

**SPECIAL ASSEMBLY MEETING  
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

April 3, 2019 5:30 PM

Assembly Chambers - Municipal Building  
Meeting #2019-19; Immediately followed by Assembly Finance Committee meeting.

**I. CALL TO ORDER / ROLL CALL**

**II. APPROVAL OF AGENDA**

**III. AGENDA TOPICS**

**IV. 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 2019-05 An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2019 Based Upon the Proposed Budget for Fiscal Year 2020.**

This ordinance establishes the mill rates for property taxes for 2019, which funds a significant portion of the City and Borough of Juneau's FY20 operating budget. The Charter requires the assembly to adopt, by ordinance, the tax levies necessary to fund the budget before June 15.

The mill levies presented in this ordinance support the Manager's FY20 Revised Budget that will be reviewed by the Assembly Finance Committee. As part of the budget review process, the Assembly Finance Committee will review and recommend, to the Assembly, the final mill levies. The final mill levies must be adopted on or before June 15.

For FY20 the operating mill rate remains unchanged there is a change in Service Areas from FY19, and the proposed debt service mill rate is set to decrease by 0.10 mills. This ordinance proposes a total mill levy of 10.56; the components of which are:

<b><u>Operation Mill Rate by Service Area</u></b>	<b><u>Millage</u></b>	<b><u>Change from FY19 Adopted</u></b>
Roaded Service Area	2.45	0.15
Fire Service Area	0.31	(0.05)
Areawide	6.60	(0.10)
<b><u>Operating Total</u></b>	<b><u>9.36</u></b>	<b><u>-</u></b>
<b><u>Debt Service</u></b>	<b><u>1.20</u></b>	<b><u>(0.10)</u></b>
<b><u>Total</u></b>	<b><u>10.56</u></b>	<b><u>(0.10)</u></b>

**The City Manager recommends this ordinance be introduced, referred to the Assembly Finance Committee for further review, and set for public hearing at the Special Assembly meeting scheduled for April 24, 2019.**

**b. Ordinance 2019-06 An Ordinance Appropriating Funds from the Treasury for FY20 City and Borough Operations.**

This ordinance appropriates \$377,166,800 in expenditure authority for the City and Borough of Juneau's FY20 operating budget, excluding the School District. It is necessary to appropriate all transfers between funds that support operations, debt service and capital projects as well as the associated expenditures within the funds themselves. These transfers account for \$99,826,300 of the FY20 operating budget. The total appropriated expenditure authorization, net of inter-fund transfers, is \$277,340,500 million.

This ordinance also recognizes \$371,832,600 of projected revenue and transfers-in and decreases fund balances, across all funds, by \$5,334,200. The revenue and fund balance draw are sufficient to fund the budgeted expenditures. During the weekly Finance Committee meetings in April and May we will walk through the components of the budget and the explain changes from the prior year.

The Charter requires that a public hearing be held on the FY20 operating budget by May 1, 2019, and adoption by June 15, 2019.

The City Manager recommends this ordinance be introduced, referred to the Assembly Finance Committee for further review, and set for public hearing at the Special Assembly meeting scheduled for April 24, 2019.

**c. Ordinance 2019-07 An Ordinance Appropriating Funds from the Treasury for FY20 School District Operations.**

This ordinance will appropriate to the School District an FY20 operating budget of \$87,471,500. This is an overall increase in the budget of \$229,700 from the FY19 Amended Budget. The School District's operating budget is.

• General Operations	\$71,122,800
• Special Revenue (pupil transportation, food service, etc.)	7,363,500
• Education Restricted Grants	5,728,700
• Student Activities/Other	<u>3,256,500</u>
<b>Total Budget</b>	<b>\$87,471,500</b>

The FY20 school budget is supported with a combination of funding sources including CBJ local funding of \$28,174,300. The local funding consists of: \$26,497,800 for general operations, and \$1,676,500 for programs and activities outside of the state funding cap. These programs and activities include: \$1,181,500 million for student activities, \$50,000 for pupil transportation, \$50,000 for food service, \$95,000 for Community Schools and \$300,000 for Kinder Ready. The general operations support is a decrease of \$37,500 over FY19 Amended. The other program and activities funding is an increase of \$120,000 over FY19 Amended, for a net funding increase of \$82,500.

State Statute requires the Assembly to determine the total amount of local educational funding support to be provided and provide notification of the support to the School Board within 30 days of the School District's budget submission. The district's budget was submitted March 29, 2019. To meet this timing provision, it is necessary for the Assembly to determine the amount of funding and provide notice in the month of April. This amount cannot subsequently be reduced, unless the amount exceeds the State funding CAP, but it can be increased. If the Assembly does not set the amount and furnish the School Board with notice within 30 days, the amount requested by the School District is automatically approved. By Charter, the Assembly is required to appropriate the School District's budget no later than May 31, 2019. On April 24, 2019, a meeting is scheduled for the Assembly to state, by motion, the amount of local funding to be provided to the School District.

**The Manager recommends this ordinance be introduced, referred to the Assembly Finance Committee for further review, and set for public hearing at the special Assembly meeting scheduled for April 24, 2019.**

- d. **Ordinance 2019-18 An Ordinance Amending Ordinance 2006-32 and Authorizing the Port Director to Execute a Lease Amendment with William Heumann for Outdoor Food Service Near 432 South Franklin Street.**

In 2006, the Assembly enacted Ordinance 2006-32, which authorized a 35 year lease of approximately 500 square feet of tidelands for construction of the building known as People's Wharf and associated access. Ordinance 2019-18 would amend Ordinance 2006-32 by authorizing the Port Director to increase the leased area by 305 square feet to provide space for outdoor food service. The applicant has used the area for the last two years for crab cookers, propane tanks, and customer waiting space associated with Tracy's King Crab Shack with an annual permit. This ordinance would eliminate the administrative burden of processing an annual permit and instead expand an existing lease. If the Assembly adopts this ordinance, the Port Director intends to issue a temporary use permit, pursuant to CBJC 53.09.310, so the applicant can open before the first cruise ship arrives on April 28. The applicant has also received a license for the last two years for 400 square feet of right of way adjacent to the lease area for outdoor seating, but that right of way space is not subject to this lease amendment. (CBJC 53.09.350) The Docks and Harbors Board reviewed this lease amendment on March 28, 2019, and recommended approval. The Planning Commission is scheduled to review this matter on April 9, 2019.

