

**PUBLIC WORKS & FACILITIES COMMITTEE**  
**REGULAR MEETING**  
**Assembly Chambers/Zoom Webinar**  
**March 6, 2023**

**I. CALL TO ORDER**

The meeting was called to order at 12:11 PM.

Members Present In-Person: Chair Bryson; Ms. Triem; and Mr. Smith.

Members Present Via Zoom: Ms. Hale; Mr. Smith; and Paul Voelkers, Planning Commission Liaison.

Staff Members Present: Katie Koester, EPW Director; Denise Koch, EPW Deputy Director; Greg Smith, Contract Administrator; John Bohan, Chief CIP Engineer; Brian McGuire, Utilities Superintendent; and Breckan Hendricks, EPW Admin Officer.

Other Attendees Present: Ken Simonton, Alaska Waste

**II. LAND ACKNOWLEDGEMENT**

Ms. Triem read the City & Borough of Juneau Land Acknowledgement.

**III. APPROVAL OF AGENDA**

No changes or comments.

**IV. APPROVAL OF MINUTES**

A. No minutes to approve.

**V. ITEMS FOR ACTION**

**A. Funds Transfer to Outer Drive & West Juneau Lift Station Capital Improvement Project.**

Ms. Koester explained that the Outer Drive and West Juneau Lift Station improvements are a high priority project for the Utility. She noted that the low bid came in at \$2M over the cost estimate. Ms. Koester acknowledged that this is a theme that we've been seeing and that we will continue to see, especially with projects that involve technical parts and equipment. Ms. Koester requested that \$2.2M be transferred to the Outer Drive & West Juneau Lift Station Improvements CIP from the Juneau Douglas Treatment Plant New Vector Dump and that the transfer be forwarded to the full Assembly.

Ms. Hale asked for clarification on the status of the New Vector Dump project.

Mr. McGuire confirmed that the project is at 100% design, but that the construction still needs to be completed.

Mr. Smith acknowledged appreciation that the total project numbers were included in the memo.

Mr. Smith moved that the PWFC recommend the \$2.2M transfer to Outer Drive and West Juneau Improvements CIP from the JDTP New Vector Dump CIP and forward it to the Assembly for approval and asked for unanimous consent.

No objection, motion passed.

**B. Funds Transfer to Create Lead Water Service Line Inventory Capital Improvement Project (CIP)**

Ms. Koester provided a brief overview on a new CIP to do a lead service line inventory for the entire CBJ. She explained funds would be transferred from the completed Douglas Highway Water Replacement David to I Street CIP, which is in the process of being closed out.

Ms. Koester explained that the lead service line requirement is a requirement of the EPA for all water systems. She noted that it will be a time intensive project given that the entire USA is performing these inventories. Also, due to the age of the system, we do not anticipate a lot of lead service lines. Yet we still need to confirm that.

Ms. Koester shared that grant funding may be available and that a State Revolving Fund application has been submitted. Given the volume of organizations that will be working on this project CBJ would like to get started now.

Mr. Bryson asked for potential outcomes should we find a section of lead pipe.

Ms. Koester explained that part of this inventory would help us with planning next steps. Through the process of this inventory that question would be answered.

Ms. Hale provided insight from her experience with DEC. Juneau treats its drinking water so that chemical elements like lead and copper don't leach into the system. She explained that long term the pipes would need to be replaced, but that it would not require immediate replacement.

Ms. Hale requested that the PWFC forward the recommendation to transfer \$250K of Water Utility funds to a new CIP for completing the Water Service Line Inventory and asked for unanimous consent.

No object, motion passed.

**C. FY2023 – 2029 Capital Improvement Program (CIP)**

Ms. Koester provided a summary on the Capital Improvement Program and highlighted the schedule. Appropriates funding for capital projects and lines out a 6-year schedule for future projects. Moved onto FIN committee so that it can be considered as part of the budget process.

