

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

June 27, 2022, 6:30 PM.

Assembly Chambers/Zoom Webinar/YT Livestream

Meeting time is approximate and will immediately follow adjournment of the Special Assembly Meeting. <https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

**AGENDA**

**I. CALL TO ORDER**

**II. LAND ACKNOWLEDGEMENT**

**III. ROLL CALL**

**IV. APPROVAL OF AGENDA**

**V. APPROVAL OF MINUTES**

**A. April 11, 2022 Assembly Committee of the Whole Draft Minutes**

**VI. AGENDA TOPICS**

**A. 1% Sales Tax Deliberation**

**B. Sales Tax on Food**

**VII. NEXT MEETING DATE**

**A. July 18, 2022 @ 6:00pm**

**A. RED FOLDER-1% Sales Tax Consolidated List with Aggregate Ranking**

**VIII. ADJOURNMENT**

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

**ASSEMBLY STANDING COMMITTEE  
COMMITTEE OF THE WHOLE (COW)**  
*DRAFT Meeting Minutes – April 11, 2022*

**I. CALL TO ORDER**

The Assembly Committee of the Whole Meeting, held in the Assembly Chambers and broadcasted virtually via Zoom, was called to order by Deputy Mayor Gladziszewski at 6:00p.m.

**II. LAND ACKNOWLEDGMENT**

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

**III. ROLL CALL**

**Assemblymembers Present:** Maria Gladziszewski, Wade Bryson, Alicia Hughes-Skandijs (via Zoom), Greg Smith, Michelle Hale, Carole Triem, ‘Wáahlaal Gíidaak and Mayor Beth Weldon (via Zoom).

**Assemblymembers Absent:** Christine Woll

**Staff Present:** City Manager Rorie Watt, Deputy City Manager Robert Barr, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Finance Director Jeff Rogers, Engineering/Public Works Director Katie Koester, CDD Director Jill Maclean

**IV. APPROVAL OF AGENDA**

**None.**

**V. APPROVAL OF MINUTES**

- A. June 7, 2021 DRAFT Committee of the Whole Minutes – Revised**
- B. November 29, 2021 DRAFT Committee of the Whole Minutes**

*Hearing no objection the minutes were approved as presented.*

**VI. AGENDA TOPICS**

**A. New City Hall Update** – Engineering/Public Works Director Katie Koester said that it is her hope with this topic before the COW that the Assembly will select the preferred location so that her staff can move forward to be able to do more work, answer all the various questions and begin to flesh out the project in anticipation of placing a question on the fall ballot. She said this will not be the end all of the conversation and there were be a lot more discussion in the future. She said that she really appreciated all the questions from the Assembly at the last meeting and she hopes that she covered those answers in the memo found in the packet. She also noted that

there were two additional memos in the Red Folder: one from Mr. Rogers with a financial analysis and another from CDD re: parking scenarios and numbers.

Ms. Koester gave a brief overview of the Q&A from the Assembly as contained in her memo. She said she was available to answer any additional questions from Assemblymembers.

Mr. Bryson asked about the financial information the difference between the initial 2-3% interest rates vs. the proposed 5% interest rate quoted in the financial documents. Mr. Rogers said that when he spoke with their financial bond writer they said that it is possible the interest rates will be lower than 5% but not much under 4%.

Ms. Koester said that the recommendation before the COW tonight is to select the 450 Whittier location as the preferred location and then to have some additional discussion regarding the potential of possibly locating the Assembly Chambers in a shared space at Centennial Hall or a new Capital Civic Center. She said that the rationale for the recommendation would be to provide a possible cost effective measure and that a showcase piece should be in those chambers and it may be worth looking at having that at the Civic Center or Centennial Hall. She said that there are definitely cons related to that but the reason for bringing this forward is to be able to look into this further.

Ms. Triem said that she doesn't see how changing that might save \$2.8 million and asked if this would mostly be something related to a mixed use space. Ms. Koester said that Centennial Hall meeting spaces need to be renovated and upgraded regardless of whether it is combined with the new City Hall. Mr. Watt said that concept would be to allow for a shared use space. If the Assembly approves the 450 Whittier site, that would be in close proximity and from an efficiency standpoint, it is a conceptual vision worth looking at primarily.

Ms. Hale said that it is an interesting idea to consider and most of the meetings are in the evening (Monday and Wed.) and she could see that the timing of the different kinds of events might work pretty well.

‘Wáahlaal Gíidaak asked if there has there been any consideration of combination of all City Hall needed space was moved into Centennial Hall. Mr. Watt responded that the Capital Civic Center RFP is going out soon and it might be something that could look at having a new Conference Room #224 space on the ground floor of the new City Hall space. He said that with respect to combining the new City Hall and Centennial Hall, there were too many factors that it would make both projects complicated and from building code issues, it would make it too complicated.

Ms. Triem said when they talk about this again if they could get more information on the cost saving analysis for the Chambers room.

Mr. Smith expressed his concerns about folding the new City Hall in with the Capital Civic Center project and if funding for that fell through that they may end up having to meet in a tent

outside somewhere. Mr. Watt addressed the concept and the fact that the earliest anything is likely to come about with the earliest possible occupancy of a new City Hall being somewhere within 2 years from now.

‘Wáahlaal Gíidaak asked about the \$38,200,000 for the Whittier property and if that included the Centennial Hall Chambers scenario and whether or not it included the underground parking garage.

Ms. Koester replied that number does not include any renovations to Centennial Hall and that the \$38.2 million does not include the underground parking which is estimated at \$3.2 million for 38 spaces.

Ms. Hughes-Skandijs said that she was not wild about the concept of moving the Assembly Chambers into the Centennial Hall/Civic Center. She said that she loved Mr. Watt’s comment about not necessarily envisioning the space where the fire trucks were located in the current City Hall. She was not against meeting somewhere unconventional and if the new City Hall had a ground floor conference room like 224, that would be her preference. She said that she agrees with Ms. Triem about wanting a better cost estimate for any changes to the Chambers location. She said that she has heard the Centennial Hall/Civic Center being referred to a “The People’s Space” and she feels that City Hall is far more of “The People’s Space” than any other public building so it is appropriate that you have your meetings in City Hall even if that is a modest room with cubicles all around. She said that she spent a lot of time this last week in Egan, Hickel, and Miller Room at Centennial Hall and it doesn’t have to be grand. She said that CBJ has been remiss in improving Centennial Hall as it currently is but she advised caution about trying to marry more things to the Civic Center. She said that she likes the selection of 450 Whittier as the preferred alternative but wants the City Hall Chambers there.

Chair Gladziszewski said that there is a request from staff to make a motion on the preferred location and then they can move forward with additional discussion after a motion is put forward.

**MOTION** by Mr. Bryson for the COW to accept the preferred alternative of 450 Whittier and asked for unanimous consent. *Hearing no objection, the motion carried.*

Chair Gladziszewski said that staff will continue to go out with public outreach and bring back more information including the request for financials with respect to the cost saving measures. Ms. Hale said that Ms. Koester mentioned \$3.2M for 38 parking spaces underground and she said that she would be interested in assessing the option of underground parking spaces similar to what is at the state museum. Ms. Triem asked if the Clerk staff could let them know how frequently the public meeting spaces are utilized. Ms. Gladziszewski said that a full analysis may be needed.

Mayor Weldon said that it is not just the Assembly but that the Planning Commission and other groups also use the Chambers and she would be concerned about conflicts between user groups

etc... and she would not be in favor of using Centennial Hall for the Assembly Chambers space due to noise bleed and other cross use concerns.

**B. Parking Ordinances 2022-04 and 2022-11**

**Ord. 2022-04 An Ordinance Amending the Parking Requirements of the Land Use Code.**

**Ord. 2022-11 An Ordinance Amending the Street Vending Requirements of Title 62 Regarding Parking.**

Mr. Watt explained that approximately one year ago the Assembly asked the Planning Commission to look at the downtown parking code and ultimately landed on the code amendment in February. Assemblymember Bryson provided a map change. He said that Ms. Maclean's memo to the Lands, Housing, and Economic Development Committee was provided as a Red Folder item.

Chair Gladziszewski asked Ms. Maclean to give a brief update on what those proposed changes are.

Ms. Maclean said that this has been a 2 year process. She explained the current process which included the fee in lieu of program. Ms. Maclean noted that the current parking map is in the packet on page 73.

In looking at that map, PD1 and PD2 are shown in the light grey and darker grey areas. The bold line of the full map area is outlining the proposed Town Center Parking Area. She noted that in PD1 – they are allowed a 60% reduction fee in lieu of parking, and PD2 allows 30% reduction to fee in lieu of parking. She explained that the proposal is to repeal PD1 and PD2 completely and that everything within the Town Center Parking Area that it would be a straight 60% reduction to the fee in lieu of parking except where the small dashed dotted line area in the tight historic downtown and that would be the “no parking required” area. She said that approximately 4-5 years ago, they adopted parking waivers. She explained that was due to the fact that variances, which were incredibly hard to get and had a high threshold to meet, the Planning Commission proposed they not be allowed in the PD1 and PD2 districts because they were already getting a reduction. She said that after working on a number of other issues and seeing the difficulty developers faced in trying to develop property in the downtown area, the Planning Commission recommended that parking waivers be allowed borough-wide regardless of whether or not it was within one of these PD districts. They are trying to make it as easy as possible to redevelop and bring housing where it is needed.

She said that on top of that, they still have the fee in lieu of program and they are recommending that it be applied to anywhere within the proposed “Town Center” area. She provided a couple of scenarios that a developer may present in these types of situations. She then explained the “no parking required” area on the map, the ADA required parking spaces, and they tried to make the tight historic district with buildings that were wall to wall as equitable as they could with other buildings in the community.

Mr. Bryson said that he understands the reasoning for why they did the parking this way, and he asked about the amendment that he provided and wondered why it wasn't in the packet.

Chair Gladziszewski called for a 5 minute recess. Coming back from recess she asked if anyone had any further questions of Director Maclean.

Ms. Triem said that during the recess, she had asked Ms. Maclean questions about the Planning Commission's process and she asked Ms. Maclean to share her responses with everyone.

Ms. Maclean said that with respect to the no parking zone area, the Commission struggled with how tight that area should be. She said that part of what they were weighing was looking at the equity of parking generally across the borough. They really tightened it down to the properties in the core downtown area that were built without current codes, and are historic and built so close together that you would have to tear down properties in order to put parking in their spaces.

Ms. Gladziszewski asked Ms. Maclean to confirm that the properties in those districts could still apply for waivers or pay fee in lieu of parking. Ms. Maclean said that was correct, those areas already receive a reduced 60% parking requirement as compared to other borough properties and then can apply for waivers as well as pay a fee in lieu of parking spaces.

Ms. Hale commented that when this was discussed at the Lands, Housing, and Economic Development Committee, Ms. Maclean noted that there is on street ADA parking in this area which CBJ provides so it is not as if no ADA parking is available to that area.

Ms. Gladziszewski said she too was wondering why it was just this tight area and she spoke with Planning Commissioners about it. She said they spent long hours on this question/issue over the past two years and this was the best solution they came up with.

Ms. Hughes-Skandijs asked to clarify if they were talking about Mr. Bryson's amendment at this point or just the topic in general. Ms. Gladziszewski said they are talking broadly about everything and not Mr. Bryson's amendment at this time.

Mr. Smith asked if Ms. Maclean had any information about increases of development from other communities that have done away with parking required areas. Ms. Maclean said she explained to Mr. Smith during the break that at the last city she worked in which was in Massachusetts, it was a waterfront community somewhat similar to Juneau and has a historic downtown which has been turned into a National Park for the most part. She said that it had a zero parking requirement, there were two structured parking garages and a couple of surface lots. They had a no parking area in the downtown. She said it has been hugely successful and the city continues to grow, redevelop, and revive. She said that the one caveat she would mention is that they managed parking very well on street through meters. She said it wasn't always popular but you could find parking spaces, parking turned over and it did provide revenue for the city which then went towards funding amenities that they may not have had provided without those revenues.

Mr. Smith said he would like an expanded no parking area. He said he they will be addressing that in a little bit when they discuss Mr. Bryson's amendment. He asked Ms. Maclean to speak about why the parking lot on 2<sup>nd</sup> and Franklin wasn't included or also the Manila Square area.