**The City Manager recommends this ordinance be introduced and set for public hearing on April 22, 2019.**

## 2. Resolutions

- a. **Resolution 2845 A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2020 Through 2025, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2020.**

This resolution would adopt the Capital Improvement Program (CIP) for Fiscal Years 2020 through 2025, as required by Charter Section 9.4, and lists the capital projects that will be initially appropriated by ordinance in FY20.

The Public Works and Facilities Committee (PWFC) reviewed the preliminary CIP Resolution at its meeting on March 18, 2019, and forwarded the plan to the Assembly.

**The City Manager recommends this resolution be introduced, referred to the Assembly Finance Committee on April 3, 2019 for further review, and set for public hearing at the special Assembly meeting scheduled for April 24, 2019.**

## V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

## **VI. ADJOURNMENT**

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

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

Ordinance 2019-05 An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2019  
Based Upon the Proposed Budget for Fiscal Year 2020.

**MANAGER'S REPORT:**

This ordinance establishes the mill rates for property taxes for 2019, which funds a significant portion of the City and Borough of Juneau's FY20 operating budget. The Charter requires the assembly to adopt, by ordinance, the tax levies necessary to fund the budget before June 15.

The mill levies presented in this ordinance support the Manager's FY20 Revised Budget that will be reviewed by the Assembly Finance Committee. As part of the budget review process, the Assembly Finance Committee will review and recommend, to the Assembly, the final mill levies. The final mill levies must be adopted on or before June 15.

For FY20 the operating mill rate remains unchanged there is a change in Service Areas from FY19, and the proposed debt service mill rate is set to decrease by 0.10 mills. This ordinance proposes a total mill levy of 10.56; the components of which are:

<b><u>Operation Mill Rate by Service Area</u></b>	<b>Millage</b>	<b>Change from FY19 Adopted</b>
Roaded Service Area	2.45	0.15
Fire Service Area	0.31	(0.05)
Areawide	6.60	(0.10)
<b>Operating Total</b>	<b>9.36</b>	<b>-</b>
<b>Debt Service</b>	<b>1.20</b>	<b>(0.10)</b>
<b>Total</b>	<b>10.56</b>	<b>(0.10)</b>

**RECOMMENDATION:**

The City Manager recommends this ordinance be introduced, referred to the Assembly Finance Committee for further review, and set for public hearing at the Special Assembly meeting scheduled for April 24, 2019.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ 2019-05	3/29/2019	Ordinance

Presented by: The Manager  
 Introduced: April 3, 2019  
 Drafted by: Finance

Ordinance of the City and Borough of Juneau

Serial No. 2019-05

**An Ordinance Establishing the Rate of Levy for Property Taxes  
 for Calendar Year 2019 Based Upon the Proposed Budget for Fiscal Year 2020.**

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Rates of Levy. The following are the rates of levy on taxable property within the City and Borough of Juneau for the Calendar Year beginning January 1, 2019, based upon the proposed budget for Fiscal Year 2020 beginning July 1, 2019.

<b><u>Operation Mill Rate by Service Area</u></b>	<b><u>Millage</u></b>
Roaded Service Area	2.45
Fire Service Area	0.31
Areawide	6.60
<b><u>Operating Total</u></b>	<b><u>9.36</u></b>
<b><u>Debt Service</u></b>	<b><u>1.20</u></b>
<b><u>Total</u></b>	<b><u>10.56</u></b>

Section 3. Effective Date. This ordinance shall be effective immediately upon adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
 Beth A. Weldon, Mayor

Attest:

\_\_\_\_\_  
 Elizabeth J. McEwen, Municipal Clerk

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

Ordinance 2019-06 An Ordinance Appropriating Funds from the Treasury for FY20 City and Borough Operations.

**MANAGER'S REPORT:**

This ordinance appropriates \$377,166,800 in expenditure authority for the City and Borough of Juneau's FY20 operating budget, excluding the School District. It is necessary to appropriate all transfers between funds that support operations, debt service and capital projects as well as the associated expenditures within the funds themselves. These transfers account for \$99,826,300 of the FY20 operating budget. The total appropriated expenditure authorization, net of inter-fund transfers, is \$277,340,500 million.

This ordinance also recognizes \$371,832,600 of projected revenue and transfers-in and decreases fund balances, across all funds, by \$5,334,200. The revenue and fund balance draw are sufficient to fund the budgeted expenditures. During the weekly Finance Committee meetings in April and May we will walk through the components of the budget and the explain changes from the prior year.

The Charter requires that a public hearing be held on the FY20 operating budget by May 1, 2019, and adoption by June 15, 2019.

**RECOMMENDATION:**

The City Manager recommends this ordinance be introduced, referred to the Assembly Finance Committee for further review, and set for public hearing at the Special Assembly meeting scheduled for April 24, 2019.