Ms. Koester highlighted that the Temporary 1% Sales Tax Priorities is a draft and will be updated upon approval by the Assembly. The Assembly will approve the Schedule for 1% Sales Tax as part of the budget process. This appropriation will be subject to change as the Assembly reviews and allocates the 1% Sales Tax Priorities. Similarly, Port Development and MPF is reflective of the capital project requests included in the last meeting. Operating costs are not included there. These are also included as draft because there is public process that needs to continue.

Mr. Smith asked why certain items have a tag that they are in the operational budget.

Ms. Koester explained that the childcare that the Assembly chose sales tax to fund it. The ladder truck is the way that we fund the fleet is through the operating budget. The \$1.2M ladder truck will move through the operating budget.

Mr. Smith inquired on the OHV Park funding.

Ms. Koester \$200,000 in the CIP per page 9 of the packet or page 3 of the booklet. She provided insight into scope how the funds would be spent for the first part of the project.

Ms. Triem asked if the transfers the PWFC just took, would have any implications for the CIP. She asked if the Vactor Dump would require additional funds.

Ms. Koester explained that there is a \$900K appropriation under Port Development Fees for the Out Drive Sewer Pump Station. However, these funds will not be approved until FY24, when the appropriation needs to be approved at the next meeting to award the bid. Pending the \$900K appropriation is approved, CBJ will be able to replace some of those funds. Ms. Koester also explained that other transfers from the Utility Fund Balance or other completed projects, may occur as additional funding is needed for the New Vactor Dump.

Mr. Smith shared that he had received concerns from citizens about a need for a North Douglas Area Plan and inquired if this was a place that he could propose to include this project.

Ms. Koester acknowledge that this may be a good place to include a project such as the North Douglas Area Plan. She encouraged Mr. Smith to work with Community Development on the best mechanism to achieve the goal. Ms. Koester highlighted that a challenge may be the capacity of Community Development. That the Comprehensive Plan is a high priority, but due to staffing issues they've been unable to start the project.

Ms. Hale expressed the desire to see this area plan done through the normal prioritization process and normal budgeting process.

Mr. Smith asked Ms. Koester if we are spending enough for deferred maintenance on facilities.

Mr. Bryson shared that the PWFC should determine if CBJ is spending enough on deferred maintenance, but asked for Ms. Koester's input.

Ms. Koester explained that industry standard is 2-6% of replacement value. CBJ is just under 2% on a rolling 6-year average. She noted that there are other matrix that can produce other results. However, it is a good indicator that we are keeping up, but we are on the low end. As the EPW Director she stated that she will always fly the flag for spending more on maintenance.

Mr. Voelkers inquired on the FY2024 General Sales Tax Improvements project titled 'Trail Improvements listed for \$150,000. He asked for confirmation that this was not

funding for the Lemon Creek Multimodal Path. Ms. Keoster confirmed this as for general Trail Improvements not the LC path.

Ms. Triem moved that the PWFC forward the CIP to the full Assembly for introduction and inclusion into the FY24 Budget review process and asked for unanimous consent.

No objection. Motion passed.

#### **D. Resolution of Support for the Glacier Hwy CTP Project**

Ms. Koester shared that this is a AKDOT Road and AKDOT has asked CBJ to support the application, noting that this is a popular spot for CBJ Capital Transit and the roadway is in poor condition. She expressed support for transportation improvements within our city and borough.

Ms. Hale asked about the street name of Lemon Road and when that was implemented.

Ms. Koester confirmed that this section of Glacier Hwy is indeed listed as Glacier Hwy and Lemon Road.

Ms. Triem asked to confirm that this is the State's own application to their own program and that CBJ will not commit to any maintenance or ownership. Ms. Koester confirmed that was accurate.

Ms. Triem moved that the PWFC forward resolution 3024 to the Assembly and asked for unanimous consent.

No objection. Motion passed.

#### **E. Juneau International Airport Appropriation**

Ms. Koester explained that numerous projects are included in this memo. She explained that some projects have grant funds and include match funds.

Ms. Triem asked to clarify that these are separate from the CIP. Ms. Koester confirmed that she was correct.

Ms. Hale recommended these projects to the Assembly for appropriation of the outlined funds, and in anticipation of grants from the FAA and local match funding sources and asked for unanimous consent.

