

**PUBLIC WORKS & FACILITIES COMMITTEE  
DRAFT MINUTES – REGULAR MEETING  
Assembly Chambers/Zoom Webinar  
December 20, 2021**

**I. CALL TO ORDER**

The meeting was called to order at 12: 25 PM.

Members Present: Chair Bryson, Ms. Triem, Ms. Woll, and Mr. Smith. Mayor Weldon was also in attendance.

Staff Members Present: Katie Koester, Denise Koch, Robert Barr, Greg Smith, Janet Sanbei, Jeanne Rynne, Di Cathcart, Beth McEwen, Ken Hoganson,

**II. APPROVAL OF MINUTES**

A. November 29, 2021 – Regular Meeting

No comments, minutes approved.

**III. PUBLIC PARTICIPATION & NON-AGENDA ITEMS**

None.

Mr. Bryson moved Contracts Activity Report prior to Information Items. He also moved public participation to Information Items, Snow Removal 2021 Update Report in case there were people who would like to testify.

**IV. ITEMS FOR ACTION**

A. Legislative Capital Priority List

Ms. Koester stated the list was presented to other committees within the City. This list is a compilation of those meetings and the desires of each committee. She asked that the list be reviewed and ranked by the Assembly. The rankings need to be returned to Deputy Director Koch by December 29, 2021, for presentation at the January 5 Finance Committee Meeting. She said although some of the projects on the list may be a priority for the Assembly, she feels that some of the projects may be able to use another funding source. She asked they not think of this list as the only source for funding a project. The criterion for being on the list was it was a capital project over \$1 million in total project costs with a lifespan of 20 – 50 years.

Committee members asked questions regarding the priority order of the list. Ms. Koester said that the FY 2022 State Priority List included projects in the order that they were prioritized last year. The projects in the FY 2023 Nominations from Advisory Bodies list were not listed in order of priority. Ms. Koester indicated that she would send an e-mail to the Assembly stating that they should consider both tables on page 11 of the packet as one table and rank the group in order of priority.

Ms. Woll noted that Docks and Harbors chose to add projects and asked if that meant that their previously identified projects were no longer the priority. Ms. Koester

indicated that she would reach out to Docks and Harbors to confirm. There was also a question regarding the harbor projects and if these were only through the legislative process. Concern for keeping projects on the list, even though they may not be funded through this process was also expressed. Ms. Triem expressed concern and a desire that this list not duplicate the 6 year CIP process.

Mr. Bryson asked how the Assembly should be prioritizing...what should be considered for higher ranking. He stated this is a long-term CIP/Legislative list.

Ms. Koester explained the various committees were diligent in putting this list together. She wanted to honor committee work and present the entire list to PWFC, even if she didn't think that a project was a good fit for the list. She stated a way to make the list valuable, is to make sure the Assembly thinks of this as a Legislative Priorities List. Think of it as a big picture view of projects that are good for the community. Think of it as projects funded with state and federal money. If a project is ranked lower this year, it could be a way to help departments and committees find ways to elevate their project on the list next year. This is a way to help everyone come to a decision on how to forward larger projects.

Ms. Woll moved to forward this list to the full Assembly at the January 5, 2022, Finance Committee, minus those projects determined not to be within the parameters of the Legislative Priority List Process.

Mr. Smith objected to the motion as stated. He asked that items being removed from the list be struck through with the rationale for their exclusion, rather than be removed entirely.

Objection removed, motion passed.

#### B. New City Hall Site Selection

Information on the New City Hall project and survey results are now on the CBJ Engineering & Public Works website.