**ATTACHMENTS:**

Description	Upload Date	Type
□ 2019-06	4/1/2019	Ordinance



Presented by: The Manager  
 Introduced: April 3, 2019  
 Drafted by: Finance

Ordinance of the City and Borough of Juneau

Serial No. 2019-06

**An Ordinance Appropriating Funds from the Treasury  
 for FY20 City and Borough Operations**

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Estimated Funding Sources. The following amounts are the estimated funding sources for the City and Borough of Juneau, excluding the Juneau School District, for the fiscal year beginning July 1, 2019, and ending June 30, 2020. It is anticipated that these estimated funding sources will meet the appropriations set forth in Section 3 of this ordinance.

**ESTIMATED REVENUE:**

State Support	\$ 18,256,800
Federal Support	3,796,600
Taxes	106,312,000
Charges for Services	139,584,200
Licenses, Permits, Fees	12,116,300
Fines and Forfeitures	318,700
Rentals and Leases	4,583,100
Investment & Interest Income	4,506,500
Sales	1,819,500
Other Revenue	344,300
<b>Total Revenue</b>	<b>291,638,000</b>

General Governmental Fund Balance Decrease	483,200
All Other Funds Fund Balance Decrease	4,851,000
Support From Other Funds	80,194,600

<b>Total Estimated Funding Sources</b>	<b>\$ 377,166,800</b>
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Section 3. Appropriation. The following amounts are hereby appropriated for the fiscal year beginning July 1, 2019, and ending June 30, 2020.

**General Governmental Funds:**

Mayor and Assembly	\$ 5,499,300
City Manager	3,111,000
City Clerk	384,900
Human Resources	670,600
Management Information Systems	2,980,600
Capital City Fire	4,784,900
Capital City Rescue	5,134,500
Capital Transit	6,854,300
Community Development	3,134,400
General Engineering	539,000
Finance	5,756,400
Law	2,284,700
Libraries	3,511,400
Parks and Recreation:	
Parks and Landscape	2,299,700
Recreation	5,916,000
Visitor Services	664,000
Police	16,340,100
Streets	5,704,500
Support To Other Funds:	
School District	28,174,300
All Other Funds	1,125,000
Interdepartmental Charges	(4,519,000)
Capital Projects Indirect Cost Allocation	(524,300)
<b>Total</b>	<b>99,826,300</b>

**Special Revenue Funds:**

Sales Tax	1,094,400
Hotel Tax	24,900
Tobacco Excise Tax	41,900
Affordable Housing	126,000
Downtown Parking	468,200
Eaglecrest	2,795,500
Lands	1,137,700
Library Minor Contributions	46,700
Marine Passenger Fee	5,500
Port Development	5,500
Support To Other Funds	66,224,700
<b>Total</b>	<b>71,971,000</b>

<b>Debt Service Funds</b>	<b>16,727,800</b>
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**Special Assessment Funds:**

Special Assessment	174,300
Support To Other Funds	254,900
<b>Total</b>	<b>429,200</b>

<b>Jensen-Olson Arboretum</b>	<b>90,000</b>
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**Enterprise:**

Juneau International Airport	8,689,200
Bartlett Regional Hospital	103,374,100
Boat Harbors	4,074,200
Docks	1,934,100
Water	3,610,800
Wastewater	11,862,700
Waste Management	1,685,300
Support To Other Funds	12,500,000
Interdepartmental Charges	(11,000)
<b>Total</b>	<b>147,719,400</b>

**Internal Service Funds:**

Equipment Acquisition	3,600,600
Fleet Maintenance	2,249,200
Risk Management	24,830,100
Building Maintenance	2,500,100
Interdepartmental Charges	(29,613,000)
<b>Total</b>	<b>3,567,000</b>

**Capital Projects:**

Capital Projects	34,538,700
CIP Engineering	2,297,400
<b>Total</b>	<b>36,836,100</b>

<b>Total Appropriation</b>	<b>\$ 377,166,800</b>
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Section 4.      Effective Date. This ordinance shall be effective immediately upon adoption.

Adopted this \_\_ day of \_\_\_\_\_, 2019.

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Beth A. Weldon, Mayor

Attest:

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Elizabeth J. McEwen, Municipal Clerk

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

Ordinance 2019-07 An Ordinance Appropriating Funds from the Treasury for FY20 School District Operations.

**MANAGER'S REPORT:**

This ordinance will appropriate to the School District an FY20 operating budget of \$87,471,500. This is an overall increase in the budget of \$229,700 from the FY19 Amended Budget. The School District's operating budget is.

• General Operations	\$71,122,800
• Special Revenue (pupil transportation, food service, etc.)	7,363,500
• Education Restricted Grants	5,728,700
• Student Activities/Other	<u>3,256,500</u>
<b>Total Budget</b>	<b>\$87,471,500</b>

The FY20 school budget is supported with a combination of funding sources including CBJ local funding of \$28,174,300. The local funding consists of: \$26,497,800 for general operations, and \$1,676,500 for programs and activities outside of the state funding cap. These programs and activities include: \$1,181,500 million for student activities, \$50,000 for pupil transportation, \$50,000 for food service, \$95,000 for Community Schools and \$300,000 for Kinder Ready. The general operations support is a decrease of \$37,500 over FY19 Amended. The other program and activities funding is an increase of \$120,000 over FY19 Amended, for a net funding increase of \$82,500.

State Statute requires the Assembly to determine the total amount of local educational funding support to be provided and provide notification of the support to the School Board within 30 days of the School District's budget submission. The district's budget was submitted March 29, 2019. To meet this timing provision, it is necessary for the Assembly to determine the amount of funding and provide notice in the month of April. This amount cannot subsequently be reduced, unless the amount exceeds the State funding CAP, but it can be increased. If the Assembly does not set the amount and furnish the School Board with notice within 30 days, the amount requested by the School District is automatically approved. By Charter, the Assembly is required to appropriate the School District's budget no later than May 31, 2019. On April 24, 2019, a meeting is scheduled for the Assembly to state, by motion, the amount of local funding to be provided to the School District.