No objection. Motion passed.

#### **F. New City Hall Next Steps**

Ms. Koester asked the PWFC to move this topic to the Assembly Committee of a Whole, to determine the what, if, and when the CBJ takes back the issue of City Hall.

Ms. Koester argued that this would be a good year even though the bond proposition for the New City Hall in the Aak'w Village district failed by 242 votes. She noted that some significant factors have changed. The old Walmart building has been purchased by U-Haul, Sealaska purchased the Municipal Way Building that houses 34 CBJ employees, and conditions have deteriorated in the Marine View Building that houses 51 CBJ employees.

She also noted that progress has been made on the North State Office Building and that there's momentum with the funds that the State appropriated and the Assembly approved in the 1% funding into the facility development.

Ms. Koester explained that we need to ask the questions, was the bond request too high, was the location wrong?

Ms. Koester shared that the renovations to the existing City Hall would total an estimated \$14M. With the most immediate need being exterior improvements for \$1M.

Mr. Smith expressed support to get CBJ employees out of the Marine View Building with the desire to create more housing for citizens.

Ms. Hale pointed out that the previous bond proposition failed when there were a lot of uncertainties and when we were just coming out of the pandemic. With the increase in tourism, she expressed that this is a good time to seriously consider investing in downtown Juneau.

Ms. Hale also acknowledged conversation occurring about eliminating underground parking. She expressed support of keeping underground parking.

Chair Bryson asked Ms. Koester to confirm the PWFC's next steps.

Ms. Koester explained that once a budget decision is made, whether the Assembly is willing to commit to this, there will be committee work to be done.

Mr. Smith requested that the PWFC forward the City Hall Discussion to the Committee of the Whole for further consideration of next steps and asked for unanimous consent.

No objection. Motion passed.

## **VI. INFORMATION ITEMS**

### **G. Talkin' Trash**

Ms. Koester explained that the PWFC is working to schedule a worksession and is inviting members to answer questions on legal authority. She introduced Ken Simonton with Alaska Waste and shared that he is engaged in the process.

Ms. Koester shared that April 7<sup>th</sup> from 3:00 – 5:00pm is a tentative date for the Talkin' Trash worksession.

Ms. Hale requested that during the worksession, we prioritize clarifying legal authorities that CBJ has to manage trash.

### **H. Kaxdigoowu Heen Dei (Brotherhood Bridge Trail) Bridge Closure**

Ms. Koester directed members to the memo from Deputy Director Elfers. The bridge will be closed due to unsafe conditions and reminded the group that CBJ applied for a Transportation Alternative Program (TAP) Grant to replace the bridge with DOT as a partner. DOT will provide the match and CBJ would take over maintenance of the trail if successful.

Chair Bryson asked about historical erosion issues in the area and previous projects.

Ms. Elfers explained that the first section through the meadow was reconstructed already a few years ago. Now they are on the second phase, they'll be primarily fixing the bridge. The bank was stabilized so the bridge did not fall into the creek. However, now ADOT has since recommended that the bridge be closed. It is unknown if the bridge can be repaired temporarily before it can be replaced.

Ms. Triem asked if the new bridge would be engineered to account for the extensive erosion.

Ms. Elfers explained that Mendenhall River is incising. When the bridge was originally built, 30-40 years ago, that was not the case. It will be considered now.

#### **VII. PWFC 2023 Goals and Assembly Goals**

Ms. Koester shared that the Legislative Priority List is posted on the Assembly page now.

Ms. Koester also shared that under Section 5. C (Implement projects and strategies that advance the goal of reliance on 80% renewable energy sources by 2045) the Juneau Commission on Sustainability (JCOS) will have 3 presentations on updated emission inventory with the next presentation scheduled for March 15, 2023.

#### **VIII. CONTRACTS DIVISION ACTIVITY REPORT**

February 8, 2023 to March 2, 2023

#### **IX. NEXT MEETING DATE**

Next Regular Meeting will be April 3, 2023 – 12:10 PM

#### **X. ADJOURNMENT**

The meeting adjourned at 1:00 PM.