Ms. Maclean explained that when they started working on this at the staff level, those were included. She said the issues that arose with development at the 2<sup>nd</sup> and Franklin site were tied directly to parking issues, and this all kicked off because of the Morris development site (next to the library). She noted that Eagle Rock Ventures (2<sup>nd</sup> and Franklin) provided some comments but that the Morris group didn't have any comments at the time as they had not yet finalized their plans. She said that when it came to the Planning Commission level, and possibly at the Title 49 Committee, they came back to the questions related to equity and what is fair and where do you draw the line. She said that because 2<sup>nd</sup> Street was vacant and the other sites were vacant, they could at least try to incorporate the ADA parking sites on site somehow and they could still do the fee in lieu of option if they wanted. She said the commission tried to keep it at the bare minimum of what it needed to be for the property.

Ms. Gladziszewski asked for a motion to move the ordinance so they could then discuss any amendments.

**MOTION** by Ms. Triem for the Committee to consider Ordinance 2022-04.

**AMENDMENT 1** by Mr. Bryson to amend Ordinance 2022-04 as found in the red folder which reads:

**Ord 2022-04 Amendment \_\_\_\_\_ (via Assemblymember Bryson)**

Motion: I move to amend Ordinance 2022-04 as follows (two parts), which would extend the No Parking Required Area down South Franklin about two blocks:

1. Amend 42.40.200(a)(2), lines 7-12 of page 2 of the ordinance:

“(2) *No Parking Required Area.* The No Parking Required Area, as depicted in Ordinance 2022-04 is adopted. The lots within the area bound by Gastineau Avenue, **Second Street, Fourth Street**, Seward Street, Gastineau Channel ~~Egan Drive, Ferry Way~~, 490 South Franklin Street, and Layton Way are excluded from the parking requirements of this chapter. No additional parking is required for development in this area.”

2. Amend Exhibit A of Ordinance as depicted in the “Bryson Amendment”

Mr. Bryson thanked Director Maclean for the information she provided and especially the part about not requiring buildings to be torn down in order to accommodate parking downtown. He said that he saw this as being able to correct a wrong that they had done as well as the ability to spur development. He said that it would be hard to compare the development of the last few waterfront properties in the downtown area to development elsewhere in the borough. He noted that the type of clientele that these downtown businesses attract are largely cruise passengers and independent travelers who would not need as much parking. He said that they could call the proposed ordinance good enough but if they do, without expanding the area, however, it would prevent development out of the range of those wishing to develop the last few open areas.

Ms. Hale objected and speaking to her objection, she said that Director Maclean laid out the options, including the option for waivers that was not available prior to the pandemic. She said that if they use up waivers, they could do fee in lieu. She thinks that the proposal that the Title 49 Committee and Planning Commission brought before them does the job and does it well.

Ms. Triem said that she would like to offer an amendment to Mr. Bryson's amendment.

**AMENDMENT (1A)** by Ms. Triem to cross out "Second Street" and replace it with "Fourth Street."

In speaking to her amendment, Ms. Triem thanked the Planning Commission for taking on this work for the past two years. She said that she appreciated their discussion of providing a narrow area for the no parking area to provide for equity. She said that while she appreciates that work and their perspective, they were looking at it through a different lens than the lens the Assembly may be using with its focus on its goals related to housing developments in the community. She said that she would like to expand the area up the hill to 4th street, she said that she knows that there are some vacant lots on 4<sup>th</sup> Street that would be excellent sites for possible housing developments.

Ms. Hughes-Skandijs asked if Mr. Bryson's amendment included the parking lot located to the north of 2<sup>nd</sup> Street. Ms. Gladziszewski said that lot is not included within the no parking area as provided for in Mr. Bryson's map.

Ms. Hughes-Skandijs noted that in that case, she was supportive of Ms. Triem's Amendment (1A) and for the same reasons noted by Ms. Triem with respect to housing development in the downtown area. She said this effort far predates her service on the Assembly and having attended a number of the Title 49 Committee meetings at which this was discussed, there was a sense from the Planning Commission that they didn't want to do too much too fast. She said that she doesn't share that opinion and she'd rather see them take a bigger step than that originally proposed. She noted that a similar amendment was offered by a Planning Commission member and while it failed, it did have some support from some of the Planning Commission members.

Wáahlaal Gíidaak said she was supportive of both amendments but has a question about federal regulations. She asked if this impacts federal requirements for the city.

Ms. Maclean said that the federal regulations kick in whenever there is a parking space requirement. If there is one space required, that does require one ADA space. If zero parking spaces are required, then the federal regulations do not apply. She said that CBJ is aware of the need for ADA spaces and CBJ does provide on street ADA spaces as well as in the two parking garages and in the surface lot at the Downtown Transit Center (DTC).

Ms. Gladziszewski said that she too looked at this significantly. She spoke with Planning Commissioners on their process and this topic in particular. She said that those in the downtown



area already receive a 60% reduction in parking requirements and that the cost of “free parking” is not free and in fact it cost the city \$50,000/space to build a parking garage and the fee in lieu of cost is \$10,000 and while it is nowhere near the \$50,000 per space, it is something. She said that she is a proponent of the expertise of the Planning Commission that spent many, many hours discussing this.

Ms. Hughes-Skandijs asked if this Amendment (1A) failed, and the Assembly may want to do something specific for housing on the 2<sup>nd</sup> Street lot, would there be any timing or other issues that would prevent them from carving out something in particular as it may relate to that parcel.

Mr. Palmer said that there is nothing to curtail a future Assembly from considering another parking ordinance in the future. He said that speaking to this amendment in particular, if it should fail, it would curtail this particular Assembly from making exactly the same amendment until sometime after the October election when a new Assembly is in place.

Additional discussion took place regarding parliamentary procedures with respect to ordinances. Mr. Palmer explained that once they vote on an item, that body is precluded from reconsidering that item and taking a similar vote, in accordance with the Assembly’s rules. He said that the exception to that is if they vote to suspend the Assembly’s rules which they would need a supermajority to do.

Mr. Bryson commented that even though they are building ‘no parking zones’ where someone would not have to build parking, developers building housing are going to figure out something that will accommodate parking for those who will be living there. He said developers would do that so they could either sell the property or have customers come and visit it. He said they make the spot as large as possible so that when a developer says that their spot doesn’t warrant a lot of parking spaces, they can get going on their development the fastest.

Ms. Hale said that she shared the objections to both amendments. She noted that CBJ just invested an enormous amount of effort and money into holding up its part of the deal with respect to the Peratrovich Plaza and that the Morris developers wouldn’t even comment on the parking ordinance; they wouldn’t play with us to that extent. She said that she doesn’t know what that really means but it causes her concern and she doesn’t want to give away the farm by saying it should be included in the no parking area.

Ms. Gladziszewski noted that Ms. Hale’s comment was pertaining to the original amendment - Amendment 1 as opposed to Amendment 1A.

**Roll call vote on Ms. Triem’s Amendment (1A) to Mr. Bryson’s Amendment 1**

Yeas: Triem, ‘Wáahlaal Gíidaak, Bryson, Hughes-Skandijs, Smith

Nays: Hale, Gladziszewski, Weldon

***Motion passed 5:3***

Ms. Gladziszewski asked for any additional discussion on Mr. Bryson's main amendment, as amended.

Ms. Hale repeated her earlier comments about options, the 60% that is already in place, the waiver options, and the fee in lieu option and she is not in favor of the amendment.

Ms. Gladziszewski noted that with respect to the Archipelago property, up until this ordinance may pass, they are in the PD2 area which only has a 30% reduction in parking requirements. If this ordinance should pass, it would automatically give them a 60% reduction.

Additional discussion took place with Ms. Hughes-Skandijs and Ms. Gladziszewski to clarify the map amendment before the body at this time and also what hypothetical options might be if this amendment failed.

**Roll call vote on Mr. Bryson's Amendment 1 as amended**

Yeas: Triem, 'Wáahlaal Gíidaak, Bryson, Smith, Weldon

Nays: Hale, Hughes-Skandijs, Gladziszewski

***Motion passed 5:3***

**Ms. Gladziszewski asked if there was any objection in moving Ordinance 2022-04, as amended, to the Assembly for action.** *Hearing no objection, the motion passed by unanimous consent.*

**C. Ord. 2022-11 An Ordinance Amending the Street Vending Requirements of Title 62 Regarding Parking.**

Ms. Gladziszewski noted that Ordinance 2022-11 goes along with the map, however, there are policy things to be can be debated on this. She said that the easy path would be to pass this ordinance and then punt all those discussions to another time. She then asked staff to provide some additional information about this ordinance.

Ms. Maclean said that the current food carts around town are permitted within the PD2 zone. She said that what this ordinance proposes is that what was the PD2 map, will now become the new Town Center area, excluding the 'no parking area.'

Mr. Bryson said that making vending on the street a little more difficult is not a bad thing for the city. Having vending on the street has some advantages as opposed to all the requirements that businesses in brick and mortar vendors have to comply with such as paying property taxes, providing restrooms, etc... He said that when CBJ gives a vending permit, there is very little oversight.

Ms. Hale said that they have not extended the no parking area, the COW just sent Ord. 2022-04 to the Assembly but the Assembly has not taken that action and it has not happened yet. She said that because of the action they just took in altering the maps and sending those to the Assembly, it really changes the equation on where vendors can or cannot be. She said that particularly in the

South Franklin Area, they should provide CDD and the Planning Commission an opportunity to take a second look at she said that she would like to decouple these two ordinances for the moment as there are complexities related to this that should be addressed.

Ms. Triem asked some real or hypothetical examples of the types of vendors they are talking about.

Ms. Maclean gave the example of Bernadette's food cart at Marine Park. She said that the Franklin Food court on Franklin Street is on its own property so that is not what they are talking about for this ordinance, this ordinance is only talking about those that are in the public rights of way.

Ms. Triem said that she agreed with Ms. Hale that this should be decoupled from the ordinance pertaining to parking. 'Wáahlaal Gíidaak and Mr. Smith also agreed with decoupling the two ordinances.

Ms. Gladziszewski asked Ms. Maclean what her recommendation would be in light of the map changes that were just forwarded to the Assembly for action with Ordinance 2022-04. Ms. Maclean recommended that the committee direct staff to draft a new map, taking into consideration the new 'no parking area' that was discussed today, and to bring that with Ordinance 2022-11 back to the COW for additional review/discussion.

Ms. Gladziszewski noted that Ordinance 2022-11, without objection, would be held in the COW while it gets rewritten by staff and then brought back to the COW at a future meeting.

Ms. Gladziszewski called for a 10 minute recess at 7:38p.m.

#### **D. Sales Tax on Food**

Ms. Gladziszewski noted that packet pages 74-75 included the memo from Mr. Rogers that they had previously seen and at past meetings, they had decided on just considering SNAP foods and not other things. She said that they are now to the question about filling up the holes. If they remove the sales tax on food, it is approximately a \$6,000,000 impact. She said that they need to decide how much of that \$6,000,000 hole they need to consider filling up. She said that she doesn't believe the full membership agrees on whether they have to come up with the full \$6,000,000 or not. She also said in the discussion they need to decide how those might be filled up. Some things would require only action by the Assembly while other things require action by the citizens of Juneau if they want to start looking at changing sales tax rates.

Mr. Smith asked if staff was able to determine whether or not individuals who use their SNAP benefits are already charged sales tax or not. Mr. Rogers confirmed that SNAP users do not currently pay sales tax when using their SNAP benefits.

Ms. Hale said that they are just beginning the budget process and that may complicate it but that it may also augment the conversation. She proposed that they fill up half the bucket with \$3,000,000 since that is approximately the same amount of the online sales tax revenues and those revenues are coming from Juneau citizens.

Ms. Gladziszewski asked Mr. Rogers to clarify how much revenue the city brings in from the remote sales tax. Mr. Rogers said that for next fiscal year, it is forecasted to be around \$3,000,000 and that the current fiscal year's sales tax revenue is anticipated to come in at approximately \$2,500,000.

Ms. Triem said that she would like to fill as much of the \$6,000,000 as possible. She said that it has been an ongoing decrease in revenue and they need to be planning for how to fill those holes, otherwise it will leave future assemblies short and having to take out of the budget reserves.

Mr. Bryson said he agrees with both Ms. Hale and Ms. Triem but would want to land somewhere in between the two amounts. He said that one of the things that will happen, they would be increasing Juneauites' purchasing power as that would improve the Juneau economy. He said that while he thinks it would be prudent to fill up to \$4,000,000 of that hole, he doesn't see the need to go all the way up to \$6,000,000.