**RECOMMENDATION:**

**The Manager recommends this ordinance be introduced, referred to the Assembly Finance Committee for further review, and set for public hearing at the special Assembly meeting scheduled for April 24, 2019.**

**ATTACHMENTS:**

Description	Upload Date	Type
□ 2019-07	3/31/2019	Ordinance

Ordinance of the City and Borough of Juneau

Serial No. 2019-07

**An Ordinance Appropriating Funds from the Treasury  
for FY20 School District Operations**

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Estimated Funding Sources. The following amounts are the estimated funding sources for the City and Borough of Juneau School District, for the fiscal year beginning July 1, 2019, and ending June 30, 2020. It is anticipated that these estimated funding sources will meet the appropriations set forth in Section 3 of this ordinance.

**ESTIMATED REVENUE:**

State Support	\$ 46,552,900
Federal Support	5,489,000
User Fees, Permits, and Donations	4,300,700
Student Activities Fundraising	2,100,000
<b>Total Revenue</b>	<b>\$ 58,442,600</b>

**TRANSFERS IN:**

General Governmental Fund School District Support:	
Operations	26,497,800
Special Revenue	195,000
Student Activities	1,181,500
Kinder Ready	300,000
<b>Total Transfers In</b>	<b>\$ 28,174,300</b>

Fund Balance Decrease	854,600
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<b>Total Estimated Funding Sources</b>	<b>\$ 87,471,500</b>
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Section 3. Appropriation. The following amounts are hereby appropriated for the fiscal year beginning July 1, 2019, and ending June 30, 2020.

**APPROPRIATION:**

General Operations	\$ 71,122,800
Special Revenue Programs	7,363,500
Education Restricted Grants	5,728,700
Student Activities/Other	3,256,500
<b>Total Appropriation</b>	<b>\$ 87,471,500</b>

Section 4. Effective Date. This ordinance shall be effective immediately upon adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Beth A. Weldon, Mayor

Attest:

\_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk

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

Ordinance 2019-18 An Ordinance Amending Ordinance 2006-32 and Authorizing the Port Director to Execute a Lease Amendment with William Heumann for Outdoor Food Service Near 432 South Franklin Street.

**MANAGER'S REPORT:**

In 2006, the Assembly enacted Ordinance 2006-32, which authorized a 35 year lease of approximately 500 square feet of tidelands for construction of the building known as People's Wharf and associated access. Ordinance 2019-18 would amend Ordinance 2006-32 by authorizing the Port Director to increase the leased area by 305 square feet to provide space for outdoor food service. The applicant has used the area for the last two years for crab cookers, propane tanks, and customer waiting space associated with Tracy's King Crab Shack with an annual permit. This ordinance would eliminate the administrative burden of processing an annual permit and instead expand an existing lease. If the Assembly adopts this ordinance, the Port Director intends to issue a temporary use permit, pursuant to CBJC 53.09.310, so the applicant can open before the first cruise ship arrives on April 28.

The applicant has also received a license for the last two years for 400 square feet of right of way adjacent to the lease area for outdoor seating, but that right of way space is not subject to this lease amendment. (CBJC 53.09.350)

The Docks and Harbors Board reviewed this lease amendment on March 28, 2019, and recommended approval. The Planning Commission is scheduled to review this matter on April 9, 2019.

**RECOMMENDATION:**

**The City Manager recommends this ordinance be introduced and set for public hearing on April 22, 2019.**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Ordinance 2019-18	4/1/2019	Non-Code Ordinance
☐ Exhibit A - Ordinance 2019-18	4/1/2019	Exhibit



Presented by: The Manager  
Introduced: 04/03/2019  
Drafted by: R. Palmer III

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2019-18**

**An Ordinance Amending Ordinance 2006-32 and Authorizing the Port Director to Execute a Lease Amendment with William Heumann for Outdoor Food Service Near 432 South Franklin Street.**

WHEREAS, on October 9, 2006, the CBJ Assembly passed Ordinance 2006-32, approving a thirty-five (35) year lease with William C. Heumann ("Applicant"), for 466 square feet of land within Alaska Tidelands Survey No. 3, immediately adjacent to Lot 12, Block 83, which is owned by the Applicant; and

WHEREAS, under the lease, the Applicant is currently paying \$5,950.00 per year in rent, as adjusted since 2006, in accordance with CBJC 53.20.190(d); and

WHEREAS, since 2017, the Applicant applied for and received a permit for the seasonal use of approximately 62 square feet on People's Wharf for temporary food services related to the operation of Tracy's King Crab Shack; and

WHEREAS, the Applicant used the space for outdoor crab cookers and propane tanks; and

WHEREAS, under the permit, the Applicant posted a \$5,000.00 bond for the removal of the propane tanks and storage, and paid rent of \$144.00 per month as the result of an appraisal setting the value of the space at \$22.00 per square foot per year; and

WHEREAS, in early 2019, the Applicant applied for an amendment to the 2006 lease, requesting to expand the 62 square foot area to 305 square feet for additional seating and waiting area; and

WHEREAS, as the result of the request, an appraisal concluded the fair market value of the requested amended leased is \$6,405.00 per year (\$21.00 per square foot per year); and

WHEREAS, the appraisal further included approximately 400 square feet of land being utilized in the right-of-way under the authority of CBJC 53.09.350 for \$8,400.00 per year (\$21.00 per square foot per year), which is not subject to this lease amendment; and

WHEREAS, per the lease amendment, the additional leased area is only to be used for crab pot cookers, propane tank(s), waiting area, and additional seating by the Applicant for food services; and

WHEREAS, if the Applicant ceases to use the additional leased area for the purposes contemplated under the lease, the CBJ shall have the right to terminate the lease; and

WHEREAS, all other terms and conditions required by Ordinance 2006-32 and the resulting lease remain unchanged and control; and

WHEREAS, on March 28, 2019, the Docks and Harbors Board recommended approval of the lease amendment.

