

Presented by: The Manager
Introduced: 01/22/2018
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2018-02

An Ordinance Authorizing the Manager to Convey Property Located on Egan Drive between West 10th Street and Main Street to the Alaska Department of Transportation and Public Facilities.

WHEREAS, the Alaska Department of Transportation and Public Facilities (ADOT&PF) approached the CBJ with a request for a direct negotiated sale for a portion of one parcel and the granting of a number of permanent and temporary construction easements in order to facilitate its road reconstruction project on Egan Drive from West 10th Street to Main Street; and

WHEREAS, the project includes resurfacing the pavement, improving intersections, upgrading pedestrian facilities, adding bike lanes where appropriate, and reconstructing a retaining wall; and

WHEREAS, the Docks & Harbors Board reviewed ADOT&PF's proposal and made a recommendation that the board defer to the CBJ Lands & Resources Division's recommendation to dispose of the property for the project; and

WHEREAS, the Lands Committee passed a motion of support for the project; and

WHEREAS, on August 8, 2017, the Planning Commission considered the planned project and requested disposal of property and recommended that the Assembly sell the portion of property and grant the permanent and temporary construction easements (NOD CSP 2017 0013) with the following two conditions:

1. That ADOT&PF work with the CBJ on the design of any reconstruction in the area of the Juneau Arts and Culture Center (JACC) and Centennial Hall facilities, and coordinate the timing of work in that area with planned events at either venue, to include allowing for temporary access arrangements if needed.
2. That the disposal of the fraction of Lot 3, USS 3566 of approximately 507 square feet (located on Egan Drive across from Centennial Hall) contain a provision allowing for the CBJ to install a parking information sign in the future.

WHEREAS, after consideration by the Docks & Harbors Board, Lands Committee, and Planning Commission, it was determined that it would be most efficient and in the best interest of both parties if the requested permanent easements were disposed of by outright sale instead; and

WHEREAS, the conditions recommended by the Planning Commission were not dependent upon the type of disposal to ADOT&PF; and

WHEREAS, an appraisal determined the fair market value of the property contemplated for sale to be \$39,615; and

WHEREAS, in order to complete its proposed project, ADOT&PF needs the property identified below in addition to ten temporary construction easements (CBJ Resolution No. 2810).

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Authorization to Convey. The Manager is authorized to negotiate and execute the sale of property identified in Section 3 (and depicted in Exhibit A) subject to the terms and conditions specified in this ordinance.

Section 3. Purchase Price. The purchase price of the property shall be the fair market value, which has been determined by appraisal to total \$39,615, as follows:

- (a) A Fraction of Lot 3, USS 3566, Juneau Recording District approximately 507 square feet as depicted in Exhibit A, Parcel No. 2; \$15,210.00;
- (b) A portion of Lot 1, Block 67, Tidelands Addition Subdivision of ATS 3, Plat 340, of approximately 595 square feet as depicted in Exhibit A, Parcel No. 12; \$4,465.00;
- (c) A portion of Lot 4, Block 67, Tidelands Addition Subdivision of ATS 3, Plat 340, of approximately 406 square feet as depicted in Exhibit A, Parcel No. 14; \$3,050.00;
- (d) A portion of Lot 5, Block 67, Tidelands Addition Subdivision of ATS 3, Plat 340, of approximately 501 square feet as depicted in Exhibit A, Parcel No. 15; \$3,760.00;
- (e) A portion of Lot 6, Block 67, Tidelands Addition Subdivision of ATS 3, Plat 340, of approximately 501 square feet as depicted in Exhibit A, Parcel No. 16; \$3,760.00;
- (f) A portion of Lot 7, Block 67, Tidelands Addition Subdivision of ATS 3, Plat 340, of approximately 503 square feet as depicted in Exhibit A, Parcel No. 17; \$3,775.00;
- (g) A portion of Lot 8, Block 67, Tidelands Addition Subdivision of ATS 3, Plat 340, of approximately 510 square feet as depicted in Exhibit A, Parcel No. 18; \$3,830.00;
- (h) A portion of Lot 9, Block 67, Tidelands Addition Subdivision of ATS 3, Plat 340, of approximately 152 square feet as depicted in Exhibit A, Parcel No. 19; \$1,140.00; and

(i) A portion of an undeveloped right-of-way for a future street lying northerly of Lots 9 through 12, inclusive, Block 67, Tidelands Addition Subdivision of ATS 3, Plat 340, of approximately 1209 square feet as depicted in Exhibit A, Parcel No. 22; \$625.00.

Section 4. Other Terms and Conditions.

(a) The conveyance must include the following two conditions:

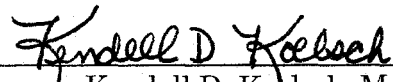
(1) ADOT&PF shall coordinate with the CBJ in designing any reconstruction in the area of the Juneau Arts and Culture Center (JACC) and Centennial Hall facilities, and will coordinate the timing of work in that area with planned events at either venue to cause as little disruption as possible and to facilitate access to the venues, including but not limited to allowing for temporary access arrangements as deemed necessary.

(2) To the extent otherwise allowed by law, upon completion of the project, the CBJ shall be entitled to install a parking information sign on the subject property of approximately 507 square feet on Egan Drive across from Centennial Hall.


(b) The Manager may include such other terms and conditions as may be in the public interest and in accordance with CBJ Title 53.