Mayor Weldon said that she thinks other Assemblies couldn't do this as they didn't have the financial resources to fill the buckets but at this time, their financial picture is such that she doesn't agree with only half and thinks they should come pretty close to the full \$5 - 6 million dollars needed.

Mr. Smith said that he agrees with the Mayor on this in getting pretty close. He said that while it may not need the full \$6,000,000, it should be higher than 75%.

Ms. Hughes-Skandijs said that her initial preference is to try to fill it all the way or as close as they could get to that.

Ms. Gladziszewski said that she also agreed that people in Juneau are paying sales tax on remote items so that while she agrees that they should fill more than half it may not have to be all of the \$6,000,000.

Ms. Hale said that they will have to dance around this somewhat as they start the budget process. She referred to the fund balance is getting bigger and bigger and that all those green bars showing increases the fund balance while there were only a few red dips and they need to look at evening those out over time. She said that it is the job of the Assembly to weigh all those factors and she will save her main discussion on that topic for when it comes time to discuss the budgeting process.

Ms. Gladziszewski said that they all agree on at least half and likely more. She said that the next question is how to fill them up. She said that things they have control over without going to

voters for relate to the exemptions which are listed on packet page 76. Ms. Gladziszewski asked for any comments on any of those exemptions.

Mayor Weldon suggested they remove the exemption of sales “by” non-profit organizations. She said the non-profits are only collecting the tax and remitting it to the city, they aren’t paying for it themselves. She said that would provide for a \$1.4 million amount.

Mayor Weldon also noted that she was not suggesting that they remove the exemption on the sales “to” non-profits.

Ms. Gladziszewski asked for any comments on the Mayor’s recommendation and if there was any agreement on that proposal from the members.

Ms. Triem asked if staff was able to determine if Girl Scout cookies would be subject to that or not. Mr. Rogers said that the simple solution is that if they exempt sales tax on food by the SNAP definition, items such as the Girl Scout Cookies and Boy Scout popcorn would be exempt even if they remove the exemption for sales ‘by’ non-profits. He also noted that if they do decide to exempt food, that will likely reduce the forgone revenue forecasts somewhat but he doesn’t have any way of knowing what those amounts might be for food exemptions.

‘Wáahlaal Gíidaak said that she does not agree with this proposal. She said that the non-profits that come to the top of her head provide a service to the community and a service that would then need to be provided by CBJ if those services weren’t provided for by the non-profits.

Additional discussion took place during which staff answered questions from Assemblymembers on how this may be implemented and any administrative burdens to non-profit organizations. Ms. Gladziszewski noted that they are not making definitive decisions at this meeting, as any changes would have to come before the Assembly by way of an ordinance for the ultimate action. Mr. Palmer and Mr. Rogers shared some additional information and Mr. Rogers shared a table that was contained in his memo from the Feb. 5, 2020 packet on this topic. He said that while some of this information is getting a little stale, it is about as much information as he can provide the Assembly. He noted that the \$1.4 million is likely off the amount due to impacts by other categories such as medical exemptions that would not be taken into consideration.

Ms. Triem and Ms. Hale spoke to the impact this may have on consumers as well as providing equity for the different businesses selling goods similar to those that are sold by non-profit entities.

Ms. Gladziszewski said it appears that the committee would like to leave this topic on the list of those to be possibly considered.

Ms. Gladziszewski asked, in moving on to other exemptions, about the single item exemption “cap.” She said that currently, the ordinance has you only paying tax on the first \$13,000 price of an item and she asked if Finances staff would have any data related to the concept of flipping

exemptions from the first \$13,000 to only taxing the values that exceeded \$13,000 similar to what is done for property tax with the first \$150,000 in being tax free.

Mr. Rogers said that is not likely something they would have any data for since they don't get transactional information and there are over 1,000 entities that use the single item exemption "cap."

Mr. Bryson said that changing the single item sales tax cap exemption would just lead people to make purchases outside CBJ. He noted that the first time this was considered was when it was when they looked at jewelry stores. Any disadvantage we create with purchasing items in Juneau backfires.

Ms. Hale said that Mr. Bryson makes a good point that the remote seller sales tax collection means that if someone in Juneau purchases something in another community, that purchase is supposed to be charged remote sales tax and remitted back to CBJ. She said that she doesn't think it is a good idea to make this change.

Ms. Triem said they are discussing this mostly as it relates to individual consumers. She asked if staff might have any data as this exemption related to sales by businesses to businesses.

Mr. Rogers said that is a good point and businesses buy a lot of equipment and goods from other businesses. He said that this conversation so far has been related to sales on goods. He said that if they also need to consider the impacts this would have on businesses that provide services to other businesses. Mr. Rogers then took provided an in depth explanation of the various caps and the regressive nature of sales tax. He did explain that we do tax the full cost of jewelry and they are not subject to the cap on a single item.

Mayor Weldon said that businesses often purchase items over the cap. She asked Mr. Rogers how good we are at collecting sales tax from other states for big ticket items like cars, etc...

Mr. Rogers said that one of the technical points is that we have a sales tax and not a 'use' tax. He explained that if you go to Seattle and bring it back in person, it is not subject to remote sales tax. The commission is working with auto dealers in Seattle and Anchorage to collect taxes on sales that are conducted in a remote way.

Ms. Gladziszewski asked about where we are with trying to Google to sign up and remit tax. It has been years since they started this. Mr. Rogers said that the commission will be force filing and estimating tax and eventually they will be filing legal action. He said that Google has been the most recalcitrant on this and the last remaining whale. Ms. Gladziszewski if the commission has sent legal notice to Google, and Mr. Rogers said they have.

Ms. Hughes-Skandijs said that she will take some of her questions off line to Mr. Rogers. She said that she appreciated Ms. Triem and Mayor Weldon bringing up the comments about

business to business numbers and caps. Considering the goal on reducing taxes on things that everyone needs to live (food) not penalizing others.

Additional discussion took place regarding the single item for goods vs. services. Mr. Rogers will look at what the definitions might be for single item, what categories might look like if they were to “flip” the cap.

Mayor Weldon expressed concern about the “flip” concept and provided the example of a business purchasing a dump truck for \$200,000. Using the flip model, if the exemption were on the first \$12,800 then that would leave \$187,200 subject to tax which would come out to \$9,360 in tax to be paid.

Ms. Hale said that while the state is not likely to have a fiscal policy decision passed at the legislature this year, in the future they may and when they’ve discussed the possibility of a statewide sales tax. She noted that if a statewide sales tax is implemented, the exemptions in all the communities across the state will go away.

Members then discussed the pros and cons of many of the scenarios and asked staff a number of questions. They provided the following list of options to bring back to them at a future meeting:

- Single Item Exemption “Cap” and also what that might look like with a ‘flip’ scenario
- Single Service Exemption “Cap”
- Sales BY non-profit organizations
- Possible seasonal sales tax with a variety of options
- What a 5.25% (non-seasonal) sales tax rate might look like in comparison to a seasonal sales tax rate

Mr. Rogers said that he would not be able to give any model on what a flip might look like financially under the first bullet but he can begin pulling the other information together. Ms. Gladziszewski said that even if he can’t bring data on the flip item, she would like to still have it in the list of available options for consideration.

## **E. Eaglecrest Gondola Update**

Mr. Watt explained that he provided a memo in the packet regarding Goldbelt Corporation expressing an interest in investing up to \$10,000,000 towards the Eaglecrest gondola. He said that the Eaglecrest Summer Operations Task Force (ESOTF) met on March 31 and forwarded a recommendation for the Manager to negotiate directly with Goldbelt to develop a contract to be brought back to the Assembly for a debate. The Eaglecrest Board passed a motion on April 7 for the Eaglecrest Manager and City Manager to negotiate directly with Goldbelt for installation of the gondola and other facilities and that passed by unanimous consent. He said that the intent of the Eaglecrest Board is for Eaglecrest to have management/control of the operations and that motion passed by unanimous consent.

Mr. Watt said that when he was advised about Goldbelt's interest, he cautioned Eaglecrest and Goldbelt not to get in front of the Assembly and that they need to have a procedural discussion. He compared it to the same process they use when dealing with land negotiations. Those decisions by the Assembly would need to be made to 1) work with the first person in the door with a proposal, or 2) is there somebody else who might like to get involved. Mr. Watt said that his recommendation would be to strongly recommend CBJ negotiate with Goldbelt. He said that they are uniquely situated for a lot of reasons as he has detailed in his memo in the packet. Mr. Watt said that tonight he is looking for direction from the Assembly for the Manager to negotiate with Goldbelt and implicit with that is coordinating with the Eaglecrest Manager and Eaglecrest Board. He also noted that the Assembly may want to put sideboards on things similar to the one that the EB had that they did not want to lose control of the operations.

Mr. Watt said there is likely a lot more they could discuss on this as the devil will be in the details. However, he is heartened by Goldbelt's overture and he would strongly support a motion to direct negotiations. He also noted that Mr. Palmer may be able to provide additional information to the committee on where Mr. Scanlan is with respect to the current status on the gondola.

Mr. Palmer said that they have not yet paid any money for the price of the gondola but that will likely happen this week. The Eaglecrest Manager and a CBJ Engineer left for Austria earlier this morning to go and inspect the gondola. They should be inspecting it tomorrow afternoon and over the course of the next couple of days. He said that if everything goes well, they will sign the contract and start the payment process with would make the first payment of €150,000 and the second payment following at €750,000 and the deconstruction would start quickly thereafter. He said that the end result would be for the gondola to be decommissioned in Austria, put in containers, shipped to the nearest port in the U.S. Mr. Palmer said they are presently soliciting for that bid right now and the bids open at the end of this week or next week and they will have a better idea at that time what those transportation costs will be.

Mr. Palmer said that if the Assembly wanted them to store the gondola in Austria, that decision would need to be determined today.

*Clerk's Note: Due to a power outage caused by high winds, the Assembly Chambers lost power during the last 10 minutes of the meeting. The power outage also prevented the recording from being disconnected so the recording has 10 minutes of blank video streaming.*

*Due to the power outage, the Committee of the Whole meeting was adjourned at 9:05p.m.*





City and Borough of Juneau  
City & Borough Manager's Office  
155 South Seward Street  
Juneau, Alaska 99801  
Telephone: 586-5240 | Facsimile: 586-5385

TO: Deputy Mayor Gladyszewski and Assembly COW  
FROM: Rorie Watt, City Manager  
RE: 1% Sales Tax for Projects

DATE: June 22, 2022

Attached are several documents regarding the Assembly's consideration of placing a ballot question on the October Municipal Ballot asking the voters whether to extend 1% of our sales tax. Such an extension would run for five years (beginning and ending 10/1/23 – 9/30/28) and would maintain our current sales tax rate at 5%. The Finance Director has estimated that this proposed extension would collect \$60.2M. The documents are:

- Draft Prioritization Scoring Matrix (aggregate Assembly scores will be red-folded)
- Brief project descriptions
- Submitted documents from Departments and the public.

**Recommendation:**

I recommend that the Assembly begin deliberation on this topic by discussing the process for making the final list – that list will drive the language in the authorizing Ordinance that will be introduced on 7/11 and heard on 8/1 and the information placed in the Voter Information Guide.

*Draft Process:*

*Start with the highest aggregate priority expenditure, Assembly by motion votes on funding amount.*

*Continue down the list until \$60.2M is allocated.*

*Accept the list, or make further motions to adjust funding, eventually calling the question.*

**Note:**

Two members of the Assembly have expressed interest in a General Obligation bond for Recreation projects. The Assembly may wish to take this concept up before or after working on the sales tax list. There are pros and cons to either approach:

Before –

Deciding whether or not to pursue a bond and if so, for which projects, informs allocation of sales tax (it is clear whether projects that are candidates for a bond have a funding path, or don't have a funding path).

After –

Waiting until after sales tax allocations are made informs the body of which projects do not have a funding path.