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

**Section 1. Classification.** This ordinance is a non-code ordinance.

**Section 2. Authorization to Amend Lease.** The Port Director is authorized to execute a lease amendment to William C. Heumann for the operation of an outdoor retail food service.

**Section 3. Description of Amended Lease Property.** The real property to be leased is located on or near the People's Wharf and more particularly described as follows:

Approximately 305 square feet located on a fraction of Lots 13A and 13B, Block 83 of the Tidelands Addition to the City and Borough of Juneau within A.T.S. No. 3, Juneau Recording District, First Judicial District, State of Alaska, more particularly described in Exhibit A

**Section 4. Minimum Essential Terms and Conditions.** The lease is subject to the following minimum terms and conditions:

- A. The leased property shall be utilized only for the operations of an outdoor food service. Unless approved by the City and Borough of Juneau, any utilization or development of the leased property for other than the allowed uses shall constitute a violation of the lease and subject the lease to cancellation.
- B. The Port Director is authorized to execute a lease amendment to commence on May 21, 2019. CBJC 53.09.310 provides authority for the Port Director to authorize early entry prior to April 28, 2019.
- C. The annual lease payment under the amended lease shall be \$6,405.00 per year for the additional leased area, in addition to the current \$5,950.00 being paid per year under the original lease, for a new rent of \$12,355.00 per year under the amended

lease, with the first payment due as of the effective day of the lease amendment, plus sales tax.

- D. Beginning with the first year after the initial five-year period of the term of the amended lease, the Port Director will re-evaluate and adjust the annual lease payment for the leased property, equipment, and improvements for the next five-year period of the term in accordance with CBJC 53.20.190(2). The new annual lease payment amount shall be paid retroactively to the beginning of the lease payment adjustment period. Lessee shall pay all appraisal costs associated with re-evaluating and making adjustments to the annual lease payment.
- E. Lessee shall indemnify, defend, and hold harmless the City and Borough and its officers and employees for any claims related to or arising out of Lessee's use, operation, maintenance of the leased property, equipment, improvements, and any further development of the leased property or improvements by Lessee.
- F. The lease shall include all provisions of the standard City and Borough land lease form not in conflict with this ordinance, and any other provisions that the Port Director determines to be in the public interest.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

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Beth A. Weldon, Mayor

Attest:

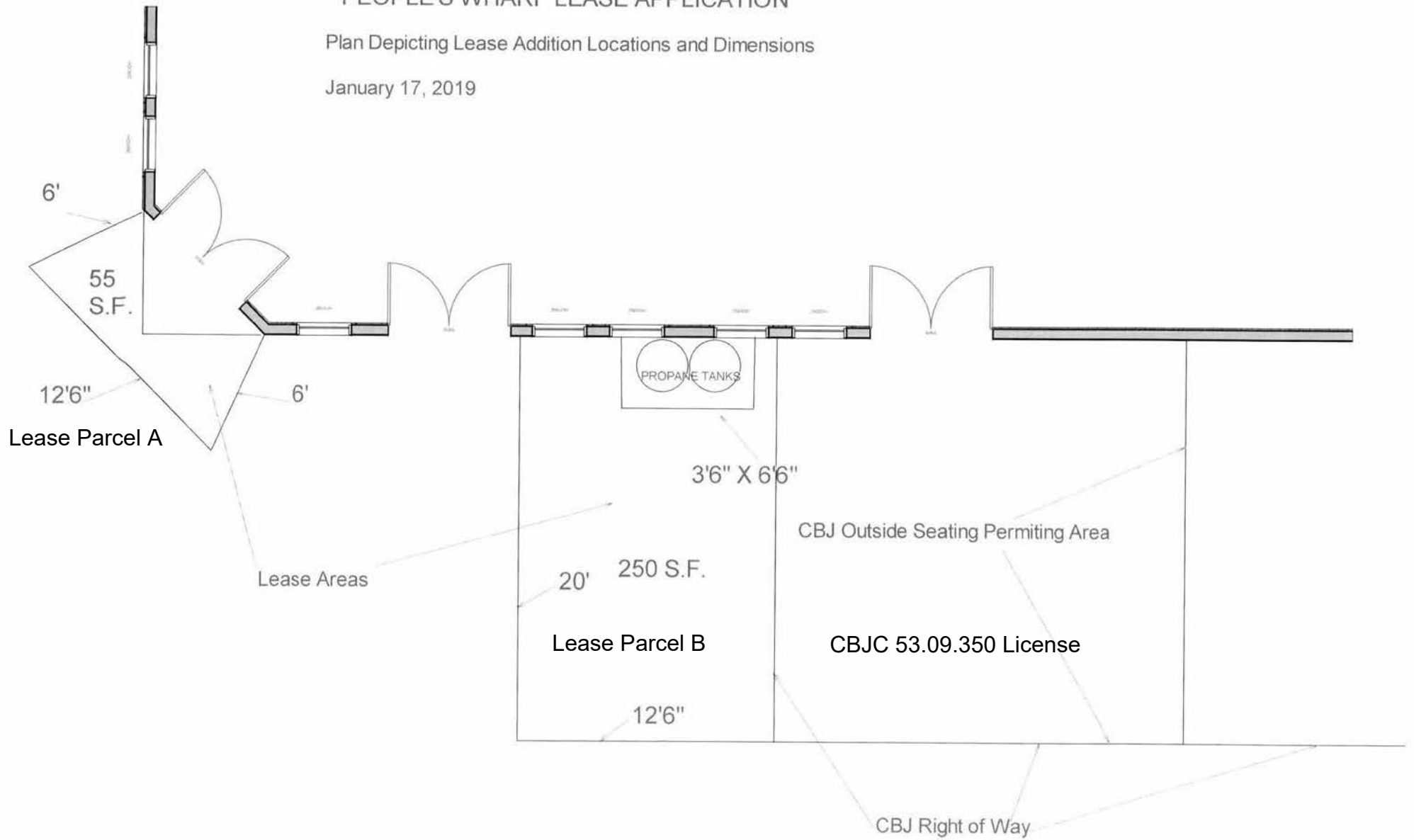
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Elizabeth J. McEwen, Municipal Clerk