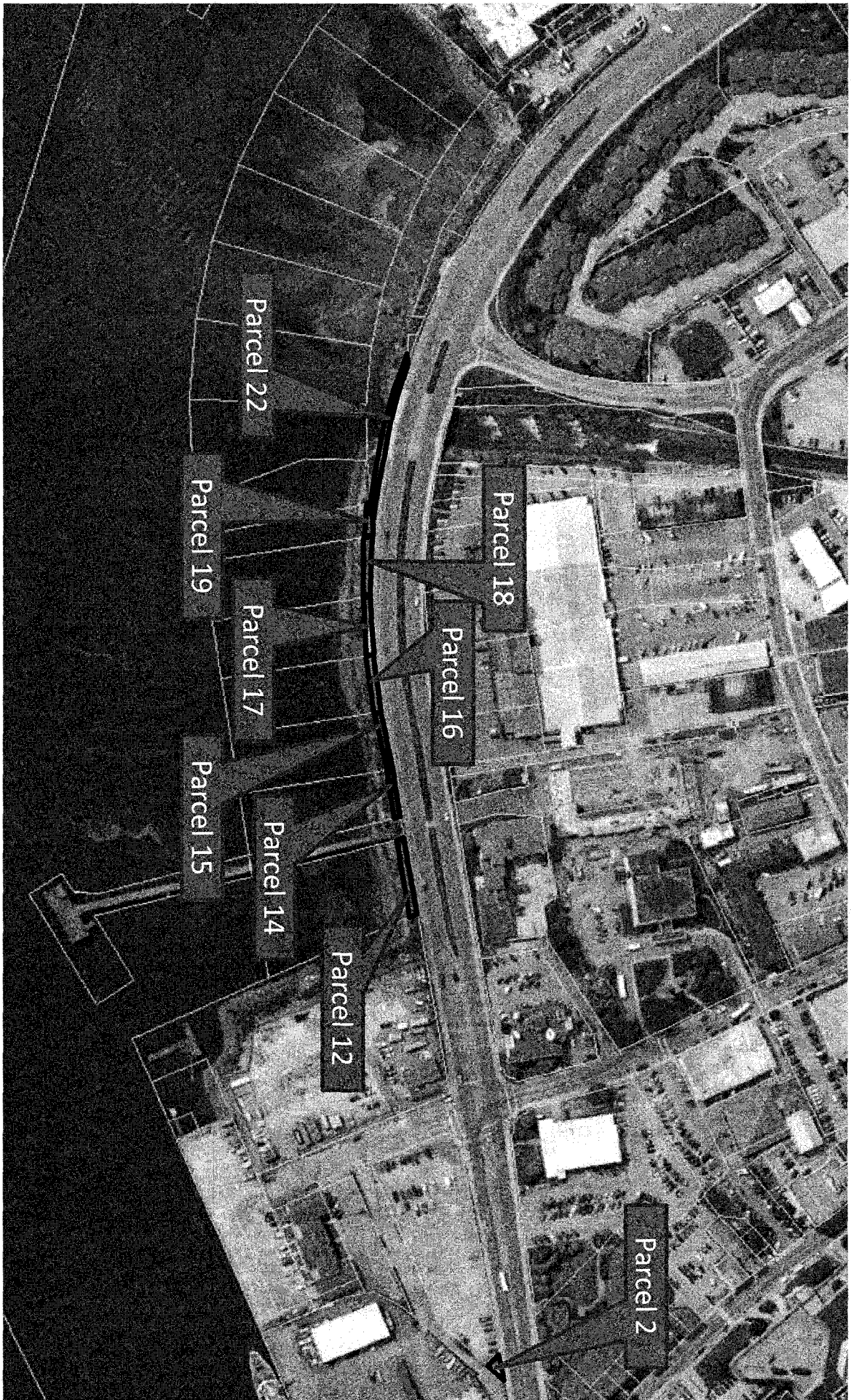
Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 12th day of February, 2018.


Kendell D. Koelsch, Mayor

Attest:


Laurie J. Sica, Municipal Clerk



Ord. 2018-02 Exhibit A

C:\JNU\69393\RW\C3D_2012\SOURCE DWGS\BASEMAP\69393\EGAN_RWAY-EASEMENTS-2-1-16.DWG

PC: STA: 72+59.30

N81°01'44"E 571.09'

71+00

72+00

EGAN DRIVE

RIGHT OF WAY LIMITS

CITY & BOROUGH OF JUNEAU
Fr. Lot 3
USS 3566

AEL&P Easement
BK 338 PG 285
ADL 105245

STA: 71+15.62
OFF: 34.81'RT

STA: 71+60.20
OFF: 34.00'RT

N79°39'50"E
332.86'

34.10'

10.49'

N81°01'47"E
55.04'

ALASKA MENTAL HEALTH TRUST AUTHORITY
Lot C2
Juneau Support Subdivision
USS 3566
Plat 2009-37

Access Road
DNR ADL
Commissioner's OCD
Dec. 4, 1973

U.S. DEPT OF COMMERCE & NOAA
Fraction Lot 6
USS 3566
Plat 2004-16

S46°12'22"E
27.92'

②

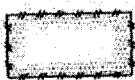
36.02'
N41°16'11"E

S48°04'34"W 51.82'

S81°01'47"W 39.61'

S77°46'33"W 32.83'

34.01'



