AGENDA/manager’s report
the city and of juneau, alaska
Monday, November 6, 2000 7:00 – 11:00 PM
Assembly Chambers – Municipal Building
Meeting No. 2000-21

Submitted by: _____________________________
David R. Palmer
City & Borough Manager

I. FLAG SALUTE

II. ROLL CALL

III. SPECIAL ORDER OF BUSINESS
   A. Paul Dunholter, BridgeNet Consulting Services (BCS)
   B. Committee Assignments
   C. Recommendation to the AML Board for Mayor Smith

IV. APPROVAL OF MINUTES
   A. October 16, 2000 – Regular Meeting 2000-20

V. MANAGER’S REQUEST FOR AGENDA CHANGES

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS. (Not to exceed a total of 20 minutes nor more than 5 minutes for any individual).

VII. CONSENT AGENDA
   A. Public and Assembly Requests for Consent Agenda Changes, Other Than Ordinances for Introduction
   B. Assembly Action
      1. Ordinances for Introduction
         a. Ordinance No. 2000-44
            An Ordinance Repealing And Reenacting The Offense Of Disturbing The Peace And Providing For The Imposition And Collection Of A Police Services Fee In Cases Requiring A Second Police Response.
The police department has been receiving an increasing number of complaints from the community involving sound systems mounted in vehicles, which disturb residents. Members of the Assembly have also been contacted in reference to the noise emanating from vehicles. The current ordinance (CBJ 42.20. 095 Disturbing the Peace) fails to adequately address this issue and makes enforcement difficult or impossible.

This addition to the ordinance (CBJ 42.20.095 (c)) makes it a violation for a person to play or allow any sound from any motor vehicle so that it can be heard at a distance of more than 30 feet. There is also a provision that allows police officers to cite the owner of the vehicle, similar to a parking citation or passing a stopped school bus. This will allow the police officer to accept complaints from citizens who can provide a vehicle description and license number, rather than requiring a positive identification of the operator to take enforcement action.

Many times the police department is called to address the issue of parties or loud gatherings at a time of day (or night) when the noise disturbs other residents in the neighborhood. The current ordinance requires that the police notify the resident with the loud party that the noise is causing a problem and request they quite down before any enforcement action can be taken. The police find themselves making repeated responses to the same incident with little ability to cause the resident to take responsibility for the disturbance they are causing the community and eliminate the necessity of multiple police responses. Repeated responses to these calls remove officers from the community and prevent them from responding to other calls for service.

This revision to the ordinance (42.20.095 (e)) addresses this by allowing the police department to notify the person responsible for the party that if a second (or subsequent) response is required, that person is to be held financially liable for a police service fee to defray the reasonable cost of providing the additional police response(s). It is expected that this will provide a financial incentive for people to control their events. If that fails, the rest of the community will not have to pay for the time police spend controlling noisy parties.

I recommend this ordinance be introduced and set for public hearing at the next regular meeting.

b. Ordinance No. 2000-45

An Noncode Ordinance for the Relief of Ms. Dorothy Tow to Allow her to Increase the Density of Residential Structure in a Severe Avalanche Hazard Area.

This ordinance exempts Ms. Tow from CBJ 49.70.300(b)(1), which states:
Notwithstanding any other provision, no development any part of which is within a severe avalanche area shall, by the addition of bedrooms, conversions of buildings, or otherwise, increase the density of that parcel; provided, however, that a single-family house may be constructed on a vacant lot.

Ms. Tow started, but did not complete bedroom construction. This action allows her the same benefit as other residents in the area. The Lands Committee recommended the Assembly approve this non-code ordinance.

I recommend this ordinance be introduced and set for public hearing at the next regular meeting.

c. Ordinance No. 2000-46
An Ordinance Amending The Land Use Code Table Of Permissible Uses To Allow Major Utility Facilities As A Conditional Use In MU, Mixed Use, Zoning Districts.

This ordinance amends the Land Use Code, Table of Permissible Uses, to address a proposal by AEL&P to locate a substation in the vicinity of the Franklin Dock. The purpose of the substation is to provide power to cruise ships berthing at the dock. Currently this use and similar major utilities are not a permitted use in this MU, Mixed-Use zoning district.

I recommend this ordinance be introduced and set for public hearing at the next regular meeting.

d. Ordinance No. 2000-11(X)
An Ordinance Appropriating To The Manager The Sum Of $149,300 For Purchase Of A Warehouse Located At The Rock Dump. Such Funds Provided By The Land Fund Unreserved Fund Balance.

