

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

April 16, 2018, 6:00 PM.
Assembly Chambers - Municipal Building

Assembly Work Session - No Public Comment

I. ROLL CALL

Mayor Ken Koelsch called the meeting to order at 6:00 p.m. in the Assembly Chambers.

Assemblymembers Present: Rob Edwardson, Norton Gregory, Loren Jones, Jesse Kiehl, Ken Koelsch, Beth Weldon, Mary Becker(telephonic).

Assemblymembers Absent: Jerry Nankervis, Maria Gladziszewski

Staff present: Rorie Watt, City Manager; Mila Cosgrove, Deputy City Manager; Amy Mead, City Attorney; Beth McEwen, Deputy Clerk; Greg Chaney, Lands Manager; Dallas Hargrave, HR/RM Director; Bob Bartholomew, Finance Director; Michele Elfers, Recycleworks/Chief Landscape Architect.

II. APPROVAL OF AGENDA

Approved as presented.

III. APPROVAL OF MINUTES

A. March 7, 2018 Committee of the Whole Minutes

MOTION by Mr. Edwardson to approve the minutes with minor corrections. *Hearing no objections, the minutes were approved as corrected.*

IV. AGENDA TOPICS

A. Mining Ordinance Review

Ms. Mead said the information provided to the Assembly in the packet reflected her work based upon the direction of the Assembly Mining Subcommittee. The committee unanimously approved moving the ordinance to the Planning Commission for its review and consideration and granted her the authority to bring forward two significant potential changes, one to the financial warranty section and one to the reclamation section. She has also brought forward changes to mesh the CBJ ordinance with state law, and that work is underway.

Mr. Gregory reported that the Mining Subcommittee moved forward with Ms. Mead's recommendations.

MOTION, by Gregory, that the Mining Subcommittee forward the draft ordinance to the Planning Commission's Title 49 committee for review and approval, and to authorize the attorney to further provide changes to mesh the CBJ ordinance with state and federal law, and to return the ordinance to the Committee of the Whole for further consideration.

Mr. Edwardson asked what "meshing" with state and federal law meant.

Ms. Mead said she contacted two state attorneys who primarily work on mining issues with the State of Alaska and they were in the middle of a process with Fairbanks to better align the Fairbanks code

with the state's code and those attorneys would like an opportunity to the CBJ code and make some recommended changes. She would like to review the two provisions in depth to ensure that they work seamlessly. The state explained the process to Ms. Mead as that code provisions can overlap but the process is supposed to work as a seamless integration. CBJ can't direct that reclamation occur on state land. State land has the authority to direct that. The state has to work with CBJ if the mining is on CBJ land. There is a lot of interaction and Ms. Mead wanted the code to envision that interaction and to the extent necessary build that into the code language for clarity.

Mr. Edwardson asked if Ms. Mead was looking into bonding and who might be an obligee. Ms. Mead said she was not removing any substantive provisions or protections the CBJ has in existing code. She wants to ensure that CBJ code does not contain language that arguably suggests CBJ is trying to regulate something which CBJ is pre-empted from regulating and to ensure CBJ is required, to ensure the code works with state law.

Hearing no objection, the motion was approved.

B. Centennial Hall Management

Ms. Cosgrove said the COW discussed this topic at the February 26 meeting, the same materials were presented in the packet. Public comment had been solicited. Users of Centennial Hall were contacted and comments were requested, and that input had been received via email and the Finance Committee. CBJ staff continues to meet with Centennial Hall on a management agreement and HRRM has worked on the staffing issues and PERS / termination study.

Mr. Jones reported that the Assembly had heard from three persons at a recent meeting and all three testified in favor of Centennial Hall management going to the JAHG. Most of the emails have been favorable, but more recently some have expressed concern and also happiness with the current Centennial Hall operations and staff.

Ms. Cosgrove said technically it is under the manager's authority to enter into a management agreement, but as this is a major policy move, staff wants the Assembly to be informed and to have the Assembly's support for further investigation into a management agreement, and to understand any questions the Assembly may have.