PARCEL REQUIRED

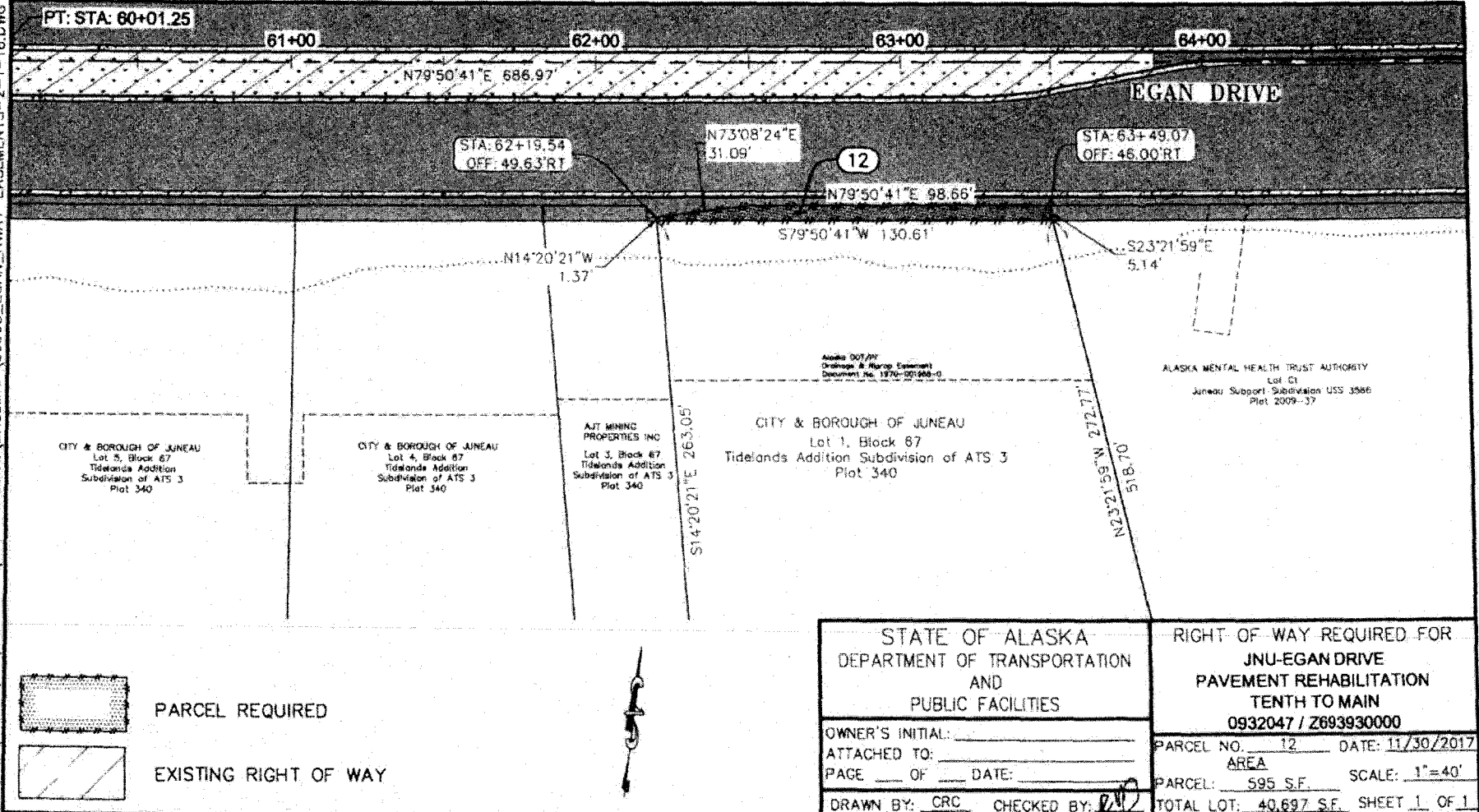


EXISTING RIGHT OF WAY

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	RIGHT OF WAY REQUIRED FOR JNU-EGAN DRIVE PAVEMENT REHABILITATION TENTH TO MAIN 0932047/ Z693930000
OWNER'S INITIAL: _____	PARCEL NO. <u>2</u> DATE: <u>5/12/2017</u>
ATTACHED TO: _____	AREA
PAGE _____ OF _____ DATE: _____	PARCEL: <u>507 SF.</u> SCALE: <u>1"=20'</u>
DRAWN BY: <u>CRC</u> CHECKED BY: <u>[Signature]</u>	TOTAL LOT: <u>507 S.F.</u> SHEET <u>1</u> OF <u>1</u>