Ms. Koester stated the goal is to hone down which sites the CBJ and consultants will be looking at for further study and preliminary design development. She stated since creating this list a few buildings have been sold and are no longer available and will fall off the list. Ms. Koester went on to present some of the results from the survey. Three quarters of the survey respondents were supportive of a New City Hall. Eighteen percent of the respondents were opposed or strongly opposed to a New City Hall. Parking and long service life were public priorities. She gave several criteria to be considered when selecting a site. She mentioned four sites to be removed from the list for various reasons. She developed a matrix with criterion to narrow down the list of sites. She also gave them a list of four sites to be kept on the list, as top contenders. The list of top sites to evaluate further included: 1) Status Quo – renovate and continue to rent; 2) Build at 450 Whittier (Public Safety Lot); 3) Build on top of Downtown Transit Center (DTC); and 4) Renovate the Walmart building. She indicated the next steps would be a refined list of sites in order to come forward with better estimates and a preferred list of sites.

Discussion from Committee Members included concern about moving it from an economic impact point of view. They feel it may be important to look at keeping it in the commerce center. Another question was to know how often the City Staff work

with other agencies. The Committee asked that these be additional criteria in the evaluation. They asked how much time and labor intensive will the next analysis step involve.

Ms. Koester stated including information on economic impact is an important part of the next portion of working with the consultant. It will take some hours to work with the consultant for coming up with more accurate numbers for planning and construction. There is a maximum budget of \$50,000 for this next step.

More discussion included removing Walmart from the list because signing a 50 year land lease doesn't make sense. We should plan like the CBJ will exist in perpetuity. There was also discussion about keeping Walmart as an option to see if it makes sense as a New City Hall plus a Lemon Creek Fire Hall.

Mr. Smith moved the PWFC forward the four sites recommended by staff (including Walmart) per the timetable and schedule proposed by staff and asked for unanimous consent.

No objections, motion passed.

## **V. CONTRACTS DIVISION ACTIVITY REPORT**

### **A. November 24, 2021 to December 16, 2021**

Ms. Koester updated the Committee on the Augustus Brown Pool Renovation. She stated the bids came in so much higher than expected, this project will be put on hold again for further discussion at a future meeting.

## **VI. INFORMATION ITEMS**

### **A. Snow Removal 2021 Update**

Ms. Koester gave a brief update as to why snow is plowed differently in various areas by the plows. She said many of the streets have specific locations for pushing the snow. It is also handled multiple times in order to actually get it removed. It's pushed to the side or center, blown into trucks for removal to another site, pushed into piles at the site while other snow is added. In keeping with the goal of trying to maintain passage on the streets within 48 hours, plowing individual's berms would cost the CBJ approximately \$2 M in labor and \$1.6M in equipment.

James Sullivan has lived on Meander Way for 35 years. He was one of the founders who started the Neighborhood Watch Program in Juneau for Safety Issues, recently snow issues were also added. He has 45 years of experience in Public Works. He appreciated the snow removal information provided in the packet. He feels staff did a good job with what they could do. He stated the fire hydrant in his yard is under concrete snow now because it was not cleared in time before the snow froze. This is a code violation because fire hydrants need to be accessible. He feels if the blades when coming around a corner were to adjust just a small amount, there would be a lot less snow being left in the driveways of corner residents.

A concern of the Assembly is the sidewalks, especially the downtown area. Assembly members would like to see better enforcement of shop and property owners to be sure they shovel the sidewalks in front of their residences or shops. There were questions

regarding plowing around fire hydrants. Also discussion regarding the petition between the difference of the process for snow removal in downtown and the Valley due to difference in factors such as different drainage systems. There was some concern on how the workers go into snow removal when so many snow events happen in such rapid succession. Forty eight (48) hours to remove snow and berms in an event like this is completely impossible. It would be difficult to employ the number of people required to do berm removal.

Superintendent Greg Smith, stated the center berm plowing in the Valley is not viable, due to street width.

Ms. Triem recommended discussing snow removal through the budget process.

**VII. UPDATE on PWFC ACTION ITEMS to ADVANCE 2021 ASSEMBLY GOALS**

- A. 2022 Assembly Goal Update

**VIII. NEXT MEETING DATE**

- A. Next Regular Meeting will be January 24, 2022 – 12:10 PM

**IX. ADJOURNMENT**

The meeting adjourned at 1:29 PM.

DRAFT