Mr. Jones asked if there was any estimate regarding the cost of a termination study from PERS. Ms. Cosgrove said that was still an unknown. Staff has a tentative projection of the ongoing cost that could be modified from the actuarial study. Mr. Hargrave got a rough estimate of \$50,000 per year, based upon all six benefitted positions. Regarding a termination cost, there is a one time fee and an ongoing cost, and that is the information staff is still seeking. If the cost was significant, that matter would be returned to the Assembly.

Ms. Becker noted a needed correction on page 53, from "uses to users."

Mr. Kiehl asked how many job classes were discussed. Ms. Cosgrove said there are six benefitted positions at Centennial with 4 job classes, three of which are unique to Centennial Hall. Mr. Kiehl suggested looking at moving job classes so as not to terminate them could avoid termination costs.

Mr. Jones spoke about his concerns regarding termination studies and the potential repercussions, and his concern about replacing city employees.

***MOTION**, by Jones, that the Committee of the Whole agreed with the manager's interest in negotiating a management agreement between CBJ and JAHG for the operation and management of Centennial Hall.*

Ms. Becker had questions about the hotel tax funding and its relation to this agreement and expressed concerns about how that can create a "revenue neutral" situation.

Ms. Cosgrove said the intent is to make sure the funding available is largely the same pots of money available now and it fulfills the same purpose for the community. The long term hope is that the facility use will increase and the method of operation is cost effective.

Mayor Koelsch asked if the JAHC would maintain the same rules in place currently that are imposed for use of the facility by the Centennial Hall staff. Ms. Cosgrove said the intent would be to look at policies and fee structures and make recommendations. The fee structure would need to be approved by the manager's office.

Mr. Watt said management of the "campus" by one operator, the JAHC, made sense. He would like to set this in motion and make it happen and there will be continued discussion on an ongoing basis, particularly during the budget sessions, about the agreement.

Hearing no objection, the motion carried.

C. Hurlock Property

Mr. Watt spoke about the Assembly's work to determine a future use for this property. The building will require some renovation. The COW asked for more information from Alaska Legacy Partners and Gehring Preschool and that information was included in the packet. He said the Alaska Legacy Partners submission has more economic "meat," the budget is more thought out and they are more likely to be successful. It will be difficult, but compared to the child care proposal, it stands a greater chance of success. Child Care is economically difficult in the best of circumstances and the COW determined sale of the property was the best approach, so that would make the child care proposal difficult. Mr. Watt said the Assembly received a letter in the mail from the Juneau Homeless Coalition in favor of the Polaris House proposal. His recommendation would be with Alaska Legacy Partners for senior housing.

The Assemblymembers discussed their thoughts on the proposals.

MOTION by Weldon to direct staff to draft an ordinance for the sale of the Hurlock property to Alaska Legacy Partners and to return that ordinance to the Assembly at a future date.

Roll call:

Aye: Becker, Edwardson, Gregory, Weldon, Koelsch

Nay: Jones, Kiehl.

Motion carried, 5 ayes, 2 nays.

D. Recycleworks Program - Verbal Update

Mr. Watt provided a verbal update of the Recycleworks Program. Staff has been meeting and trying to figure out the ways in which to evolve the program and negotiate options with the Brewery. There are two new issues:

1) Waste Management has approached the city and proposed that they manage both the household hazardous and recycling on their property. This issue will be discussed at a future COW meeting.

2) Staff is looking at the way we collect fees for the program and how the revenue is collected and allocated. This issue will be discussed at a future Finance Committee meeting.

The Assembly and staff discussed related issues and no action was taken.

V. EXECUTIVE SESSION

MOTION by Kiehl, to enter into Executive Session for the purposes of discussing matters, the immediate knowledge of which would have an impact on the finances of the city, namely that of Labor Negotiations.

There being no public comment and no objection, the Assembly recessed into Executive Session at 7:23 p.m.

A. Labor Negotiations

The committee returned from Executive Session at 8:21p.m.

Mr. Kiehl noted that during Executive Session, the Assembly heard an update about labor negotiations from staff and gave direction to the Manager regarding labor negotiations.

VI. ADJOURNMENT

There being no further business to come before the committee, Mayor Koelsch adjourned the meeting at 8:22 p.m.

Submitted by Beth McEwen, Deputy Clerk