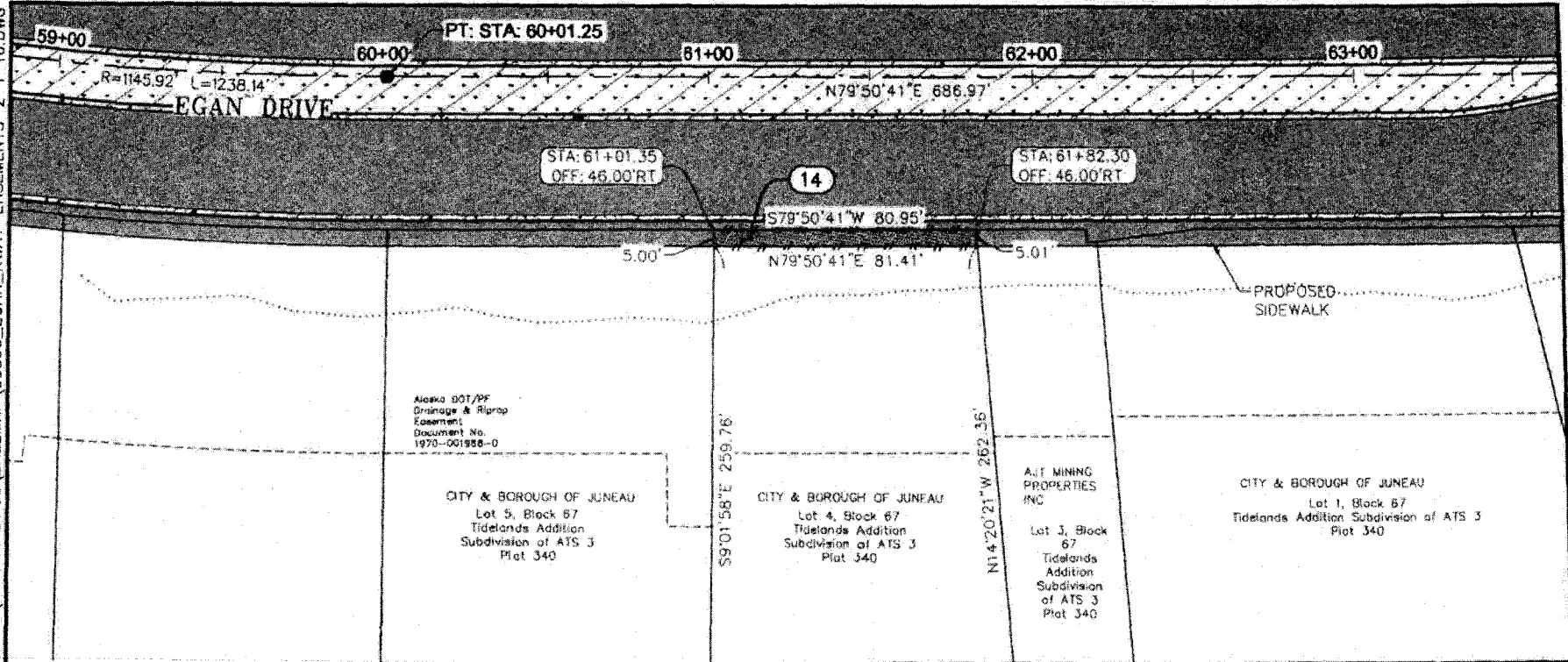
Ord. 2018-02 Exhibit A

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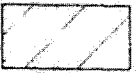


Ord. 2018-02 Exhibit A

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PARCEL REQUIRED



EXISTING RIGHT OF WAY



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
JNU-EGAN DRIVE
PAVEMENT REHABILITATION
TENTH TO MAIN
0932047 / Z693930000

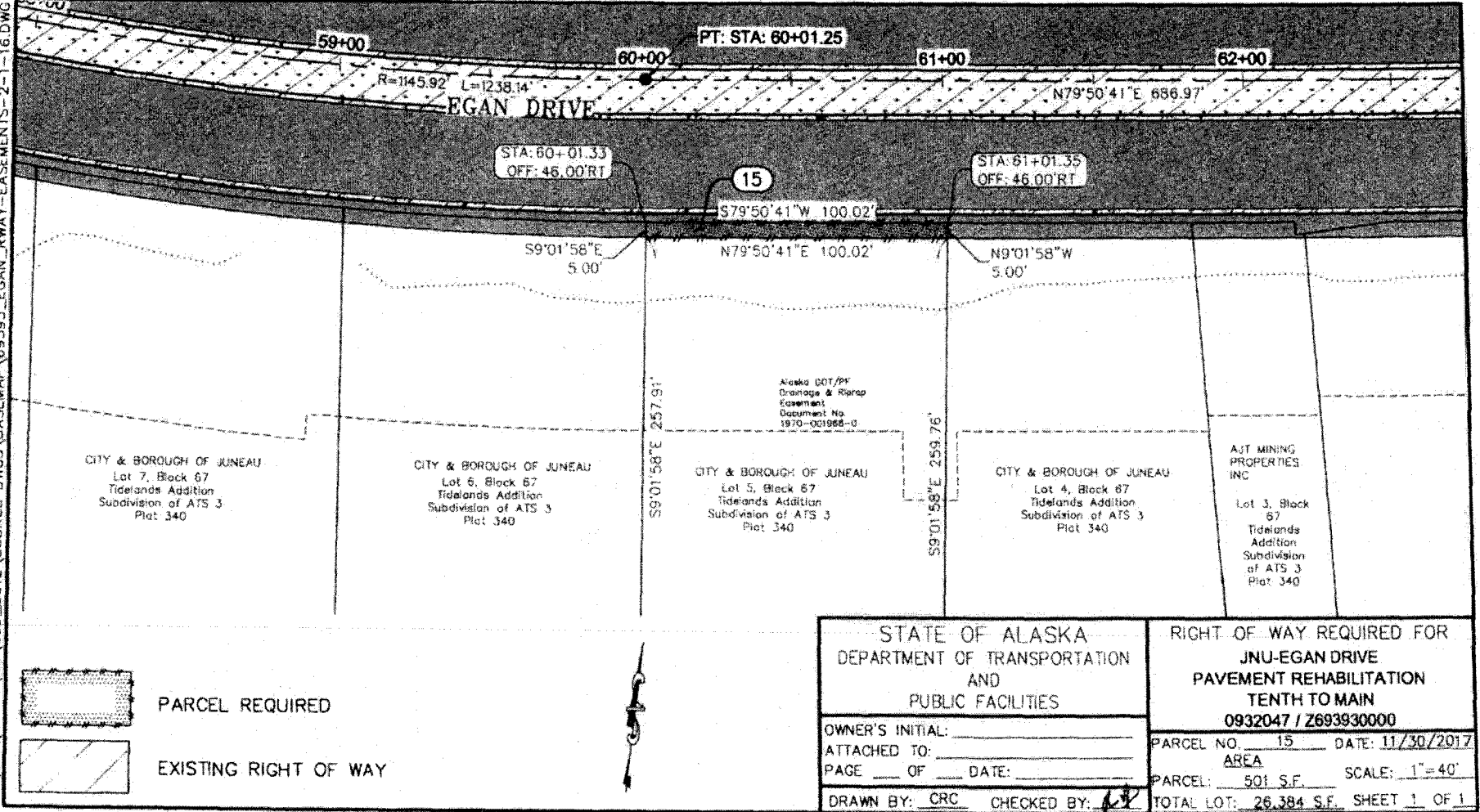
OWNER'S INITIAL: _____
ATTACHED TO: _____
PAGE ____ OF ____ DATE: _____