# PEOPLE'S WHARF LEASE APPLICATION

Plan Depicting Lease Addition Locations and Dimensions

January 17, 2019





**Exhibit "A"**

**Lease Parcel Easement "A" within portions of Lot 13B, Block 83,  
Alaska Tidelands Survey (ATS) No. 3**

**Located in protracted Section 27, Township 41 South,  
Range 67 East, Copper River Meridian, Juneau Alaska,  
First Judicial District of Alaska, Juneau Recording District**

Commencing at an Alaska Department of Transportation monument Corner No. 44 of ATS 3; thence, a bearing of N35°56'28"E, a distance of 2,546.74 feet, to a Toner & Nordling primary cap, being the Northeast corner of Lot 7A, Block 83, ATS 3; thence a bearing of S34°46'31"E, a distance of 468.91 feet, to the Northeast corner of Lot 12, Block 83, ATS 3; thence along the boundary of Lot 11 & 12, Block 83, a bearing of S48°37'03"W, a distance of 142.81 feet, to a point; thence a bearing of S41°21'00"E, a distance of 39.76 feet, to the **POINT OF BEGINNING**;

Thence a bearing of N46°35'54"E, a distance of 6.98 feet, to a point; thence a bearing of S17°42'01"E, a distance of 6.98 feet, to a point; thence a bearing of N87°22'33"W, a distance of 14.55 feet, to a point; thence a bearing of N22°56'54"E, a distance of 6.98 feet, to a point; thence a bearing of S41°21'00"E, a distance of 6.98 feet, to the **POINT OF BEGINNING**.

This lot contains 55 square feet, or 0.001 acres, more or less.

This description is solely based on a Toner & Nordling As-built survey dated June5, 2007.



P:\2019\19101JN-CBJ\_Wharf\L\19101JN-Lease Parcels ABI 83\_13B-ATS 3-Legal description.docx



**Exhibit "A"**

**Lease Parcel Easement "B" within portions of Lot 13A, Block 83,  
Alaska Tidelands Survey (ATS) No. 3**

**Located in protracted Section 27, Township 41 South,  
Range 67 East, Copper River Meridian, Juneau Alaska,  
First Judicial District of Alaska, Juneau Recording District**

Commencing at an Alaska Department of Transportation monument Corner No. 44 of ATS 3; thence, a bearing of N35°56'28"E, a distance of 2,546.74 feet, to a Toner & Nordling primary cap, being the Northeast corner of Lot 7A, Block 83, ATS 3; thence a bearing of S34°46'31"E, a distance of 468.91 feet, to the Northeast corner of Lot 12, Block 83, ATS 3; thence along the boundary of Lot 11 & 12, Block 83, a bearing of S48°37'03"W, a distance of 142.81 feet, to a point; thence a bearing of S41°21'00"E, a distance of 39.76 feet, to a point; Thence a bearing of N46°35'54"E, a distance of 33.37 feet, to the **POINT OF BEGINNING**;

Thence a bearing of S43°24'06"E, a distance of 20.00 feet, to a point; thence a bearing of S43°35'54"W, a distance of 12.50 feet, to a point; thence a bearing of N43°24'06"W, a distance of 20.00 feet, to a point; thence a bearing of N46°35'54"E, a distance of 12.50 feet, to the **POINT OF BEGINNING**.

This lot contains 250 square feet, or 0.006 acres, more or less.

This description is solely based on a Toner & Nordling As-built survey dated June5, 2007.



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

Resolution 2845 A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2020 Through 2025, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2020.

**MANAGER'S REPORT:**

This resolution would adopt the Capital Improvement Program (CIP) for Fiscal Years 2020 through 2025, as required by Charter Section 9.4, and lists the capital projects that will be initially appropriated by ordinance in FY20.

The Public Works and Facilities Committee (PWFC) reviewed the preliminary CIP Resolution at its meeting on March 18, 2019, and forwarded the plan to the Assembly.

**RECOMMENDATION:**

**The City Manager recommends this resolution be introduced, referred to the Assembly Finance Committee on April 3, 2019 for further review, and set for public hearing at the special Assembly meeting scheduled for April 24, 2019.**

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Resolution 2845	4/1/2019	Resolution

**RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA****Serial No. 2845****A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2020 through 2025, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2020.**

WHEREAS, the CBJ Capital Improvement Program is a plan for capital improvement projects proposed for the next six fiscal years; and

WHEREAS, the Assembly has reviewed the Capital Improvement Program for Fiscal Year 2020 through Fiscal Year 2025, and has determined the capital improvement project priorities for Fiscal Year 2020.

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

**Section 1. Capital Improvement Program.**

(a) Attachment A, entitled "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2020 - 2025," dated June 1, 2019, is adopted as the Capital Improvement Program for the City and Borough.