This ordinance will appropriate $149,300 from the Land Fund Unreserved Fund Balance for payment to the Juneau Economic Development Council (JEDC) for the IHH warehouse located at the Rock Dump. JEDC owns the building as a result of the default of a loan made to IHH Industries. The land was leased from AJ Associates. JEDC made loans totaling $377,000 to IHH Industries to construct a modular housing factory on the site. Payments of $18,037.65 were received.

CBJ purchased the land from AJ Associates. $355,000 was allocated for the land purchase and $100,000 was allocated towards renovations needed for the storage facility. The sales tax appropriation for various projects, including reimbursements to the Land Fund, will be presented to the Assembly once project schedules and budgets are developed.
After the $149,300 payment is made, JEDC will convey their interests in the building to the City and Borough.

Half of the warehouse will be used for the school district storage needs; the other half will be used for various CBJ storage needs.

After this ordinance is adopted, the Land Fund Unreserved Fund Balance will be $1,332,434.

I recommend this ordinance be introduced and set for public hearing at the next regular meeting.

2. Resolutions

a. Resolution No. 2058

A Resolution Affirming Assembly Policy Regarding the Refund of Community Development Department Fees Paid by Organizations Advancing Affordable Housing.

This resolution expresses the Assembly’s receptiveness to requests by non-profit organizations for relief from some development fees.

I recommend this resolution be adopted.

b. Resolution No. 2059

A Resolution Urging the United States Immigration and Naturalization Service to Assign Personnel to its Juneau Office.

I recommend this resolution be adopted.

2. Transfer Requests:

a. Transfer Request No. T-697

Transfer Request No. T-697 Transfers $98,000 From Essential Building Repairs Capital Project And $158,885 From The Deferred Building Maintenance Capital Project To A New Project, The Douglas Library/Fire Hall Maintenance Project.

The scope of the project will include replacement of 60% of the siding and re-seaming the roof membrane adjacent to the live-in quarters at the Douglas Library/Fire Hall. The condition and expected longevity of the other roofs on the building will be evaluated for re-seaming as well. The project budget of $257,885 should provide for the design phase and the first phase of construction.

After the transfers are approved, the fund available balances, budgets, and status for the projects will be as follows:
### Transfer Status

<table>
<thead>
<tr>
<th>Project Number/Project Name</th>
<th>Unobligated Funds Available Prior to Transfer</th>
<th>Unobligated Funds Available After Transfer</th>
<th>Total Project Budget After Transfer</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transferred from:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P396-06/Essential Building Repairs</td>
<td>$420,508</td>
<td>$322,508</td>
<td>$1,030,34</td>
<td>Ongoing</td>
</tr>
<tr>
<td>P396-17/Deferred Building Maintenance</td>
<td>$594,829</td>
<td>$434,944</td>
<td>$1,329,052</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Transferred to:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P396-40/Douglas Library/Fire Hall Maintenance</td>
<td>$-0-</td>
<td>$257,885</td>
<td>$257,885</td>
<td>New Project</td>
</tr>
</tbody>
</table>

### 3. Bid Awards:

#### a. Bid No. 01-066: Two 15,000 Lb GVWR 4x4 Conventional Cab Trucks With Dual Rear Wheels And Dump Body, And One 15,000 GVWR 4x4 Conventional Cab Truck With Dual Rear Wheels And Service Body

The bid opened September 22, 2000 with the following results:

<table>
<thead>
<tr>
<th>Item #1</th>
<th>Item #2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bidder</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Item #1</td>
</tr>
<tr>
<td></td>
<td>2 ea. 15,000 lb. GVWR Truck w/Dump Body</td>
</tr>
<tr>
<td>The New Wilson Ford</td>
<td>$83,336.00</td>
</tr>
<tr>
<td>Evergreen Motors</td>
<td>91,510.04</td>
</tr>
</tbody>
</table>

With the concurrence of Dean Nordenson, Public Works, Water Division, the Purchasing Division recommends award to The New Wilson Ford, on the basis of having the lowest responsive bid price. Total bid award will be for $124,846.00.

This is in compliance with the budgeted FY2001 Vehicle Replacement Schedule (attached spreadsheet with highlighted information). The three replaced vehicles will be surplus. Other CBJ departments will have access to them for their surplus value. If there is no interested in these vehicles they will be sold at our next surplus sale.