PARCEL NO. 14 DATE: 11/30/2017
AREA
PARCEL: 406 S.F. SCALE: 1"=40'
TOTAL LOT: 24,780 S.F. SHEET 1 OF 1

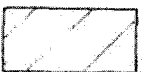
DRAWN BY: CRC CHECKED BY: LW

Ord. 2018-02 Exhibit A

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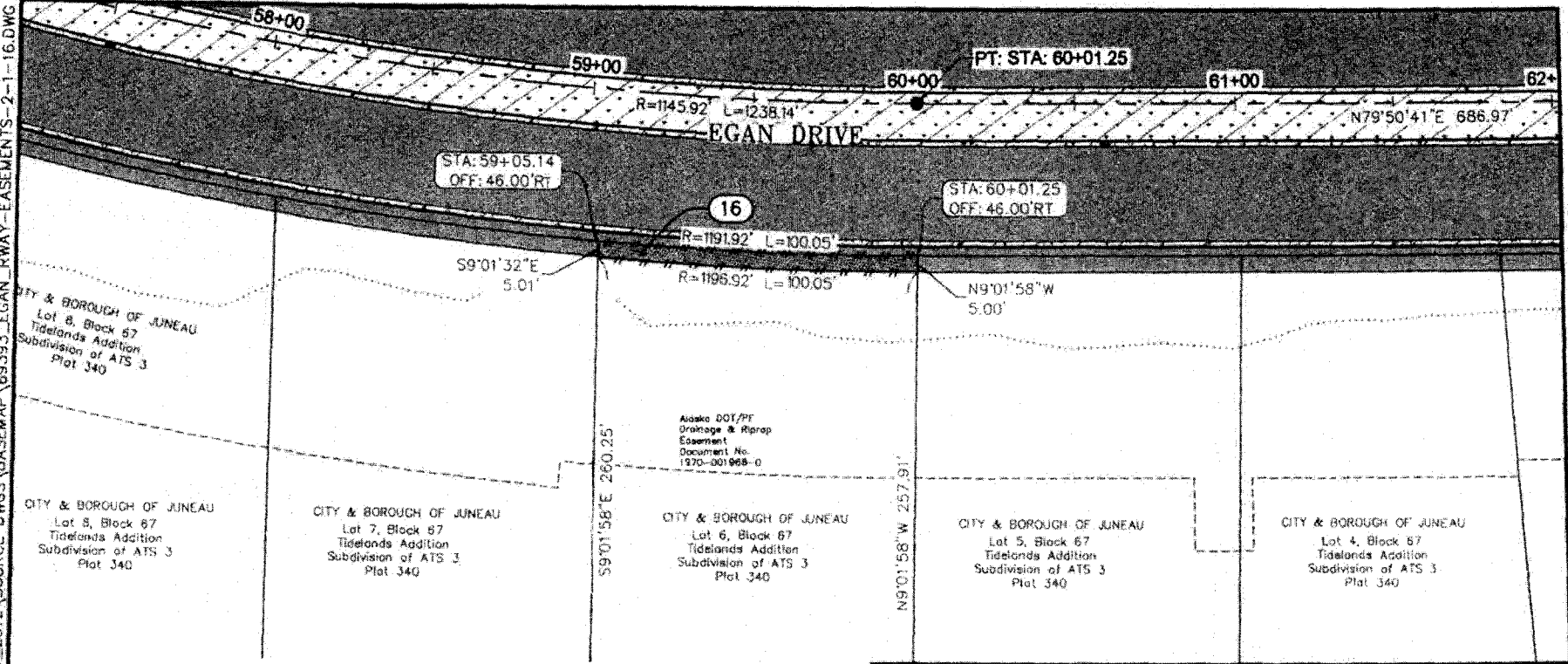


EXISTING RIGHT OF WAY

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR JNU-EGAN DRIVE PAVEMENT REHABILITATION TENTH TO MAIN 0932047 / Z693930000	
OWNER'S INITIAL: _____		PARCEL NO. 15	DATE: 11/30/2017
ATTACHED TO: _____		AREA	
PAGE ____ OF ____ DATE: _____		PARCEL: 501 S.F.	SCALE: 1"=40'
DRAWN BY: CRC CHECKED BY: <i>[Signature]</i>		TOTAL LOT: 26,384 S.F. SHEET 1 OF 1	