# Potential 1% Sales Tax Project/Funding For Assembly Scoring

Expenditure Number		Funds Already Appropriated FY 22	Suggested Funding Amount (Millions)	Assembly Member Ranking	What If Column...	Notes:	
<u>Project/Expenditure Name:</u>							
1	Adair Kennedy Track and Baseball/Softball Turf		5	<div></div>	<div></div>		
2	Affordable Housing Fund	5	3				
3	CBJ Building Maintenance Projects		9.9				
4	CCFR Ladder Truck Replacement		1.2				
5	Childcare Funding		5				\$1M/Year
6	Electrification of CBJ Facilities		2.5				
7	Energy Efficiency Projects		1.5				
8	Gastineau Avenue Widening & Turn Around		4				
9	Harbor Projects/Grant Match		6.5				
10	Information Technology	1.5	3				
11	JPD Radio System Replacement	0.5	2				Grant Eligible
12	Lemon Creek Multi-Modal Path	1.5	6.5				
	New City Hall	6.3	0				Recommend no funding in 1%, leave blank State Grant of \$5M, Potential Match from JCF
13	North SOB Parking		5				
14	Parks & Recreation Major Maintenance & Repairs		8.75				
15	Pederson Hill Development		3				
16	Restricted Budget Reserve		2				\$4M needed to meet intent of Assembly Resolution
17	Rock Dump Climbing Gym Grant		0.55				Grant to a Non-Profit
18	School District Facility Funding		5				State Support Still TBD, Non Existent
19	Street Maintenance Shop Bays		2				
20	Telephone Hill Redevelopment		3				Potential Match from JCF
21	Thane Community Garden Grant		0.095				Grant to a Non-Profit
22	Waste Reduction/Diversion Projects		0.5				
23	Wastewater Utility Project Funding		15				
24	Water Utility Project Funding		10				
25	Waterfront Museum		4				Passenger Fees, Potential JCF Match, Non-Profit Grants
26	West Douglas Extension		2				
27	Zero Waste Activities Land Subdivision		2				
<b>Total Requests:</b>			<b>112.995</b>	<b>0</b>		What If Column Should not Exceed \$60.2M	



City and Borough of Juneau  
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 155 South Seward Street  
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 Telephone: 586-5240 | Facsimile: 586-5385

TO: Chair Gladziszewski and Assembly Committee of the Whole

FROM: Rorie Watt, City Manager

RE: 1% Sales Tax Submission Descriptions

DATE: June 16, 2022

**Adair Kennedy Track and Baseball/Softball Turf** – In accordance with the attached information, advocates for sports facilities are requesting funding for the resurfacing of the Adair Kennedy Track and placing synthetic turf on the ball field.

**Affordable Housing Fund** – The Assembly has many goals around housing initiatives. Housing ranks very high and is repeatedly listed in adopted Assembly goals. The Assembly recently appropriated \$5M to the fund in a supplemental appropriation. Additionally, the Assembly appropriated \$400,000 in this fiscal year as part the expiring 1% sales tax. This fund is the primary financial vehicle for the Assembly to fund housing grants.

**CBJ Building Maintenance Projects** – Our Building Maintenance Division and Engineering Department see the need for \$9.9M in repairs and improvements to our municipal buildings over the next five years. The 1% Sales Tax has long been the fundamental source of funding for capital improvements and repairs to our buildings, reducing potential pressure on the operating budget (and therefore on the mil levy). These projects also accomplish energy conservation and efficiency goals. Projects are continually prioritized through a scoring system that considers factors such as life safety, energy efficiency, and protecting structures from failure. This work will include replacement of major mechanical systems, roofs, fire protection systems, lighting, and structural repairs at fire stations, libraries, recreation facilities, and the Juneau Police Department. Examples include:

- \$2,000,000 Juneau Fire Station Mechanical & Electrical Upgrades
- \$2,000,000 Juneau Police Department Roof Replacement
- \$900,000 Auke Bay Fire Station HVAC System Replacement
- \$5,000,000 Ongoing Deferred Maintenance of CBJ Facilities

**CCFR Ladder Truck Replacement** – Capital City Fire Rescue has two ladder trucks as required by the ISO (Insurance Services Office) to maintain current community fire insurance rating (loss of that rating would result in increased fire insurance rates to the community). Ladder trucks are used to respond to fires in multi story structure fires. One new ladder truck has been purchased and is expected to be delivered in July.

Our second ladder truck is at the end of its service life and has severe operational limitations. The cost of emergency apparatus has risen faster and higher than contributions to the fleet budget will allow. As a result purchasing from our fleet fund will result in a negative balance for the next 10+ years; delaying the purchase of other ambulances and engines coming to the end of their service life. Purchasing this second truck will put it in Juneau in 2024 as there is a 2 year build time.

**Childcare Funding** – For the last two years, CBJ has supported childcare in the community through a grant program - first through CARES funding, and then through General Fund. This funding would provide annual funding for five years and could be in addition to the existing annual funding or could be in replacement (thereby reducing pressure on the mil levy).

**Electrification of CBJ Facilities** – The Juneau Commission on Sustainability has requested that CBJ fund electrification of CBJ facilities in accordance with the attached memo. This proposal would fund expenditures

similar to those that are made out the Building Maintenance CIPs. Typically, energy system replacements (most often boilers) go through an evaluation process to determine the best energy system for that facility. From an administrative standpoint, it is best if the Assembly simply provides as much funding as it can towards the Building Maintenance CIPs and then works the project deals with staff through the PWFC.

**Energy Efficiency Projects** – The Juneau Commission on Sustainability has requested that CBJ provide additional funding for energy efficiency projects in accordance with the attached memo. This proposal is similar to expenditures that would be made out of the Building Maintenance CIPs. Typically any building renovation includes some energy efficiency component, rarely is energy efficiency the only task at hand (example: a new roof or new siding is installed, additional insulation is added during the project). From an administrative standpoint, it is best if the Assembly simply provides as much funding as it can towards the Building Maintenance CIPs and then works the project deals with staff through the PWFC.

**Gastineau Avenue Widening & Turn Around** – This project has been proposed in accordance with the attached memorandum to facilitate emergency access and parking in support of denser development downtown.

**Harbor Projects** – Harbors Enterprise fund balance has waned due to downward pressure on their user rates and does not have sufficient funding for important capital projects. In order for Harbor Enterprise capital projects to advance, the enterprise seeks \$6.5M of 1% Sales Tax allocations. The priorities for the Harbors Enterprise are listed in the attached memorandum from the Docks & Harbors Board. The memorandum emphasizes that all suggested projects either replace or maintains existing infrastructure and does not expand existing facilities. They have ranked their top priorities and also list other options should the Assembly see different merits in the projects.

**Information Technology** – CBJ is a diverse organization with many IT needs and it is necessary to keep pace with cyber security and system modernization needs. IT costs have grown beyond what can be afforded within the operating budget; IT needs are better accounted for within the Capital Project accounting system, they are pieces of our necessary municipal infrastructure. An ongoing IT Strategic Plan envisions expenditure of at least an additional (beyond Department budgets) \$600,000 per year. These expenditures will be used for security, modernization and growing customer service needs. The Assembly recently appropriated \$1.5M towards this need.

**JPD Radio System** – JPD owns and maintains a system of radios that is at end of life. A consultant report estimates new system costs in excess of \$12M. The Assembly is scheduled for an update on this project and a discussion of potential options. Options will include higher and lesser cost approaches, decisions to partner with other agencies or not and choices of technology systems all with pros and cons. There is no scenario where CBJ won't need to incur significant costs to upgrade and replace the radio system. This project appears to be a good candidate for grant funding. This spring, the Assembly appropriated \$500,000 towards the project. The Assembly will receive an update on this project later this summer/early fall.

**New City Hall** – The Assembly has recently passed a motion to hear an Ordinance that would place a question on the October municipal ballot on whether the CBJ may incur debt for the construction of a New City Hall.

The existing City Hall is owned by CBJ and is approximately 70 years old and is one of our most expensive buildings to maintain, portions of the existing City Hall began municipal service as a fire station. Additionally, CBJ has rented office space for city employees for over 30 years in four locations and currently makes lease payments of more than \$800,000 per year. Freeing up these lease spaces would result in the very likely addition of at least 24 apartment units to the downtown area. Not paying the annual rental costs would partially offset the cost of a new facility.

A new City Hall on Whittier Avenue would be more efficient to operate, more efficient to staff, be built to LEED standards and would be easier for the public to use public services and get information.

As the Assembly has recently passed an appropriation Ordinance of partial funding for the project for \$6.3M, I do not recommend including this project on the 1% sales tax list – it is likely to confuse voters and it sets up a possible complex ballot result (bond and sales tax questions receiving different voter results).

**North State Office Building Parking Garage** – The State of Alaska owned North State Office Building parking garage is falling into disrepair. The structure is located between the State Office Building, Fireweed Place and Calhoun Avenue and presents a very good locational opportunity to build a new parking structure that could serve the legislature, downtown as well as the Auke Village District. The legislature recently approved a grant of \$5M to the CBJ for this project. The Capital Fund advisors at the Juneau Community Foundation are very interested in participating in this project as it would support parking for the Capital. Depending on how many floors of parking are constructed, this project could be scaled to meet various budgets. Structured parking will displace use of surface parking lots which are the most inefficient use of downtown land.

**Parks & Recreation Major Maintenance and Repairs** The Parks & Recreation Department relies on the 1% Sales Tax to complete major repairs and improvements in more than 30 developed parks, including 16 playgrounds and 25 sports facilities, many of which were built over 40 years ago. The last time voters were asked to approve 1% Sales Tax funding for parks was in 2012. This proposal includes \$8.75 million to repair failing parking lots and drainage systems, replace outdoor lighting with energy efficient LEDs, replace trail bridges and repair popular hiking trails (including the Perseverance Trail), provide covered storage for maintenance equipment to reduce operating costs, and improve Jackie Renninger Park and The Pipeline Skatepark. The Department also proposes building additional public use cabins to meet extraordinary demand following the success of the Amalga Cabin.

**Pederson Hill Development** – The CBJ has already completed a first phase of the Pederson Hill Subdivision. That project completed the access road (large upfront cost) and created 18 new lots and all have been sold. Sale of those lots to the public has resulted in 6 new homes to date, but has not resulted in the development of affordable housing (as is commonly defined). A next phase of development is estimated at \$8 Million dollars and would create 32 lots. The Land Fund could contribute up to \$1.5 million to the next phase of development over the next three years and the Pederson Hill CIP currently has the balance of \$1.7 Million. Additionally, the Assembly could chose to allocate funds from the Affordable Housing Fund.

**Restricted Budget Reserve** – By policy (adopted Resolution), the Restricted Budget Reserve should be increased by about \$4M to achieve 2 months of operating cost reserves. A RBR that meets this threshold should make the Assembly more comfortable in having a lower General Fund fund balance.

**Rock Dump Climbing Gym Grant Request** – The non-profit Rock Dump Climbing Gym has submitted a grant request for \$550,000 as detailed in the attached email.

**School Facility Deferred Maintenance** – Respectfully, the State of Alaska is not meeting its duty to provide School Facility funding. Article 7.1 of the State Constitution: "*The legislature shall by general law establish and maintain a system of public schools open to all children of the State*". The School District advises (and staff generally agrees) that industry standards for facility renovations should equate to 2-6% of the value of the facilities per year. Given the scale of JSD facilities (3 high schools, 2 middle schools and 6 elementary schools as well as other programs), this equates to about \$6.8M to \$20.4M/year from all fund sources. This district advises that this level of expenditures is necessary to keep the facilities in good working order. Historically, CBJ funds would be 30% and the State would provide 70% of facility renovation funding. Attached is a memorandum from the School Board President.

**Street Maintenance Shop Equipment Bays** – The Public Works Streets Maintenance Division stores heavy equipment outside and therefore that expensive equipment is subject to shorter life spans. This project would build covered storage for trucks, plows, road graders and loaders, and would increase the service life of those vehicles. Additionally, response time for snow plowing in the winter would be shorter as equipment operators would not have to spend time removing snow from the equipment before plowing CBJ streets. When the consolidated street maintenance shop was built, covered storage was envisioned, but was not affordable at that time.

**Telephone Hill Redevelopment** – The properties on Telephone Hill were acquired by the State of Alaska in the 1980's for development of a Capital Building and complex. The CBJ provided \$2M to the State at that time. The property has been in a state of waiting for more than 35 years and the structures have been slowly aging. The legislature recently provided for conveyance of these properties to the CBJ. The property presents a tremendous, once in a generation opportunity for redevelopment of the more than two acres of land. Funds would be used to begin the public process to reach an adopted redevelopment plan and would also presumably be used to remove old structures and prepare the site for a major urban project that would include a significant amount of housing. The Capital Fund advisors at the Juneau Community Foundation are very interested in participating in this project as it would support the Capital.