The Protest period expired on October 5, 2000.

Encumbered: $126,000.00 Vehicles and Equipment

#### b. Bid No. 01-085 For One Recycling Baler For The Waste Management Operations
The bid was opened October 6, 2000 with the following results:

<table>
<thead>
<tr>
<th>Bidders</th>
<th>Total Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harris Waste Management Group</td>
<td>$75,775.00</td>
</tr>
<tr>
<td>All Terrain Truck &amp; Equipment</td>
<td>No Bid</td>
</tr>
</tbody>
</table>

With the concurrence of Ernie Mueller, Public Works Director, the Purchasing Division recommends award to Harris Waste Management Group, Inc., on the basis of having the lowest responsive bid price. Total bid award is $75,775.00.

Advertisements for this bid were placed in the Juneau Empire, Seattle Daily Journal of Commerce and the Anchorage Times on September 1, 2000 and September 8, 2000. Fourteen bid packets were distributed. Twelve of the merchants receiving bid packets did not respond. Waste Management encumbered $75,000 for the acquisition of this equipment. Additional funds are available in the budget to cover the additional $775 bid over the encumbered funds.

c. Bid No. 01-098 Snow Removal:

Bid #01-098 Snow Removal: Truck and Driver opened October 4, 2000 with the following results:

<table>
<thead>
<tr>
<th>Bidder Name</th>
<th>Section I: 10-12 Yard Single Unit Dump Truck and Driver</th>
<th>Section II: 20 Yard End Dump/Tractor and Driver</th>
<th>Section III: 20 Yard Short Wheel Base Single Unit Dump Truck and Driver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bicknell, Inc.</td>
<td>No Bid</td>
<td>$90.00 per hr.</td>
<td>$85.00 per hr.</td>
</tr>
</tbody>
</table>

With the concurrence of Mike Scott, Public Works, Streets Division, the Purchasing Division recommends award for Section II (20 yard Tractor Trailer End Dump and Driver) and III (20 yard Single Unit Dump Truck and Driver), on the basis of having the lowest responsive bid prices. Total bid award for Sections II and III will be an estimated $50,000.00. The CBJ Streets will investigate alternative options for Section I.

Based on previous years, the cost for this contract has ranged from $25,000 to $100,000.00 depending on snowfall. This is a term contract form date of award through April 15, 2001 with the option to renew for two (2) additional one (1) year periods at the same hourly rate (bid prices).

The protest period expired on October 12, 2000.

Encumbered amount: $75,000 Contractual Services
d. **Contract No. E00-350, MVWWTP Bypass Pipe**

Bids were opened on the subject project on October 19, 2000. The bid protest period expired at 4:30pm on October 20, 2000. Results of the bid opening are as follows:

<table>
<thead>
<tr>
<th>RESPONSIVE</th>
<th>TOTAL BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arete Construction Corporation</td>
<td>$64,880.00</td>
</tr>
<tr>
<td>Channel Construction, Inc.</td>
<td>$66,224.00</td>
</tr>
<tr>
<td>Gastineau Contractors, Inc.</td>
<td>$66,486.00</td>
</tr>
<tr>
<td>Glacier State Contractors, Inc.</td>
<td>$66,746.00</td>
</tr>
<tr>
<td>Miller Construction Co., Ltd.</td>
<td>$71,606.00</td>
</tr>
<tr>
<td>Coogan Construction Company</td>
<td>$73,065.00</td>
</tr>
<tr>
<td>Architect/Engineer’s Estimate</td>
<td>$73,528.00</td>
</tr>
</tbody>
</table>

Project Manager: Karen Blue

The project consists of the Base Bid to install approximately 300 linear feet of 24-inch diameter ductile iron pipe gravity by-pass sewer in Antler Way from Radcliffe Road westerly to the Mendenhall River and miscellaneous related work.