Ord. 2018-02 Exhibit A

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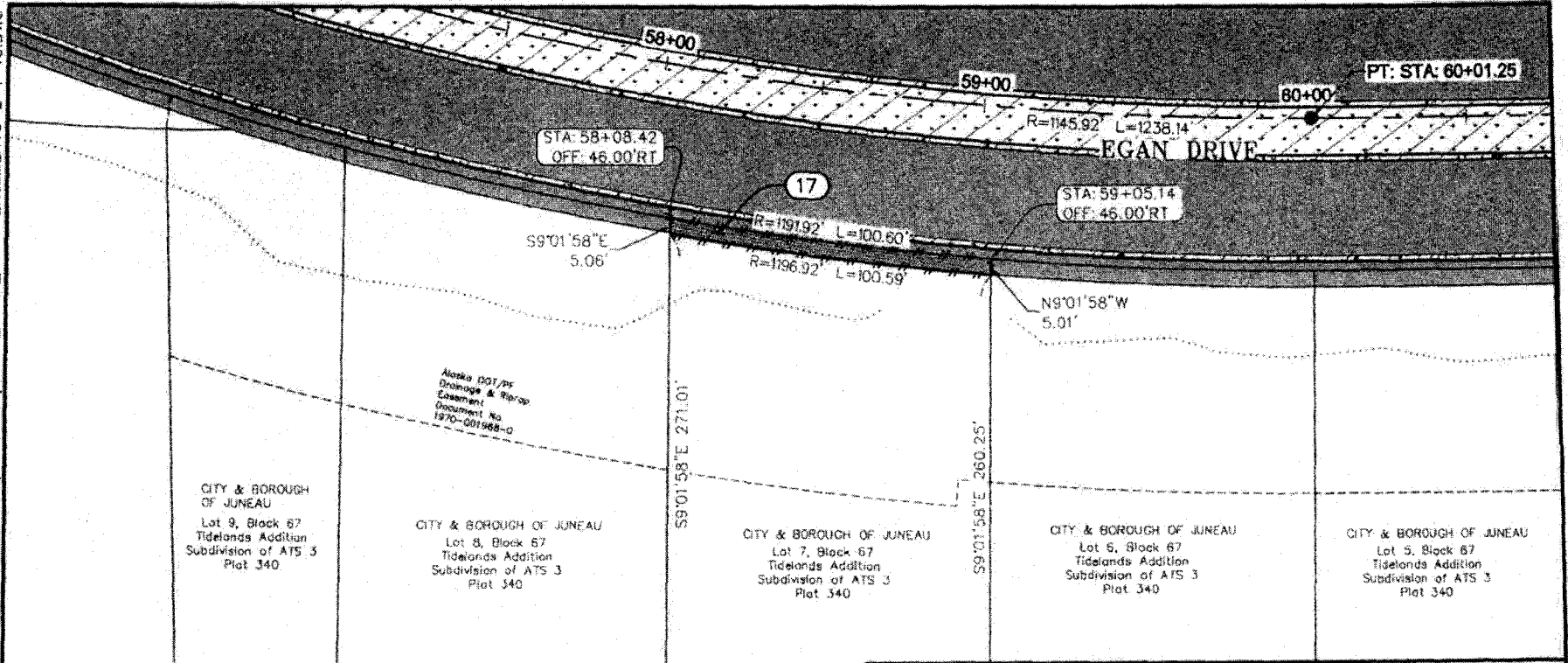
Alaska DOT/PT
Drainage & Interop
Easement
Document No.
1970-001968-0



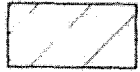
PARCEL REQUIRED
EXISTING RIGHT OF WAY

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR JNU-EGAN DRIVE PAVEMENT REHABILITATION TENTH TO MAIN 0932047 / Z693930000	
OWNER'S INITIAL: _____		PARCEL NO. 16	DATE: 11/30/2017
ATTACHED TO: _____		AREA	
PAGE _____ OF _____	DATE: _____	PARCEL: 501 S.F.	SCALE: 1"=40'
DRAWN BY: CRC		CHECKED BY: <i>[Signature]</i>	
TOTAL LOT: 26,339 S.F. SHEET 1 OF 1			

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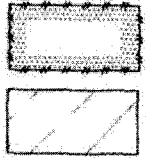
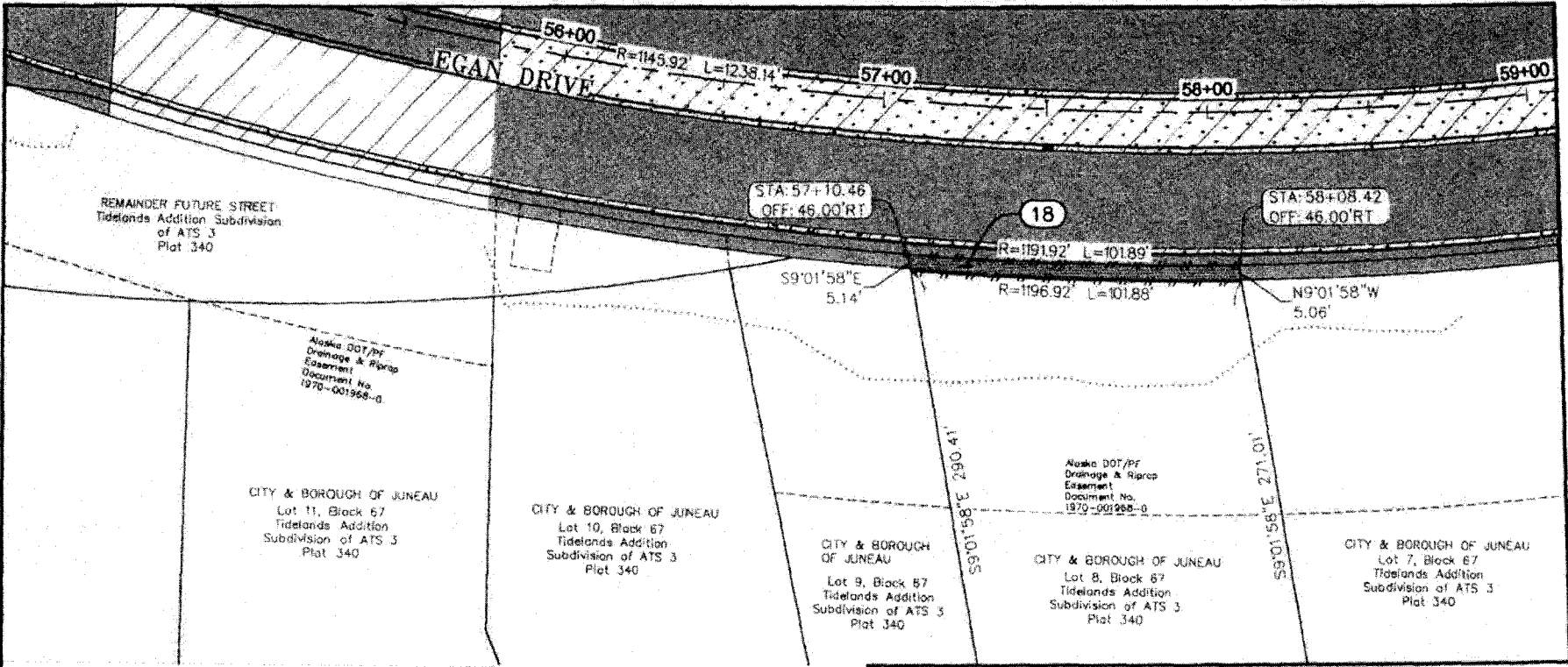
PARCEL REQUIRED