**Thane Community Garden Association Grant Request** – the non-profit Thane Community Garden Association has submitted a grant request for \$95,000 as detailed in the attached letter. Note that this issue is before the Docks & Harbors board as the applicant has asked for use of the "Little Rock Dump" which is managed by that board. This piece of land has additional complexity in that it is the former location for disposal of wastewater biosolids and is subject to ongoing oversight as required by the Alaska Department of Environmental Conservation. It is additionally used by D&H for storage of materials and likely would have to go through a permitting process.

**Waste Reduction/Diversion Projects** – The Juneau Commission on Sustainability has requested that CBJ fund waste reduction and/or diversion projects in accordance with the attached memo. This goal is similar to the Zero Waste subdivision proposal.

**Water & Wastewater** – The Water and Wastewater Utilities currently pay for capital projects through a combination of user rates and 1% sales tax revenue. Currently, rates are scheduled to increase 2%/year for the next 2 years. Inflation is growing faster than the user rates and in order to keep pace with necessary replacements and upgrades, the Assembly will be faced with the choice of increasing user rates, subsidizing major maintenance, or some combination of the two. Most, but not all, citizens are rate payers to the utilities.

In the 90's and 00's, CBJ did not appropriately increase fees and the utilities lost significant financial ground to inflation. Additionally, the Assembly chose to expand the utility collection and distribution systems to promote community growth, but those expansions do not generate significant revenues. The lack of rate increases during this period resulted in multi-year rate shock to utility users during the last round of rate increases. At the time, the Assembly chose to mitigate the rate shock by including utility projects in the 1%.

While it is appealing to keep rates lower by subsidizing the Utilities with sales tax, the Assembly should be advised that it would set up a dynamic whereby continued sales tax will be necessary, or when the sales tax runs out, the rates will have to be raised even higher. A combination of rate increases and sales tax may be preferable to strike the balance between keeping our aging utility infrastructure compliant and entirely funding the costs through inflationary rate increases. In general, the best course is for the utility to be self sustaining with user rates, but that might be easier said than done.

**Waterfront Museum** – In accordance with the attached proposal, \$4M in sales tax funding would facilitate construction of a new structure on the waterfront to house a relocated Juneau Douglas City Museum. A waterfront museum would be much more self-sustaining and would reduce or eliminate the need for General Fund support for the program as a waterfront location would be much more able to attract and collect fees from out of town visitors. Cruise Ship Passenger fees would also provide partial funding for this project; prior discussions with CLIAA have resulted in agreement that a museum would provide visitor services (bathrooms, visitor information) that are agreed upon expenditures from our litigation settlement. Grant opportunities from agencies like Rasmuson are also promising. Total project cost is estimated at \$10M.

The existing JDCM building would be available to be repurposed for support to the Capital, similar to the recent campus additions which include the Terry Miller Building (former Capital School), Tom Stewart Building (former Scottish Rite Temple) and the Assembly Building. The Fund Advisors at the Juneau Community Foundation are interested in this project and would likely also participate in the project.

Building a new museum would also present an opportunity to reimagine how our history is presented, which would be an opportunity to work with our tribal members to celebrate our rich history.

**West Douglas Road Extension** – The West Douglas pioneer road is the start of the long envisioned West Douglas development. Funding would be used to extend the pioneer road, in pursuit of incremental progress of that long term goal. In the interim, the pioneer road sees significant public recreation use in the summer and winter.

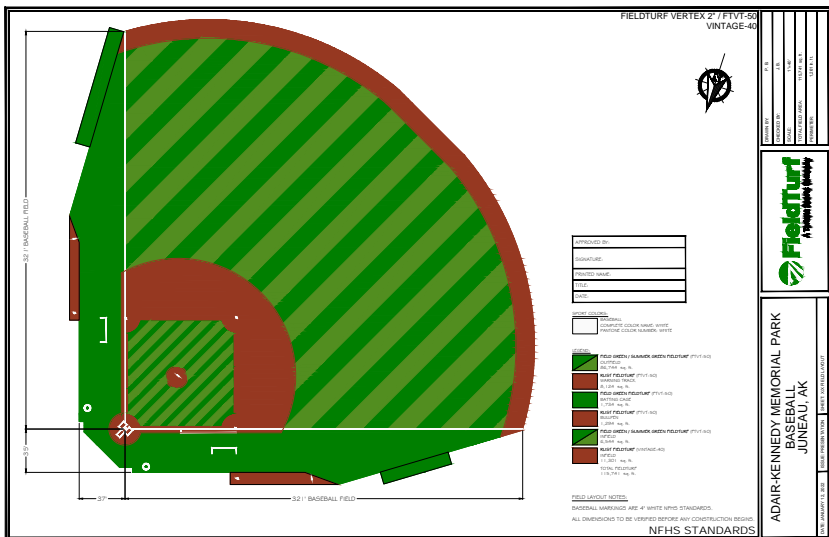
**Zero Waste Subdivision** – The CBJ owns an approximately 10 acre parcel commonly known as the South Lemon Creek Gravel Pit, the property is zoned Industrial. The property is no longer used for gravel extraction and is located adjacent to Home Depot and Costco. To attempt to accomplish several Assembly goals, the land could be subdivided and entirely or partially used for solid waste reduction strategies, commonly referred to as Zero Waste. There are a number of activities that are not, but could be partially or entirely municipal activities including food waste and organic material composting and solid waste collection, sorting and recycling. Municipal tracts of land dedicated for these purposes could make provision of these services more economical and/or possible through public private partnerships. A subdivision would result in a public access road and a number of parcels of industrially zoned land that could also be made available for purchase by the general public.

# ADAIR-KENNEDY BALL FIELD TURF PLAN

## *Building a Stronger Community*

### The Juneau Softball and Baseball programs and success touch all parts of our community.

If you have been to a game you know the current Juneau facilities for Softball and Baseball programs leave a lot to be desired. It's time Juneau had a Softball/Baseball field our community could be proud of.



Softball and Baseball Parents, Coaches, Players, and Community members have worked together to develop an "Adair-Kennedy Field Turf Plan" that will have Professional level turf, engineering and drainage, "flex-bases and fencing so to accommodate high quality playing opportunities for both Juneau Softball and Baseball players.

To realize this Community Goal of high quality Softball/ Baseball Turf Field at Adair Kennedy it will take:

- 1** Broad community support for the turf field in the form of letters, emails or personal contacts with Assembly Members.
- 2** Support placing a Bond Issue on the October Ballot- ideally as part of a separate one for popular Parks and Recreation projects.
- 3** A community effort to help raise the \$3.2 million estimated for the field.

## HERE IS WHAT YOU CAN DO:

- 1** Support the Plan to Turf Ak and get friends, family and neighbors to support the AK Turf Plan.
- 2** Make a donation of any amount you can afford to: **Juneau Community Foundation**  
Put in note: "Parks, Rec, & Trails fund for Juneau Turf."  
(JCF is 501 c 3 non-profit so donations are tax deductible)





## Juneau Commission on Sustainability

(907) 586-0715  
CDD\_Admin@juneau.org  
www.juneau.org/sustainability  
155 S. Seward Street • Juneau, AK 99801

May 27, 2022

To: Mayor Weldon and Assembly Members  
From: Gretchen Keiser, Chair, Juneau Commission on Sustainability  
Subject: Projects for the 1% Temporary Sales Tax Extension

The Juneau Commission on Sustainability (JCOS) offers three suggested projects for your consideration. Given our duties, JCOS focuses on projects that further Juneau's community sustainability and economic resilience into the future. These projects help to implement the *Juneau Climate Action & Implementation Plan* (2013) and *Juneau Renewable Energy Strategy* (2018), and would address the community's vulnerability to the high cost of heating/heating fuels and to the future costs for municipal waste handling. Undertaking these projects in the mid to late 2020s using a portion of the 1% sales tax revenues will have long-term benefits by tackling some basic utilities that drive the cost of living in Juneau.

1. **Waste Reduction and Waste Diversion Projects.** In the next 1-2 years, CBJ will investigate zero waste/ waste reduction planning to reduce/divert the community's solid wastes in order to prolong the life of the landfill and reduce GHG emissions. That effort is expected to identify pilot projects where CBJ can undertake public-private partnerships that reduce waste and divert wastes into reusable resources locally. These funds could also provide a match for grant opportunities for local waste reduction and resource recovery. Request: \$500,000
2. **Electrification of Heating in CBJ Facilities.** Projects to support installation of renewable energy-sourced heating systems in CBJ facilities, to reduce long-term operational costs and to meet CBJ climate and renewable energy goals. Request: funding for Glacier Fire Station ground-source heat pump (GSHP) and to plan for the infrastructure needed to allow downtown CBJ buildings to connect to the proposed new district heating system. \$2.5 million.
3. **Energy Efficiency Upgrades to CBJ Facilities.** Beyond routine maintenance, CBJ should add funding to continue to invest in energy efficiency improvements when addressing deferred maintenance. Examples include upgrades to HVAC, lighting, and building envelope components, including reroofing, of CBJ facilities. These investments pay for themselves through energy cost savings while contributing to sustainability goals. CBJ Building Maintenance, together with Engineering and Finance, is developing an Energy Management tool to allow decision makers to target investments to the improvements with the biggest bang for the buck. Request: additional investment in the energy efficiency component of CBJ deferred maintenance projects. \$1 million.



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

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DATE: May 25, 2022

TO: Katie Koester, Director, Public Works and Engineering Dept.

FROM: John Bohan, Chief Engineer

SUBJECT: Gastineau Avenue Widening Proposal

**Proposal:**

Widen the segment of Gastineau Avenue between Bulger Way and Ewing Way to accommodate reliable safe passage and turn around for Fire and Emergency Vehicles and provide additional on street parking that will be needed for new proposed high density developments (potentially 80 additional units). This could be accomplished by constructing a 15' high uphill retaining wall. This work would accommodate minor ROW encroachments necessary to facilitate building along the steep slopes of the downhill side of the Gastineau ROW. The widening will provide some additional on street parking (approx. 24 spaces) to accommodate the recent parking code change that eliminates the need for onsite parking (ord 2022-04(b) - AME20210003), beyond ADA spaces, in this district for new development. This widening will also provide a needed turn around for Fire- Rescue emergency responders and CBJ Streets Maintenance operations near the end of Gastineau Avenue.

Parking in the area of these proposed developments typically already occurs (whether allowed or not) on the uphill side of the roadway functionally creating a narrow 2 way one lane road that Fire and Emergency apparatus and Street maintenance equipment are unable to maneuver through at times.