Funding Source: Wastewater Fund
Total Project Funds: $86,268
Fund Number: 519-56-5-02-08-690
Construction Encumbrance: $64,880
Construction Contingency: $6,488
Consultant Design: $6,900
In-House Contract Administration/Inspection: $5,000

I **recommend award of this project to Arete Construction Corporation in the amount bid, for a total award of $64,880.00.**

e. **Contract No. E01-045, North Douglas Sewer, Phase I, LID 86**

Bids were opened on the subject project on October 20, 2000. The bid protest period expired at 4:30 p.m. on October 24, 2000. Results of the bid opening are as follows:
<table>
<thead>
<tr>
<th>RESPONSIVE</th>
<th>Base Bid</th>
<th>Alternate No. 1</th>
<th>TOTAL BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Miller Construction Co., Ltd.</td>
<td>$2,004,210.00</td>
<td>$250,000.00</td>
<td>$2,254,210.00</td>
</tr>
<tr>
<td>Glacier State Contractors, Inc.</td>
<td>$2,286,210.00</td>
<td>$190,000.00</td>
<td>$2,476,210.00</td>
</tr>
<tr>
<td>Arete Construction Corporation</td>
<td>$2,537,582.00</td>
<td>$210,000.00</td>
<td>$2,747,582.00</td>
</tr>
<tr>
<td>Architect/Engineer's Estimate</td>
<td>$2,513,991.00</td>
<td>$235,200.00</td>
<td>$2,749,191.00</td>
</tr>
</tbody>
</table>

Project Manager: Joe Castillo

This project consists of the Base Bid to construct a sanitary sewer collection system for a segment approximately one mile long along North Douglas Highway, a parallel beach collection system, a force main crossing of Gastineau Channel near Salmon Creek; connection to the existing sewer system along Channel Drive; a sewer lift station and generator building near Falls Creek; a sewer lift station and generator building near the Bonnie Brae outfall pipe; and related electrical work. Additive Alternate work consists of electrical improvements to the West Juneau Wastewater Lift Station.

Funding Source: FY 97/98 General Sales Tax; FY 97 Sewer Fund; FY98 General Fund; FY99/01 AW Sales Tax; ADEC Grants 44581/44578; L.I.D. Assessments
Total Project Funds: $4,112,445
CIP No.: U484-60
Fund Number: 484-60-5-01-40-690
Construction Encumbrance: $2,254,210
Construction Contingency: $338,130
Consultant Design: $481,812
Consultant Contract Admin./Inspection: $275,000

I recommend award of this project to Miller Construction Company, Ltd. in the amount bid, for a total award of $2,254,210.00.


Bids were opened on the subject project on October 23, 2000. The bid protest period expired at 4:30pm on October 24, 2000. Results of the bid opening are as follows:

<table>
<thead>
<tr>
<th>RESPONSIVE</th>
<th>TOTAL BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ever Electric, Inc.</td>
<td>$69,700.00</td>
</tr>
<tr>
<td>Anchor Electric</td>
<td>$73,470.00</td>
</tr>
<tr>
<td>Alaska Electric &amp; Control</td>
<td>$90,612.41</td>
</tr>
<tr>
<td>Alcan Electrical &amp; Engineering, Inc.</td>
<td>$96,839.00</td>
</tr>
<tr>
<td>Architect/Engineer's Estimate</td>
<td>$85,000.00</td>
</tr>
</tbody>
</table>

Project Manager: Rod Wilson
This project consists of the Base Bid to replace existing fluorescent lighting fixtures with approximately 340 linear feet of continuous, 9-inch diameter “Peerless” fixtures and miscellaneous related work.

Funding Source: General Sales Tax Revenues  
Total Project Funds: $170,000  
CIP No.: 396-32  
Fund Number: 396-32-5-01-41-690  
Construction Encumbrance: $69,700  
Construction Contingency: $2,850  
Consultant Design: $5,000  
In-House Contract Administration: $600  
Consultant Inspection (NTE): $3,000  

I recommend award of this project to Ever Electric, Inc. in the amount bid, for a total award of $69,700.00.

VIII. ORDINANCES FOR PUBLIC HEARING

a. Ordinance No. 2000-43

An Ordinance Of The Assembly Of The City And Borough Of Juneau, Alaska, Providing For The Issuance And Sale Of General Obligation School Bonds Of The City And Borough In The Aggregate Principal Amount Of $10,060,000 For The Purpose Of Financing Certain School Capital Improvements Pursuant To Elections Authorizing The Same; Providing The Date, Form, Terms And Maturities Of The Bonds To Be Issued And For Unlimited Tax Levies To Pay The Principal Thereof And Interest Thereon; Appointing A Registrar And Paying Agent For Such Bonds; Authorizing A Preliminary Official Statement; Undertaking To Provide Ongoing Disclosure; Approving The Sale Of Such Bonds And Repealing And Rescinding Ordinance Serial No. 2000-34.