EXISTING RIGHT OF WAY

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR JNU-EGAN DRIVE PAVEMENT REHABILITATION TENTH TO MAIN 0932047 / Z693930000	
OWNER'S INITIAL: _____ ATTACHED TO: _____ PAGE ____ OF ____ DATE: _____		PARCEL NO. <u>17</u> DATE: <u>11/30/2017</u> AREA _____ SCALE: <u>1"=40'</u>	
DRAWN BY: <u>CRC</u> CHECKED BY: <u>[Signature]</u>		PARCEL: <u>503 S.F.</u> TOTAL LOT: <u>26,995 S.F.</u> SHEET <u>1</u> OF <u>1</u>	

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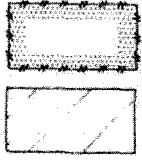
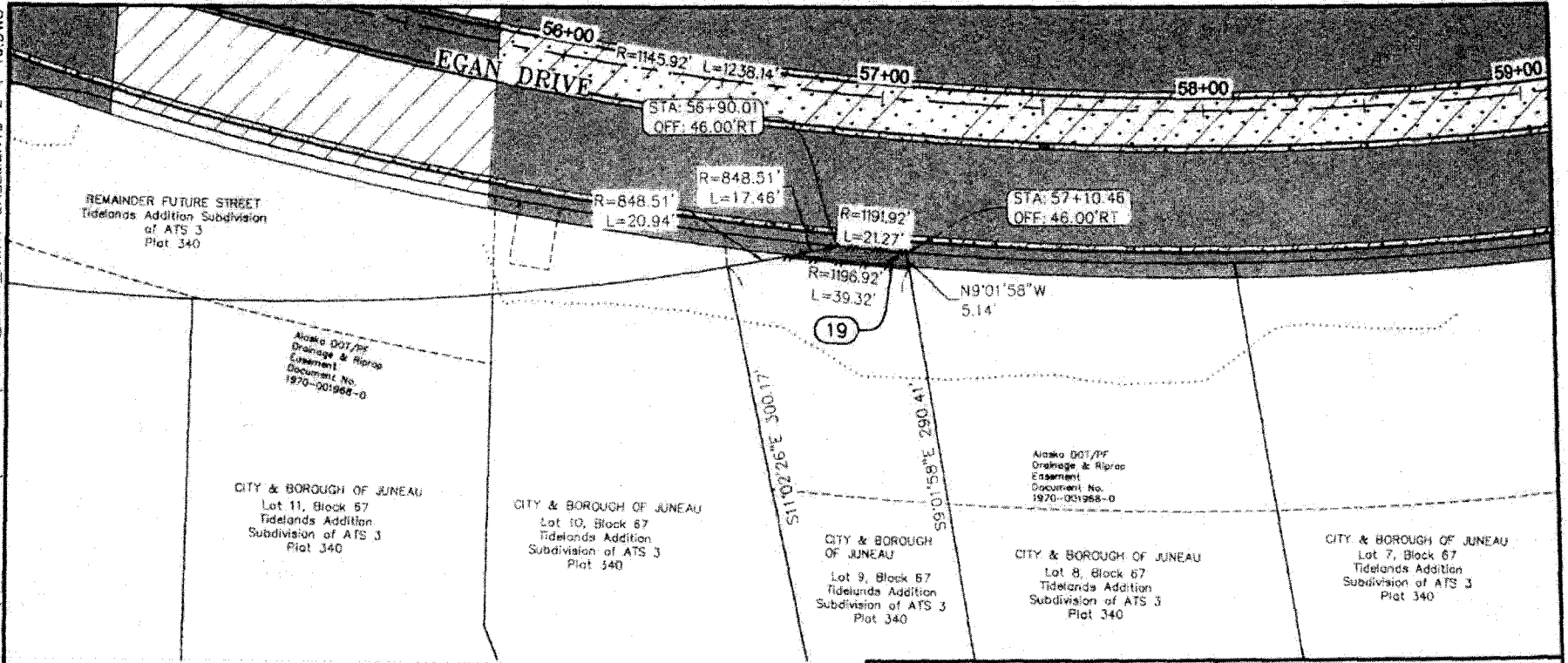
PARCEL REQUIRED
EXISTING RIGHT OF WAY