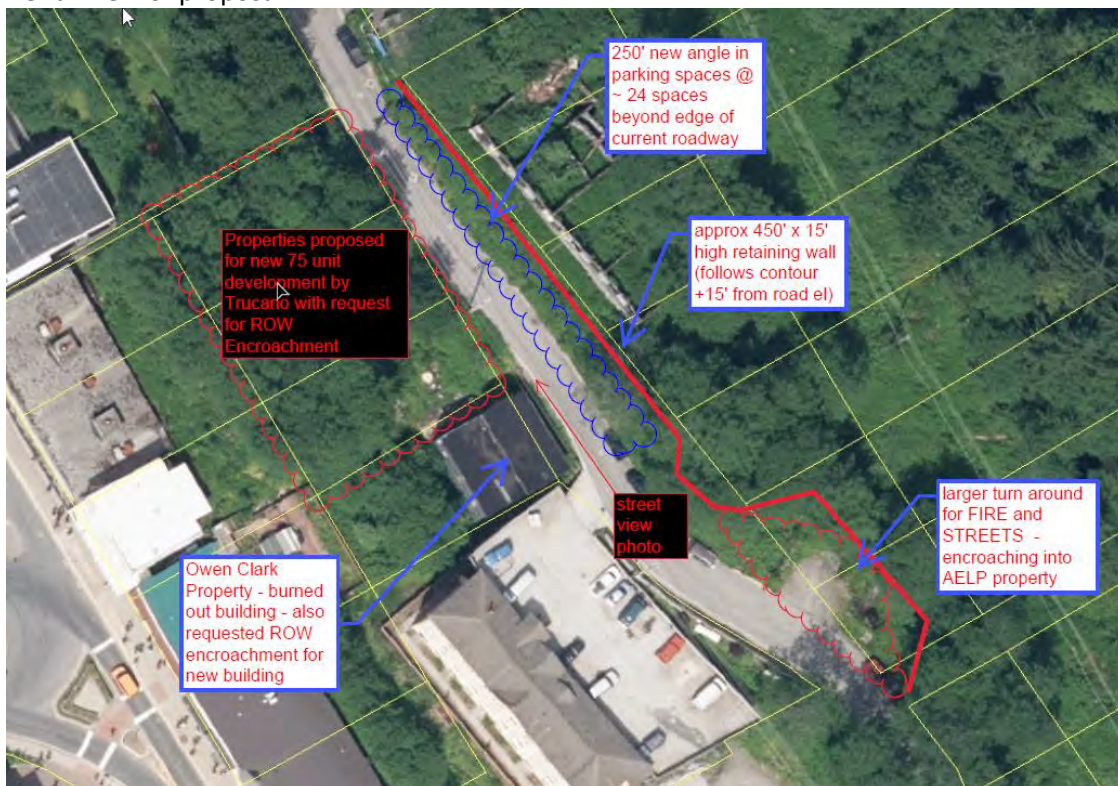
Estimated Cost \$4 million



Google Street view of parking congestion without any of proposed development



Aerial View of proposal



### **Background / History:**

Gastineau Avenue is a narrow, historic roadway with limited on street parking, carved into the steep mountainside above S Franklin Street. CCFR and CBJ Public Works Street Maintenance crews have historically encountered challenges navigating the narrow areas due to the on-street parking. There have been recent requests for ROW encroachment / vacation approved by the Planning Commission after opposition from CBJ Public Works and Staff:

#### **331 Gastineau Avenue – 8 plex:**

- **March 2013**, CDD recommended denial for a request to vacate ROW to reconstruct a fire damaged 8 plex at 331 Gastineau Avenue. The justification for the Public Works request denial was narrow street, limited snow removal / disposal area and potential for damage to the rebuilt building that would encroach into the ROW. – The Planning Commission ordered the Street Vacation in July 2014, for the project, contrary to the CDD recommendation for denial.
- **January 2016**, Planning Commission extends Order of Street Vacation for subject property as initial order expired 18 months after execution of said order. Project has not moved forward.

#### **Trucano – Soenksen Gastineau Lodge Housing Project** – 3 vacant lots north of 331 Gastineau Ave, construction of 72 unit housing development

- **February 2018**, Preapplication meeting for 72 unit housing development, plan provided for only 9 of 50 required parking spaces for the unit. DT Fee in Lieu of Parking would have charged approximately \$10,500 per parking space needed, and the applicant to provide information to support that proposed development will not have significant impacts on nearby on-street parking and is subject to the approval of the Planning Commission. Project would have requested ROW encroachment to create the 9 parking spaces. Project did not move forward.
- **May 2022**, developers have request for new preapplication meeting. Comments have been requested for allowing encroachment into the Gastineau Avenue ROW. New parking ordinance removes requirement for this location (not sure of actual code citation, but Planners have said only ADA parking required once code changes). Given past override on 331 Gastineau by the Planning Commission, PW-ENG trying to find best path forward to mitigate loss of ROW in this narrow, steep area. Without encroachment, maintenance and snow removal are challenging in this area, particularly without a location to turn maintenance or emergency equipment around.



# Port of Juneau

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155 S. Seward Street • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

**From:** Docks & Harbors Board

**To:** City & Borough Assembly

**Via:** City Manager

**Date:** May 31<sup>th</sup>, 2022

**Re:** 1% SALES TAX EXTENSION PROJECT REQUESTS – HARBOR ENTERPRISE

---

1. Since the November 2021 Board Retreat, Docks & Harbors has been diligently reviewing and considering potential harbor projects suitable for your consideration. The Board's calculation takes into account several elements: (a) projects which can be leveraged to other grant matching programs; (b) projects which appeal to wide swath of Juneau citizens; (c) projects with equity towards underserved populations; (d) projects which are not new start construction but replace existing or maintains existing infrastructure; and (e) projects unlikely to be funded, but for the 1% Sales Tax Extension initiative.
2. At the April 20<sup>th</sup> AFC meeting, the Port Director presented the FY23-FY24 biennial budget. Some key takeaways were: (a) that pandemic has significantly impacted our fund balances; (b) that Docks & Harbors is now transferring nearly 20% of its collected enterprise revenue back to CBJ as Interdepartmental and other fees, 3x the amount when compared to FY14; (c) that inflation<sup>1</sup> is severely eroding the real dollar value the Harbor Enterprise has collected for the purpose of capital improvement project (CIP) investments; and (d) that Docks & Harbors plant replacement value is 12% of the entire CBJ property insurance portfolio, greater than the Juneau International Airport and Bartlett Regional Hospital.
3. In the City Manager's March 10<sup>th</sup> (One Time Funding Opportunities) Memo, \$5M was recommended for Harbor Projects/Grant Match. The 2017 1% Sales Tax Initiative netted only \$1.5M for the Aurora Harbor; thus, the proposal from the City Manager is most appreciated. As an aside, Docks & Harbors has been applying for ADOT Harbor matching grant since 2018 for Aurora Harbor. The FY23 Legislative Budget does have \$2M in the program for Juneau and awaits the Governor's signature.
4. The Docks & Harbors Board requests the Assembly place two projects on the October 4<sup>th</sup>, 2022 for a total of \$6.5M.
  - a. **\$5M Aurora Harbor Floats and Upland Improvements:** After the planned demolition and Army Corps of Engineers dredging of the north end of the Aurora Harbor basin, additional funds would be used to leverage the ADOT Harbor Grant to continue rebuilding this small boat harbor float system and to improve the uplands with replacement of harbor office building, lighting, parking lot paving and partial boatyard recapitalization.

<sup>1</sup> February 2022, the Assembly approved Docks & Harbors request for fees to be increased annually with CPI adjustments.

Docks & Harbors has previously invested \$16M to recapitalize the first two phases and approximately one-third of Aurora Harbor remains empty. Docks & Harbors has \$1.5M from the 2017 1% Sales Tax Initiative with a \$500K commitment from the Harbor Fund Balance in applying for a \$2M ADOT Harbor Grant to construct replacement floats in the north end of Aurora Harbor. New 1% Sales Tax revenues would expand the scope of this project or to leverage additional funds for future ADOT Harbor Grant opportunities and to replace an existing inefficient harbor office, improve parking lot lighting, paving and partial boatyard recapitalization.

**b. \$1.5M Harbor Deferred Maintenance (Wayside Park Fishing Float & Taku Harbor)**

(i) Wayside Park Maintenance Dredging: In 2000, the existing 50 foot by 100 foot roadside fishing float was designed/constructed by ADOT and then transferred to CBJ for management along with property conveyance. The float is heavily used by locals and provides a vehicular drive down for ADA accessibility. This project provides access to many Juneauites who are not vessel owners and creates some equity to those without means. Over the past two decades, isostatic rebound has resulted in the float being aground a certain low tides. The periodic grounding is believed to be damaging to the structural integrity of the float. The Port Director knows of no other grant program which can be leveraged for this purpose. The estimate to dredge and repair damage to the float is \$750K.

(ii) Taku Harbor Repairs: In April, Docks & Harbors staff mobilized to Taku Harbor to pressure wash and make repairs to the floats. The Deputy Port Engineer led the repair efforts and is expressing concerns about the viability of maintaining the existing float system into the future. These floats were repurposed from the Amalga Harbor project from the early 2000's and are past their useful life. Matching funds via the ADOT Harbor Grant program or through the Dingell-Johnson Sport Fish Restoration Act could be leveraged with local money to recapitalize. Repairs can be scalable up to \$2M.

**5. The following are short listed projects which were considered but did not make the top tier:**

- a. Douglas Harbor Uplands Improvements: With the most recent recapitalization project completed in 2018, the Mike Pusich Douglas Harbors float are relatively new. However, the uplands, including the launch ramp and harbor parking lots, are unimproved and lack landscaping and other similar amenities enjoyed at the Statter facility. The Douglas Advisory Board and other Douglas residents have pleaded their desire for the lots to be paved, landscaped and an appropriate harbor walk installed. The Port Director knows of no other grant program which can be leveraged for this purpose. The cost for improvements are scalable to \$2M.
- b. North Douglas Boat Ramp Improvements: The existing launch ramp is inadequate for the volume of use and an unscientific survey from August suggested strong community support for expanding this facility. Other than a rudimentary rendering showing one-hundred truck-trailer parking spots and a double launch float, no significant design efforts have commenced. In addition to citizen concerns surround additional North Douglas Highway traffic, Docks & Harbors will need to navigate ADOT Right-of-Way challenges before serious design efforts can commence. The Port Director believes there will be matching funds via the ADOT Harbor Grant program and through the Dingell-Johnson Sport Fish Restoration Act which administered through ADF&G. It is anticipated that \$20M would be required for a 100 truck-trailer parking lots, which is scalable.
- c. Cost Share w/Army Corps of Engineers (ACOE) - Statter Breakwater Feasibility Study: The existing breakwater is approaching 40 years and is in need of recapitalization. ACOE is federally responsible for breakwaters, jetties & groins. The process to advance Docks & Harbors' interests is to petition ACOE to enter into a feasibility cost sharing agreement (FCSA). In this phase, the ACOE would evaluate solutions to replace the existing breakwater. The local applicant (Docks & Harbors) would be responsible for ½ of the analysis, up to \$1.5M. After 5 years of requesting this ACOE "new start", the Port Director has reason to believe it will be included in the federal FY23 WRDA Bill which funds much of the ACOE.

Encl (1) Condition Photos Taku Harbor

(2) Condition Photos of Wayside Park Fishing Float











**TO:** Borough Assembly  
**CC:** Rorie Watt, City Manager  
**FROM:** George Schaaf, Parks & Recreation Director  
**DATE:** June 16, 2022  
**RE:** Parks & Recreation Projects – Temporary 1% Sales Tax (2023-2028)

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The Parks & Recreation Department proposes the following projects be funded with Temporary 1% Sales Tax (2023-28), subject to voter approval. The Parks & Recreation Department relies on the Temporary 1% Sales Tax to fund critical maintenance and improvements to municipal parks and facilities. Historically, 10% to 12% of revenues from the Temporary 1% Sales Tax have been allocated to Parks & Recreation projects. Based on projected revenues of approximately \$60 million over the next five years, maintaining this historical allocation would provide approximately \$7 million to \$8 million for Parks & Recreation projects. Given rapidly escalating costs, this level of funding is necessary to maintain what we have.

This list reflects projects and priorities from the Department's Six-Year Capital Improvement Program, which has been reviewed and vetted by the Parks & Recreation Advisory Committee (PRAC) and Planning Commission. The PRAC reviewed this list on June 7, 2022 and recommended that the Assembly fund these projects through the temporary 1% Sales Tax in 2023-2028.



## **Areawide Deferred Maintenance (\$500,000)**

This proposal will provide an additional \$100,000 annually to complete essential deferred maintenance and repairs in parks, playgrounds, and recreational facilities that cannot be funded within the annual operating budget. Examples include repair or replacement of fencing, lighting, picnic shelters, playground safety surfacing, playground equipment, courts, and park furnishings.



Adair-Kennedy Memorial Park tennis courts



Adair-Kennedy Memorial Park basketball courts



Bonnie Brae Neighborhood Park



## **Areawide Trail & Bridge Repairs (\$1,000,000)**

### **Perseverance Trail (\$750,000)**

This proposal will fund major repairs to the Perseverance Trail, which sustained significant damage due to landslides and avalanches during the winter of 2021-22. Funding will be used to assess and stabilize the slope above the Basin Rd. trailhead; replace a large timber bridge crushed by an avalanche near Mile 2; re-establish a secondary trail using an existing roadbed through Silverbow Basin to improve emergency access and preserve access in the event of future damage.



Broken bridge on Perseverance Trail (May 2022)



Landslide above Basin Rd. trailhead (May 2022)

### **General Trail Repairs (\$250,000)**

This proposal will provide an additional \$50,000 annually to complete critical repairs to trails, bridges, and drainage structures throughout Juneau. Examples include repair or replacement of bridge decks and railings, culverts, retaining walls, steps, and boardwalks.