This ordinance will authorize the issuance of the $7.717 million in general obligation School Bond debt approved by the voters on October 3, 2000. This ordinance also modifies ordinance 2000-34 authorizing the selling of $2.343 million in School Bonds to allow the $2.343 million to be combined with the $7.717 million issuance. The $2.343 million is the balance of the original $3.0 million authorized in October 5, 1999 less the $657,000 in mini bonds issued earlier this year. The Bonds will be issued in increments of $5,000 and sold through a competitive bid process. The maturity of the bonds will range from 1 to 10 years for the $7.717 million issue and 1 to 15 years for the $2.343 million issue. Bids will accepted in December 2000 and presented to the Assembly for approval in December 2000.

I recommend this ordinance be adopted.
b. Ordinance No. 2000-11(U)
An Ordinance Appropriating To The Manager The Sum Of $500,000 For Construction Of The Willoughby Avenue/Main Street Waterline Inter-Tie. Such Funds Provided By The Water Utility Retained Earnings.

This ordinance appropriates $500,000 of the Water Utility Retained Earnings for construction of the Willoughby Avenue/Main Street Inter-tie water line.

The project will tie in the Downtown area and Mill Tunnel Reserve with a new 16” waterline installed from a stub-off, which was constructed during the Willoughby/Glacier Avenues project. The line will run behind the State Archives Building through the Second Street Utility Tunnel, and tie into the main water transmission line on Main Street. A preliminary design and cost estimate was completed several years ago. However, the project was put on hold until the Willoughby/Glacier project was completed.

The inter-tie will greatly enhance the ability to distribute water in the entire Downtown area and provide added fire flow throughout the area.

After this ordinance is adopted, the Water Utility balance in Retained Earnings will be $3,027,000.

I recommend this ordinance be adopted.

c. Ordinance No. 2000-11(V)
An Ordinance Appropriating To The Manager The Sum Of $40,025 As Additional Funding For Construction Of The Blast Pads, Hard Stands And Chip Seal At The Juneau Airport. Such Funds, $38,734, Provided By The Federal Aviation Administration, And $1,291, By The Alaska Department Of Transportation And Public Facilities.

This ordinance appropriates a $38,734 grant amendment from the Federal Aviation Administration and a $1,291 grant amendment from the Alaska Department of Transportation and Public Facilities in additional funding for the construction of the blast pads, hard stands and chip seal at the Juneau Airport.

This project has been completed for some time, but the City was waiting for the grant amendments so the project could be financially closed. Pending receipt of the additional grant funds, expenditures were forward funded by the City out of the Airport Construction Contingency Reserve. After this ordinance is adopted, the Airport Construction Contingency Reserve will be reimbursed and available for a future use.

I recommend this ordinance be adopted.

d. Ordinance No. 2000-11(W)
An Ordinance Appropriating To The Manager The Sum Of $2,500,000 As For Construction Of The Food Service Facilities Renovation At The Bartlett Regional Hospital. Such Funds Provided By Bartlett Regional Hospital Retained Earnings.

This ordinance will appropriate $2,500,000 of Bartlett Regional Hospital’s (BRH) retained earnings for construction of renovations to the food service facilities at BRH. This area of the hospital needs to be renovated for modernization and for its new role in providing food service for St. Ann’s Care Center, once it opens in May, 2001. This appropriation provides funds for the construction phase of the project. Ordinance 99-11(AH) appropriated $150,000 for design of the project.

After this ordinance is adopted, BRH's unrestricted cash balance is estimated to be $289,700 at June 30, 2001. This action was approved by the BRH Board at its meeting of July 25, 2000.

I recommend this ordinance be adopted.

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

XI. STAFF REPORTS ON NON-AGENDA ITEMS

a. Salmon Creek Building

XII. ASSEMBLY REPORTS ON NON-AGENDA ITEMS

A. Committee Reports

B. Liaison Reports

C. Presiding officer Reports

XIII. ASSEMBLY COMMENTS AND QUESTIONS

XIV. CONTINUATION OF PUBLIC PARTICIPATION ON PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XV. ADJOURNMENT

Note: Agenda packets are available for review at the Juneau Municipal Libraries.

ADA Accommodations Available Upon Request: Please contact the Clerk’s office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly’s agenda made available. The Clerk’s office telephone number is 586-5278, TDD 586-5351, e-mail: Laurie_Sica@ci.juneau.ak.us.