(b) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2020 - 2025," are pending capital improvement projects to be undertaken in FY20:

<b>FISCAL YEAR 2020</b>		
<b>GENERAL SALES TAX IMPROVEMENTS</b>		
<b>DEPARTMENT</b>	<b>PROJECT</b>	<b>FY20 BUDGET</b>
Eaglecrest	Deferred Maintenance /Mountain Operations Improvements	\$ 230,000
Manager's Office	Eaglecrest Financial Sustainability Plan	50,000
Manager's Office	JPD Facility Security Upgrades	150,000
Manager's Office	Hagevig Training Center Improvements	100,000
Parks & Recreation	Deferred Building Maintenance	370,000
Parks & Recreation	Park & Playground Deferred Maintenance and Repairs	275,000
Parks & Recreation	Sports Field Resurfacing & Repairs	100,000
Parks & Recreation	Trail Maintenance	100,000
Parks & Recreation	Chicken Yard Park	125,000
<b>General Sales Tax Improvements Total</b>		<b><u>\$ 1,500,000</u></b>



**FISCAL YEAR 2020  
AREAWIDE STREET SALES TAX PRIORITIES**

<b>DEPARTMENT</b>	<b>PROJECT</b>	<b>FY20 BUDGET</b>
Street Maintenance	Pavement Management	\$ 900,000
Street Maintenance	Sidewalk & Stairway Repairs	250,000
Street Maintenance	Areawide Drainage Improvements	250,000
Street Maintenance	Security System at 7 Mile Shop Yard	150,000
Street Maintenance	Capital Avenue Willoughby to Ninth	600,000
Street Maintenance	Hospital Drive	800,000
Street Maintenance	Calhoun Ave Main to Gold Creek Phase I	1,100,000
Street Maintenance	Mendenhall Boulevard - Poplar to Columbia	600,000
Street Maintenance	Savikko Road	650,000
Street Maintenance	Aspen Avenue (Mendenhall to Taku)	1,100,000
Street Maintenance	River Road Paving LID	2,100,000
Street Maintenance	Gold Creek Flume Repairs	400,000
Capital Transit	Bus Shelters Improvements	50,000
Capital Transit	Design Power Upgrades for Electric Buses	150,000
Capital Transit	Construction of Valley Transit Center - Grant Match	100,000
Engineering	EV (Electric Vehicle) Charging Infrastructure	50,000
Engineering	Contaminated Sites Reporting	100,000
Manager's Office	Juneau Renewable Energy Strategy (JRES) Implementation	250,000
<b>Areawide Street Sales Tax Priorities Total</b>		<b>\$ 9,600,000</b>

**FISCAL YEAR 2020  
TEMPORARY 1% SALES TAX PRIORITIES  
Voter Approved Sales Tax 10/01/18 - 09/30/23**

<b>DEPARTMENT</b>	<b>PROJECT</b>	<b>FY20 BUDGET</b>
Manager's Office	IT - Infrastructure Upgrades	\$ 200,000
Debt Service	Enterprise Computer System Upgrade	200,000 *
Manager's Office	Affordable Housing Fund	400,000 *
Wastewater Utility	Mendenhall Treatment Plant (MWWTP) Pretreatment Impvmts	1,000,000
Wastewater Utility	MWWTP Basin Recirculation Pump Replacements	1,500,000
Wastewater Utility	Auke Bay Treatment Plant (ABTP) Tank Repairs	100,000
Water Utility	Douglas Hwy Water System replacement - David St. to I St.	1,000,000
Parks & Recreation	Deferred Building Maintenance	700,000
Parks & Recreation	Capital School Park Repairs and Playground Replacement	250,000
Parks & Recreation	Parks and Playgrounds Improvements and Deferred Maint	250,000
Parks & Recreation	Augustus Brown Pool Deferred Maintenance	1,700,000
School District	JSD Buildings Major Maintenance / Match	1,000,000
Public Works	Waste - RecycleWorks Waste Diversion Program	400,000 *
<b>Temporary 1% Sales Tax Priorities Total</b>		<b>\$ 8,700,000</b>

\* Operating Budget Funding

**FISCAL YEAR 2020  
MARINE PASSENGER FEE PRIORITIES**

<b>DEPARTMENT</b>	<b>PROJECT</b>	<b>FY20 BUDGET</b>
Port of Juneau	Seawalk Major Maintenance	\$ 85,000
Port of Juneau	Seawalk Permitting/Planning/Design	46,100
Port of Juneau	Security Checkpoint Queuing Structure Phase II	200,000
Engineering	Large Berth Shore Power Feasibility/System Impact Analysis	250,000
<b>Marine Passenger Fee Priorities Total</b>		<b>\$ 581,100</b>

<b>FISCAL YEAR 2020</b>		
<b>STATE MARINE PASSENGER FEE PRIORITIES</b>		
<b>DEPARTMENT</b>	<b>PROJECT</b>	<b>FY20 BUDGET</b>
Harbors	Statter Harbor	\$ 4,500,000
<b>State Marine Passenger Fee Priorities Total</b>		<b>\$ 4,500,000</b>

<b>FISCAL YEAR 2020</b>		
<b>BARTLETT HOSPITAL ENTERPRISE FUND</b>		
<b>DEPARTMENT</b>	<b>PROJECT</b>	<b>FY20 BUDGET</b>
Bartlett Hospital	Hospital Drive Paving - Admin to Juneau Med Center	\$ 500,000
Bartlett Hospital	Crises Stabilization	3,500,000
<b>Bartlett Hospital Enterprise Fund Total</b>		<b>\$4,000,000</b>

<b>FISCAL YEAR 2020</b>		
<b>DOCKS AND HARBORS ENTERPRISE FUND</b>		
<b>DEPARTMENT</b>	<b>PROJECT</b>	<b>FY20 BUDGET</b>
Docks and Harbors	Anode Installation - Douglas Harbor - CBJ Match to ADOT Grant	\$ 140,000
<b>Docks and Harbors Enterprise Fund Total</b>		<b>\$140,000</b>