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR JNU-EGAN DRIVE PAVEMENT REHABILITATION TENTH TO MAIN 0932047 / Z693930000	
OWNER'S INITIAL: _____	PARCEL NO. 18	DATE: 11/30/2017	
ATTACHED TO: _____	AREA		SCALE: 1"=40'
PAGE ____ OF ____ DATE: _____	PARCEL: 510 S.F.	TOTAL LOT: 28,507 S.F. SHEET 1 OF 1	
DRAWN BY: CRC		CHECKED BY: <i>[Signature]</i>	

Ord. 2018-02 Exhibit A

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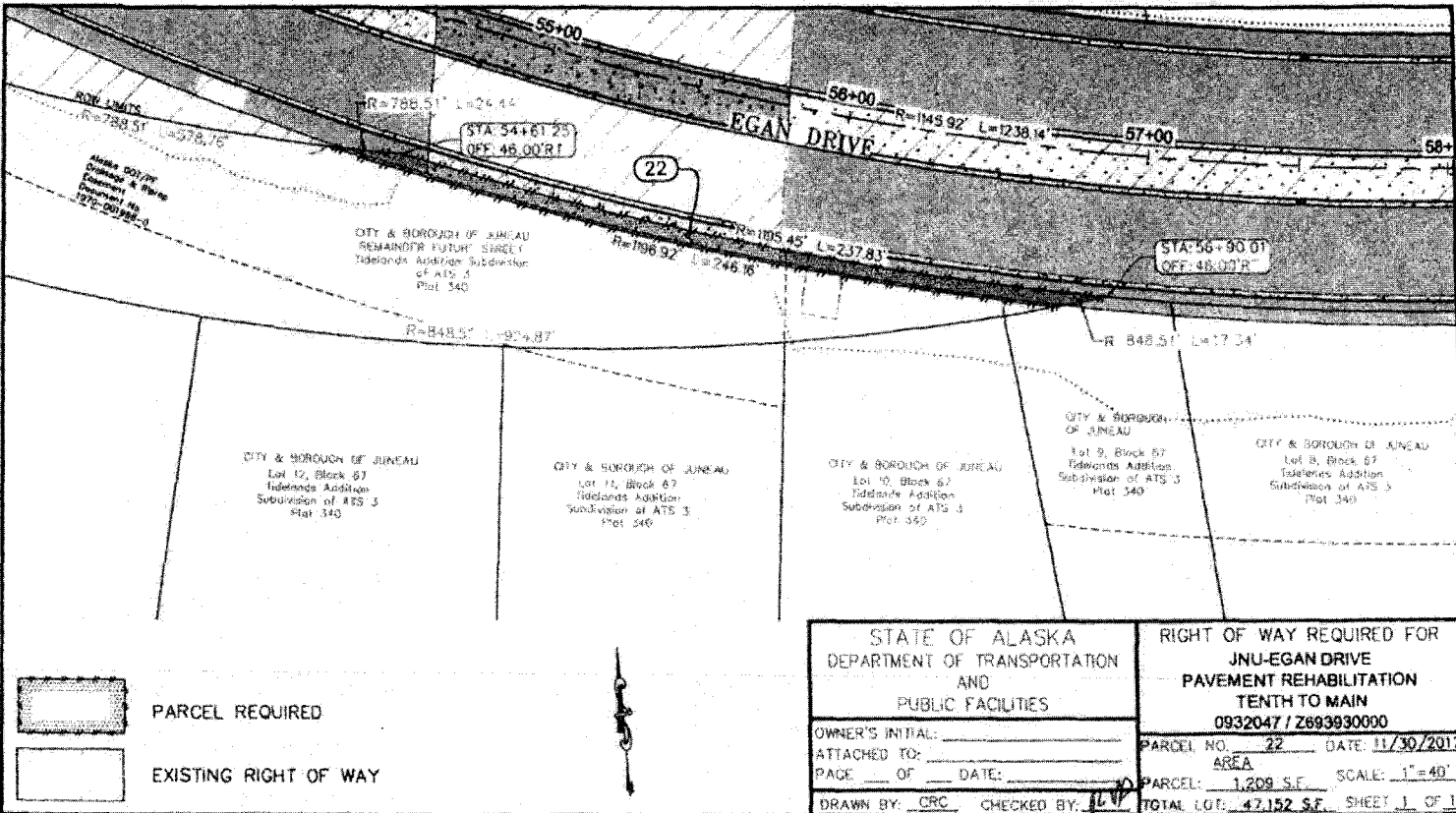


PARCEL REQUIRED
EXISTING RIGHT OF WAY



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR JNU-EGAN DRIVE PAVEMENT REHABILITATION TENTH TO MAIN 0932047 / Z693930000	
OWNER'S INITIAL: _____		PARCEL NO. 19	DATE: 11/30/2017
ATTACHED TO: _____		AREA	
PAGE _____ OF _____	DATE: _____	PARCEL: 152 S.F.	SCALE: 1"=40'
DRAWN BY: CRC		CHECKED BY: <i>BVD</i>	
		TOTAL LOT: 15,047 S.F. SHEET 1 OF 1	

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PARCEL REQUIRED
EXISTING RIGHT OF WAY

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR JNU-EGAN DRIVE PAVEMENT REHABILITATION TENTH TO MAIN 0932047 / Z693930000	
OWNER'S INITIAL: _____		PARCEL NO. 22	DATE: 11/30/2017
ATTACHED TO: _____		AREA	SCALE: 1"=40'
PAGE ____ OF ____ DATE: _____		PARCEL: 1,209 S.F.	TOTAL L.O.E.: 42,152 S.F.
DRAWN BY: CRC CHECKED BY: [Signature]		SHEET 1 OF 1	