**Areawide Paving & Drainage Repairs (\$2,300,000)**

This proposal will repair failing asphalt parking lots, sidewalks, and drainage structures in parks throughout Juneau, including:

\$700,000	Melvin Park Parking Lot
\$650,000	Twin Lakes Park Parking Lot & Plaza
\$450,000	Kaxdigoowu Heen Dei (Brotherhood) Trail River Road Trailhead
\$300,000	Treadwell Ice Arena Parking Lot
\$200,000	Cope Park Parking Lot



River Rd. Trailhead (Kaxdigoowu Heen Dei Trail)



Cope Park parking lot



Melvin Park



Melvin Park



## **Public Use Cabins (\$600,000)**

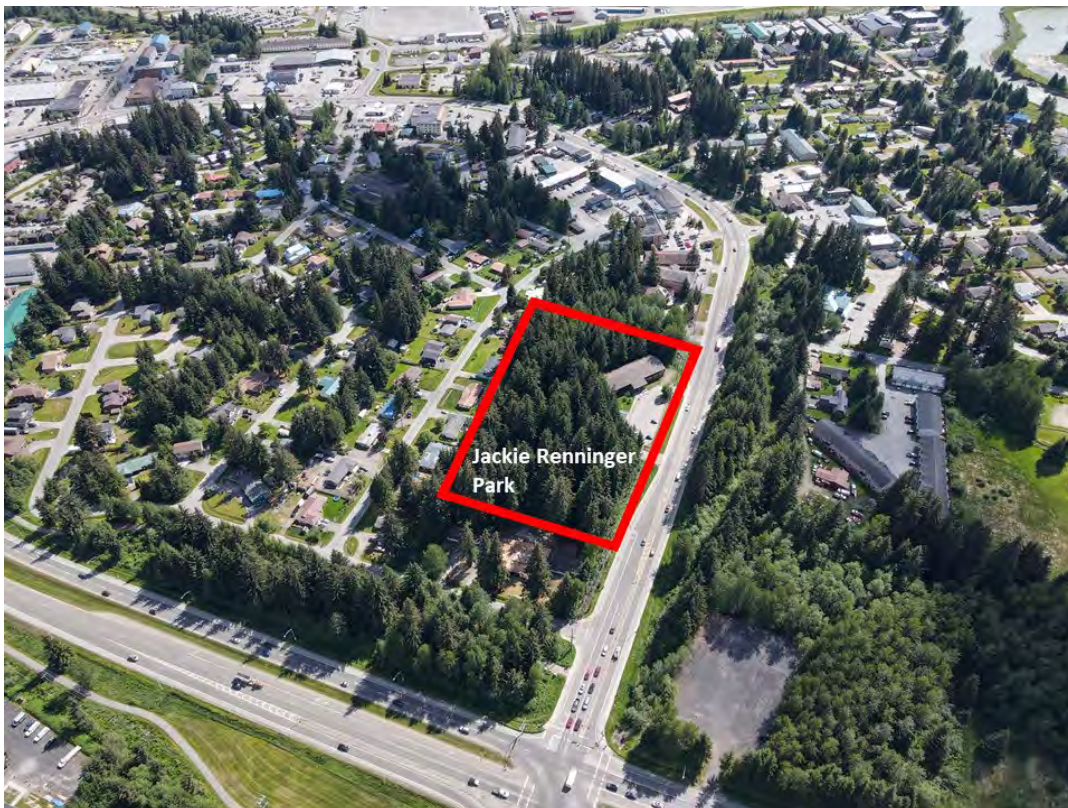
The Amalga Cabin at Amalga Meadows Natural Area Park proved to be wildly popular, and continues to be booked every single day. Building additional cabins that are easily accessible and provide access to water is one of the most frequent requests we hear. These cabins also generate significant revenue that more than covers their operating and maintenance costs. This project would fund construction of at least two additional cabins. As with the original Amalga Cabin, CBJ funding would be leveraged with grants and private donations.





## **Jackie Renninger Park & Pipeline Skate Park Improvements (\$2,000,000)**

Jackie Renninger was a Juneau Police Department officer who passed away in 1992. This proposal will develop a neighborhood park in an area that currently has extremely limited access to traditional recreation infrastructure. The Assembly previously appropriated funding for planning and design of this project in FY23. Improvements may include an updated skate park, a playground, picnic shelters, and courts for sports like pickleball or basketball.



## **Arboretum & EVC Road Repairs (\$300,000)**

This proposal will repair failing sections of the access road to Amalga Meadows Natural Area Park, including the Eagle Valley Center and Amalga Cabin. Funding also will be used to improve drainage at the Jensen-Olson Arboretum and Eagle Valley Center, which experience seasonal flooding that damages structures and limits public access.



Eagle Valley Center drainage



Amalga Meadows Park / Eagle Valley Center



## Park & Trail Signage (\$250,000)

The Parks & Recreation Department in 2019 adopted a standardized system of signage for wayfinding, information, and interpretation. The new signs cost approximately 60% less than the current design and require far less maintenance. Due to a lack of funding, only a handful of signs have been installed at two locations (Adair-Kennedy Memorial Park and Switzer-Marriott Loop Trail). This proposal will install new signs in all of Juneau's Recreation Service Parks, leveraging a \$440,000 federal infrastructure grant secured by Trail Mix, Inc. and Sealaska Heritage Institute.



Current park signage



Current information sign



New park signage



New information sign



## Fish Creek Park ADA Access Improvements (\$500,000)

The Parks & Recreation Department recently completed a new master plan for Fish Creek Park in partnership with numerous stakeholders, including the Southeast Alaska Watershed Coalition, Alaska Dept. of Fish & Game, Sealaska Heritage Institute, and Central Council of Tlingit and Haida Tribes of Alaska. This plan identifies a number of habitat restoration projects and prioritizes improving access to fishing opportunities for people with disabilities.





## **Riverside Rotary Park Lighting Replacement & Paving Repairs (\$500,000)**

Riverside Rotary Park has benefited from significant contributions and investments from Juneau's Rotary Clubs, including the recent addition of a large picnic shelter and new playground equipment. The lighting in the park has reached the end of its useful life and must be replaced with low-glare, energy efficient LED fixtures. The paved pathway around the pond also needs to be repaired to maintain access for people with disabilities.



## **Parks & Landscape Operations Equipment Storage & Lighting (\$800,000)**

Much of the Department's maintenance operations are located in a small shop at Dimond Park. This project will add exterior lighting to improve site security. It will also replace temporary tents that are not suited to Juneau's climate with permanent covered storage for maintenance equipment and materials. Keeping these assets out of the weather dramatically extends the service life of expensive equipment and reduces ongoing maintenance and operating costs.



Existing temporary tents, damaged over winter



Equipment stored outside



Existing covered storage



<b>2023-28 Temporary 1% Sales Tax Parks &amp; Recreation Projects</b>		
<b>1</b>	Areawide Park Deferred Maintenance	\$500,000
<b>2</b>	Areawide Trail & Bridge Repairs <ul style="list-style-type: none"> <li><i>Perseverance Trail</i> \$750,000</li> <li><i>General Trail Repairs</i> \$250,000</li> </ul>	\$1,000,000
<b>3</b>	Areawide Parking Lot Paving & Drainage <ul style="list-style-type: none"> <li>Melvin Park \$700,000</li> <li>Twin Lakes Park \$650,000</li> <li>River Road Trailhead \$450,000</li> <li>Treadwell Arena \$300,000</li> <li>Cope Park \$200,000</li> </ul>	\$2,300,000
<b>4</b>	Public Use Cabins	\$600,000
<b>5</b>	Renninger Park & Pipeline Skatepark Improvements	\$2,000,000
<b>6</b>	Arboretum & Eagle Valley Center Road Repairs & Drainage	\$300,000
<b>7</b>	Park & Trail Signage	\$250,000
<b>8</b>	Fish Creek Park ADA Access Improvements	\$500,000
<b>9</b>	Riverside Rotary Park Lighting Replacement	\$500,000
<b>10</b>	Valley Parks & Landscape Operations Equipment Storage & Lighting	\$800,000
<b>5-Year TOTAL</b>		<b>\$8,750,000</b>



**TO:** Rorie Watt, City Manager  
Katie Koester, Engineering & Public Works Director

**FROM:** George Schaaf, Parks & Recreation Director

**DATE:** June 8, 2022

**RE:** Parks & Recreation Proposal – Temporary 1% Sales Tax Extension

The Parks & Recreation Department proposes the following projects be funded with Temporary 1% Sales Tax (2023-28), subject to voter approval. The Parks & Recreation Department relies on the Temporary 1% Sales Tax to fund critical maintenance and improvements to municipal parks and facilities. Historically, 10% to 12% of revenues from the Temporary 1% Sales Tax have been allocated to Parks & Recreation projects. Based on projected revenues of approximately \$60 million over the next five years, maintaining this historical allocation would provide approximately \$7 million to \$8 million for Parks & Recreation projects. Given rapidly escalating costs, this level of funding is necessary to maintain what we have.

This list reflects projects and priorities from the Department's Six-Year Capital Improvement Program, which has been reviewed and vetted by the Parks & Recreation Advisory Committee (PRAC) and Planning Commission. The PRAC reviewed this list on June 7, 2022 and recommended approval.

2023-28 Temporary 1% Sales Tax Parks & Recreation Projects		
1	Areawide Park Deferred Maintenance	\$500,000
2	Areawide Trail & Bridge Repairs <ul style="list-style-type: none"> <li><i>Perseverance Trail</i> \$750,000</li> <li><i>General Trail Repairs</i> \$250,000</li> </ul>	\$1,000,000
3	Areawide Parking Lots, Paving, & Drainage <ul style="list-style-type: none"> <li><i>Melvin Park</i> \$700,000</li> <li><i>Twin Lakes Park</i> \$650,000</li> <li><i>River Road Trailhead</i> \$450,000</li> <li><i>Treadwell Arena</i> \$300,000</li> <li><i>Cope Park</i> \$200,000</li> </ul>	\$2,300,000
4	Public Use Cabins	\$600,000
4	Renninger Park & Pipeline Skatepark Improvements	\$2,000,000
5	Arboretum & Eagle Valley Center Road Repairs & Drainage	\$300,000
6	Park & Trail Signage	\$250,000
7	Fish Creek Park ADA Access Improvements	\$500,000
8	Riverside Rotary Park Lighting Replacement	\$500,000
9	Valley Parks & Landscape Operations Equipment Storage & Lighting	\$800,000
<b>5-Year TOTAL</b>		<b>\$8,750,000</b>



**From:** Eran Hood <[eranhood@gmail.com](mailto:eranhood@gmail.com)>  
**Sent:** Tuesday, May 31, 2022 10:51 PM  
**To:** Borough Assembly <[BoroughAssembly@juneau.org](mailto:BoroughAssembly@juneau.org)>  
**Cc:** Jessie Palomino <[jessie@rockdump.com](mailto:jessie@rockdump.com)>  
**Subject:** sales tax project proposal

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

---

Dear Juneau Assembly,

I would like to respectfully submit a project proposal for funding consideration from the CBJ 1% sales tax should it be renewed in the next election.

### A New Indoor Rock Climbing and Multi-Use Recreational Facility for Juneau

#### Background

The Rock Dump Indoor Climbing Gym opened in 2001, and since 2017 it has been run by Juneau Climbing and Recreation, a 501c3 non-profit organization dedicated to promoting health, wellness, and physical fitness by providing climbing activities and instruction for CBJ residents. Given the location of our community, rock climbing and related activities such as mountaineering are an important part of the outdoor culture of Juneau. The Rock Dump provides a facility that teaches Juneau citizens of all ages proper climbing techniques so that they can safely enjoy climbing both in our gym and at outdoor climbing sites around CBJ.

Our current indoor facility has served us well and includes approximately 11,000 square feet of climbing terrain. However, it also has two notable shortcomings: 1) the facility is owned by the Alaska Coach company and leased by Juneau Climbing and Recreation. As such, it does not represent a stable, permanent location for our gym, which hinders our ability to fundraise and upgrade our facility, and 2) the gym is currently located on Eastaugh Lane out Thane Rd, which limits its use by people who live in the valley and out the road because of the length of the commute. It is also not in close proximity to any schools, which limits its availability as an after school recreation facility.