<b>FISCAL YEAR 2020</b>		
<b>WATER ENTERPRISE FUND</b>		
<b>DEPARTMENT</b>	<b>PROJECT</b>	<b>FY20 BUDGET</b>
Water Utility	Douglas Highway Water Replacement David St. to I St.	\$ 3,000,000
Water Utility	Cedar Park Pump Station Backup Generator and Tank Removal	500,000
Water Utility	Hospital Drive Waterline Replacement (Street Recon)	150,000
Water Utility	Savikko Road Waterline Replacement (Street Recon)	120,000
Water Utility	Mendenhall Blvd-Poplar-Columbia Water Replacement (Repave)	180,000
Water Utility	Captial Ave Water System (Willoughby to Ninth) Street Recon	50,000
Water Utility	Areawide Water Repairs / Minor Replacements	50,000
<b>Water Enterprise Fund Total</b>		<b>\$4,050,000</b>

<b>FISCAL YEAR 2020</b>		
<b>WASTEWATER ENTERPRISE FUND</b>		
<b>DEPARTMENT</b>	<b>PROJECT</b>	<b>FY20 BUDGET</b>
Wastewater Utility	Auke Bay Treatment Plant (ABTP) Tank Repairs	\$ 145,000
Wastewater Utility	WW system SCADA Improvements	250,000
Wastewater Utility	Collection System Pump Station Upgrades	950,000
Wastewater Utility	Lift Station Upgrades / Outer Drive & W Juneau Improvements	350,000
Wastewater Utility	ABTP Disinfection Upgrades	400,000
Wastewater Utility	ABTP Generator / Backup Power	800,000
Wastewater Utility	Delta Drive Collection System Improvements (Street Recon)	75,000
Wastewater Utility	Aspen Ave - Mend to Taku - Collection Sys Imp. (Street Recon)	150,000
Wastewater Utility	River Road Paving LID - Utility Adjustments & Improvements	25,000
Wastewater Utility	Hospital Drive Sewer Improvements (Street Recon)	35,000
Wastewater Utility	Pavement Management Utility Adjustments	20,000
Wastewater Utility	ADOT Project Utility Adjustments	25,000
<b>Wastewater Enterprise Fund Total</b>		<b>\$ 3,225,000</b>

**FISCAL YEAR 2020  
LANDS FUND**

<b>DEPARTMENT</b>	<b>PROJECT</b>	<b>FY20 BUDGET</b>
Lands	Peterson Hill Subdivision	\$ 450,000
Lands	Pits and Quarries Infrastructure Maintenance and Expansion	50,000
<b>Lands Fund Total</b>		<b>\$ 500,000</b>

**ORDINANCE 2019-06 CAPITAL PROJECTS FUNDING TOTAL**

**\$ 35,796,100**

**ORDINANCE 2019-06 OPERATING BUDGET FUNDING TOTAL**

**\$ 1,000,000 \***

***\* Operating Budget Funding***

(c) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2020-2025," are capital improvement projects identified as priorities proposed to be undertaken beginning in FY20, but are dependent on other unsecured funding sources. As the sources are secured, the funds will be appropriated:

**FISCAL YEAR 2020  
AIRPORT UNSCHEDULED FUNDING**

<b>DEPARTMENT</b>	<b>PROJECT</b>	
Airport	Departure Lounge Secured ExitLane	\$ 380,000
Airport	Taxiway A Rehabilitation	17,000,000
Airport	Taxiway E Realignment (Geometry)	2,000,000
Airport	Taxiway D-1 Relocation (RIM)	1,500,000
Airport	26 MALSR (FAA F&E Project)	3,750,000
Airport	Space Reconfig (Old Dining Room/Kitchen) Tenants & Admin	292,000
<b>Airport Unscheduled Funding Total</b>		<b>\$ 24,922,000</b>

**FISCAL YEAR 2020  
UNSCHEDULED FUNDING**

<b>DEPARTMENT</b>	<b>PROJECT</b>	
Docks and Harbors	ADOT Grant - Aurora Harbor Rebuild - Phase III	\$ 2,000,000
Docks and Harbors	ADOT Grant - Anode Installation - Harris Harbor	125,000
Docks and Harbors	ACOE Grant - Statter Breakwater Feasibility	500,000
Eaglecrest	Magic Carpet Grant Funding	160,000
Lands	Pederson Hill Phase II	1,350,000
Lands	West Douglas Pioneer Road Extension	100,000
Manager's Office	Senior Housing Land	1,500,000
Manager's Office	State Parking	5,000,000
Manager's Office	City Hall	5,000,000
Parks and Recreation	Amalga Meadows Public Use Cabin Grant Request JCF	25,000
Parks and Recreation	Amalga Meadows Public Use Cabin Grant Request Rasmussen	25,000
<b>Unscheduled Funding Total</b>		<b>\$ 15,785,000</b>

**Section 2. Fiscal Year 2020 Budget.** It is the intent of the Assembly that the capital improvement project budget allocations as set forth in the FY20 pending Capital Improvements List in Section 1(b), above, not already appropriated, shall become a part of the City and Borough's Fiscal Year 2020 Budget.

**Section 3. State and Federal Funding.** To the extent that a proposed CIP project, as set forth in Section 1(c), above, includes state funding, federal funding, or both, the amount of funding for that project is an estimate only, and is subject to appropriation contingent upon final funding being secured. It is the intent of the Assembly that once funding is secured, these items will be brought back to the Assembly for appropriation.

**Section 4. Effective Date.** This resolution shall be effective immediately upon adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Beth A. Weldon Mayor

Attest:

\_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk