, October 14, 2014.

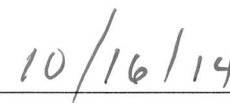
Expiration Date: The permit will expire 18 months after the effective date, or April 14, 2016, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Beth McKibben, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk


Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: August 26, 2014

File No.: UNL2014 0001

Haven House, Inc.
Attn.: June Degnan
PO Box 20875
Juneau, AK 99802

Application For: Use Not Listed determination for re-entry housing for women coming out of prison in the D5 zoning district per CBJ 49.20.320

Legal Description: Tall Timbers 1 Block G Lot 3

Property Address: 3202 Malissa Drive

Parcel Code No.: 5-B21-0-142-003-0

Hearing Date: August 21, 2014

The Board of Adjustment ("Board"), at its special public meeting, considered a request for a similar use determination. CBJ 49.10.210(3); 49.20.320; 49.25.300(a)(2). The Board reviewed the staff report with attachments; reviewed public comments presented prior to the hearing, and considered the public comments at the hearing.

The Board adopts the findings and analysis listed in the attached memorandum dated August 13, 2014, and approves the Similar Use Determination. The Board concludes that transitional housing for people coming out of prison is of the same general character as those uses listed in category 1.610, miscellaneous rooms for rent of CBJ 49.25.300, the Table of Permissible Uses. The transitional housing use is deemed as listed in category 1.610 of the table of permissible uses for the purpose of determining whether a Conditional Use permit should be issued to Haven House.

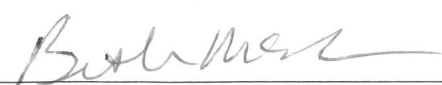
The Board recommends that Title 49 be amended to include a definition and a specific subcategory in the Table of Permissible Uses for Transitional Housing in the D-5 zoning district with an approved conditional use permit.

Attachments: August 13, 2014 memorandum from Beth McKibben Community Development, to the CBJ Planning Commission regarding UNL2014 0001.


This Notice of Decision is not appealable until the Planning Commission makes a final decision on the Conditional Use permit requested for this transitional housing use. CBJ 01.50.020(b).

Haven House, Inc.
File No.: UNL2014 0001
August 26, 2014
Page 2 of 2

Project Planner:


Beth McKibben, Planner
Community Development Department


Michael Satre, Chair
Board of Adjustment


Filed With City Clerk

Date

8/27/14

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU ASSEMBLY

APPEAL BY TALL TIMBERS NEIGHBORHOOD ASS'N AND ANDREW HUGHES of
Board of Adjustment Notice of Decision 8/26/14, UNL 2014 0001 and
Planning Commission Notice of Decision granting conditional use permit 10/16/14
USE 2014-0008

MOTION TO INTERVENE

Tall Timbers Neighborhood Association and Andrew Hughes filed a Notice of Appeal, October 30, 2014, of the above-referenced decisions. The subject of both decisions was an application by Haven House, Inc., to operate a transitional home for women coming out of prison at 3202 Malissa Drive.

Pursuant to CBJ 01.50.050, Haven House, Inc., (Haven House) moves to intervene because Haven House obviously has a stake in the outcome of this appeal and because Haven House believes that it could materially contribute to the Assembly's consideration of the issues in the appeal.

If the Assembly wishes further briefing on Haven House's motion to intervene, Haven House can provide it.

Dated: 10/31/14



Mary Alice McKeen
Attorney for Haven House, Inc.

The undersigned certifies that this motion was emailed to Laurie Sica, Municipal Clerk, at Laurie.Sica@juneau.org, Robert Spitzfaden at spitz@gci.net, and Robert Palmer at Robert.Palmer@juneau.org, on October 31, 2014.



Mary Alice McKeen