Despite these limitations, our facility plays a central role in Juneau's outdoor recreation community. The gym currently has more than 200 members who pay a monthly, recurring fee to use the facility. Moreover, in an average month, the Rock Dump has between 800-1100 user visits. The gym provides climbing classes for youth and school groups as well as classes for adults seeking to improve their climbing skills. It also contains a variety of weight training equipment. The Rock Dump is regularly used by students in the Outdoor Studies program at the University of Alaska Southeast and as training space for members of Juneau Mountain Rescue, a community nonprofit



corporation, dedicated to providing technical search and rescue services and safety training for southeast Alaska.

Our proposal to begin the process of developing a new climbing gym would allow us to upgrade our climbing structures and expand our programming, particularly with regard to youth classes and partnerships with the Juneau School District. In addition, developing a new facility at a more central location will allow for even wider use by CBJ residents. Climbing teaches valuable lessons about teamwork and instills self-confidence in youth and adults alike. By developing a new gym, we hope to provide a year-round recreational facility that will allow citizens of CBJ to increase their fitness, technical skills, and ability to enjoy climbing related outdoor recreational opportunities in and around our community.

#### Proposal for a New Facility

Juneau Climbing and Recreation would like to request funds to help design and develop a new indoor climbing facility for Juneau that would include multi-use indoor recreational space and accommodate other recreational activities such as yoga and physical fitness classes. The funds requested here would kick start our campaign to develop a new facility and would be used for three specific purposes: 1) to hire an architect and engineer to do design and cost estimates for a new gym, 2) to purchase land in a more central location where we can build a new facility, and 3) to provide matching funds for capital grants from organizations such as the Rasmussen Foundation that would support construction of the new facility.

Total Budget: \$550,000

The Rock Dump has a strong track record of providing meaningful recreation opportunities for residents of CBJ. Providing us with the requested funding will allow us to improve our facility and reach a much wider cross section of our community.

Thank you for your consideration of our proposal. Please don't hesitate to contact me if you require more information.

Best Regards,

Eran Hood  
Board President, Juneau Climbing and Recreation



Board of Education  
10014 Crazy Horse Drive  
Juneau, AK 99801-8529  
(907) 523-1702

May 31, 2022

Dear Mayor Weldon, Members of the CBJ Assembly, and Manager Watt

RE: Support for Funding of School Building Maintenance

The Juneau Board of Education appreciates the strong community support of our schools, as demonstrated by the steady financial support by the Assembly over the years for K-12 education. Per the CBJ Charter, the facilities that our K-12 schools operate in are the property of the CBJ (and not the Juneau School District), and "the assembly shall provide major maintenance and all rehabilitation, repair and construction of school buildings." The Juneau School District "shall provide custodial services and routine maintenance for school buildings." (CBJ Charter Section 13.9)

The CBJ estimates the value of the buildings occupied by the Juneau School District at approximately \$340 million. The industry standard is to spend 2%-6% of the replacement value of facilities on preventive maintenance<sup>1</sup>. This equals approximately \$6.8 million to \$20.4 million per year. The CBJ provides \$1 million a year for this purpose through a portion of the voter-approved 1% sales tax. The CBJ has augmented this investment through voter-approved bond packages, such as the bond last year to support the replacement of three roofs at an estimated total cost of about \$6 million (repairs are scheduled to occur this summer and next summer).

Members of the Assembly and Juneau Board of Education, at a Joint Assembly School Board Facility Planning Committee on April 7, 2022, identified that the rate of investment into school facilities is substantially below the industry recommended rate of 2%-6% a year. The CBJ Engineering Office has identified \$130 million of deferred maintenance for CBJ buildings occupied by the Juneau School District. The current level of "major maintenance and all rehabilitation, repair and construction of school buildings" is insufficient.

At a Special Meeting of the Board of Education on Wednesday, May 25, 2022 the Juneau Board of Education agreed to request that CBJ include funding for major maintenance for voter consideration at the October 2022 municipal election. The Board supports the Assembly fund school maintenance at the 2%-6% industry standard level through a combination of 1% sales tax revenues, bond packages, and General Funds.

We sincerely appreciate the strong support for our schools by the Juneau community and CBJ Assembly. We advocate that CBJ maintain their buildings, occupied by Juneau School District, to avoid higher repair costs in the future. We hope students and staff can continue learning and thriving in safe educational settings; we hope to uphold the School District's core value of environmental stewardship through improved energy efficiencies. We recognize that having strong schools is vital to Juneau's long-term community and economic development.

Sincerely,

Elizabeth Siddon  
President, Juneau Board of Education

<sup>1</sup> NAFSA (National Association of State Facilities Administrators). (2021, February). Preventive Maintenance and Deferred Maintenance: Deferred Maintenance: What It Is, Why it Matters, and How to Fix It, p. 9.  
[https://cdn.ymaws.com/www.nasfa.net/resource/resmgr/deferred\\_maintenance\\_2021/Deferred\\_Maint\\_Report\\_-\\_Feb\\_.pdf](https://cdn.ymaws.com/www.nasfa.net/resource/resmgr/deferred_maintenance_2021/Deferred_Maint_Report_-_Feb_.pdf)

# *Thane Community Garden Association*

*5250 Thane Road, Juneau, Alaska 99801*

Michele Elfers, Deputy Director  
Parks and Recreation, CBJ  
155 South Seward  
Juneau, Alaska 99801

18 May 2022

CBJ CLERK

MAY 19 2022

RECEIVED

Dear Michele

Since January 2021, the Thane Community Garden Association (TCGA) has made great progress laying groundwork for another much-needed community garden in Juneau and we thank you and CBJ for your involvement and support. This project is consistent with the 2018 Comprehensive Plan, Resolution 2593, Resolution 2808, Juneau Commission on Sustainability, and Mayor Weldon's letter of support (10 Feb 2021). While there is a great deal of conceptual support for community gardens, we have no land on which to garden. For this reason, we hope CBJ can play a critical role in gaining access to land that will provide opportunity for food gardeners in southern Juneau.

We have only two land options for a community garden in south Juneau and both require CBJ involvement. The Sheep Creek land option may be possible according to Alec Mesdag, AELP, if CBJ renegotiates a lease with AELP to meet full insurance coverage and TCGA covers the commercial liability portion to CBJ. The second land option is with Docks and Harbors for access to a 1-acre portion of the Little Rock Dump. That proposal has been introduced to the D&H Board but is not currently scheduled for action. Each option would require CBJ to facilitate a land lease.

The TCGA is now an established 501c3. It has membership and contributors, and, has been awarded a significant grant that is further building a budget reserved for garden construction. We know projects such as these take time, but it is hard for TCGA members to see the missed opportunity of a second growing season upon us. How can we work with you to take the next step in acquiring land? Establish a timeline by which TCGA can report progress on a land lease to our members? Help negotiate the remaining issues to facilitate a land lease? We are poised to make a community garden happen. This is a request to CBJ to help secure land by Fall 2022 in order for us to prepare for gardening in Spring 2023. Thank you very much.

Sincerely,



Judy Sherburne, President  
Thane Community Garden Association

Cc: George Schaff, Director, Parks and Recreation, CBJ  
Mayor Beth Weldon, CBJ  
Juneau Assembly  
Juneau Commission on Sustainability

**Proposal for 1% Sales Tax Increment: New Juneau-Douglas City Museum**

**Overall Cost: Approximately \$10,000,000**

**Amount from 1% Sales Tax Increment: \$4,000,000**

**Amount from other sources: \$6,000,000**

The current location of the Juneau-Douglas City Museum poses a number of challenges. Housed in a 71 year-old building, the location is in need of extensive remodeling and remediation to address issues of inadequate space for the collection and water infiltration problems that frequently put the collection at risk. In this current space the museum is struggling to meet its mission to preserve the cultural and historical objects of the Juneau and Douglas areas because storage conditions in the facility are inadequate and do not meet industry standards. There are limited options for remodeling the current museum location due to its historic status. The work needed to fix the current water intrusion issues would cost millions of dollars, and would likely require changes to the building's façade which may endanger the building's status on the National Register of Historic Places.

A new City Museum facility located on the waterfront would provide better access for both our local community and seasonal visitors. The current location has no parking, no easy public or commercial drop off point, and requires effort to walk uphill from where cruise ship visitors disembark. This increased traffic would increase museum revenue from admissions, store sales, rentals and programs. By doubling the square footage, the City Museum would not only be able to better protect and preserve the invaluable objects in its care, but also be able to better serve and highlight underrepresented communities and stories of our past by creating a more equitable and inclusive public facility.

This project would be funded in a significant portion by grants and fundraising. Some potential non-public funding sources for this project include cruise companies, the Capital Fund, the Rasmussen Foundation, and the Friends of the Juneau-Douglas City Museum. Besides sales tax, it is likely that this project could also utilize Marine Passenger Fees and Capital Improvement Project funds. Juneau residents would see a year round benefit from this project through added educational programs for youth, additional venue space on the waterfront, and an overall more dynamic year-round museum space.



## MEMORANDUM

DATE: June 23, 2022  
 TO: Deputy Mayor Gladziszewski, Committee of the Whole  
 FROM: Robert Palmer, Municipal Attorney  
 SUBJECT: Advisory vote re: sales tax on food

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As the Assembly considered exempting food from sales tax this year, the Assembly Finance Committee (6/1/22) referred the concept of an advisory vote to the Committee of the Whole for the municipal election on October 4, 2022. Because elections are conducted with paper ballots, every voter would receive the same questions and questions are limited to two types of questions/answers: (Option A) individual questions, or (Option B) group questions. The following are the two potential types of questions/answers:

### Option A: Individual Questions

- |  |                |
|--|----------------|
| 1. Would you like food to be exempt from sales tax?  | Yes [ ] No [ ] |
| 2. If food is exempted from sales tax, would you prefer to replace the lost revenue by increasing the sales tax rate year-round? | Yes [ ] No [ ] |
| 3. If food is exempted from sales tax, would you prefer to replace the lost revenue by increasing the property tax mill rate?    | Yes [ ] No [ ] |
| 4. If food is exempted from sales tax, would you prefer to replace the lost revenue by increasing the sales tax rate seasonally? | Yes [ ] No [ ] |

### Option B: Group Question

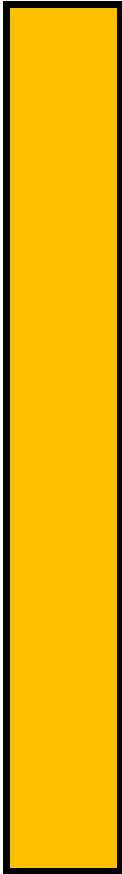
The Assembly intends on exempting food from sales tax. Would you prefer to replace the lost revenue by: (vote for not more than one)

1. Increasing the sales tax rate year-round? Yes [ ]
2. Increasing the sales tax rate seasonally? Yes [ ]
3. Increasing the property tax mill rate? Yes [ ]

The Assembly has broad discretion in how it asks the advisory questions.

# Potential 1% Sales Tax Projects

Expenditure Number

	Funds Already Appropriated FY 22	Suggested Funding Amount (Millions)	Funds Assigned
<b><u>Project/Expenditure Name:</u></b>			
1 CBJ Building Maintenance Projects		9.9	
2 Affordable Housing Fund	5	3	
3 Childcare Funding		5	
4 Parks & Recreation Major Maintenance & Repairs		8.75	
5 CCFR Ladder Truck Replacement		1.2	
6 North SOB Parking		5	
7 School District Facility Funding		5	
8 Telephone Hill Redevelopment		3	
9 JPD Radio System Replacement	0.5	2	
10 Lemon Creek Multi-Modal Path	1.5	6.5	
11 Information Technology	1.5	3	
12 Waterfront Museum		4	
13 Street Maintenance Shop Bays		2	
14 Pederson Hill Development		3	
15 Harbor Projects/Grant Match		6.5	
16 Gastineau Avenue Widening & Turn Around		4	
17 Wastewater Utility Project Funding		15	
18 Restricted Budget Reserve		2	
19 Water Utility Project Funding		10	
20 Energy Efficiency Projects		1.5	
21 Electrification of CBJ Facilities		2.5	
22 West Douglas Extension		2	
23 Zero Waste Activities Land Subdivision		2	
24 Adair Kennedy Track and Baseball/Softball Turf		5	
25 Waste Reduction/Diversion Projects		0.5	
26 Thane Community Garden Grant		0.095	
27 Rock Dump Climbing Gym Grant		0.55	

**Total Requests:**

**112.995**

**0**