



ASSEMBLY PUBLIC WORKS & FACILITIES COMMITTEE MINUTES

September 8, 2025 at 12:10 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/91849897300> or 1-669-900-6833 Webinar ID: 918 4989 7300

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

Members Present In-Person: Chair Hughes-Skandijs; Ms. Hall, Mr. Kelly

Members Absent: Mr. Smith

CBJ Staff Present: EPW Director Denise Koch, City Clerk Breckan Hendricks, Administrative Officer Rose Evans, Greg Smith, Contracts Administrator, Alexandra Pierce, Tourism Director, Scott Ciambor, CBJ Planning Manager, Joan O'Keefe, Executive Director of SAIL

D. APPROVAL OF AGENDA - The agenda was approved.

E. APPROVAL OF MINUTES

1. **August 04, 2025 Meeting Minutes** - Approved with no changes.

F. AGENDA TOPICS

1. **Transfer Request to Marine Park from Seawalk**

Director Koch expressed that this item came before the committee previously and the Assembly sent it back here to continue the discussion.

Alexandra Pierce, Tourism Director, explained that at the Assembly Meeting, the mayor requested to cut some budget from this transfer request, so they have come up with a few options. She said that after doing some more scoping work on the project, the first option they came up with is to lower the cost to \$3 million, Option 2 is removing the clam shell stage covering, with a transfer of \$1.8 million, and Option 3 would be to remove the covered seating area, with a transfer of \$1.5 million. She expressed that in public consultation on this project, the public wanted to see performance space, so the stage was included, but it does not have to be covered. They also wanted to be able to eat in the park under a covered area.

Ms. Hall asked if there would be other covered seating for people to eat or if this would be the only covered area in the park.

Director Pierce explained that there are currently only two covered areas, the one for people to sit and eat and the clam shell stage covering. She said that if they removed the covered seating area, there would be no covered area for people to eat, but if they kept that and removed the clam shell stage covering, they will still have a covered area for people to eat but not a covered performance venue.

Ms. Hall inquired if there would still be tables in the vendor area if there was no covering.

Director Pierce responded that there is other seating in the park, but the seating area is designated for people to eat at.

Mr. Kelly asked if the survey was just from the community or if it also included visitors.

Director Pierce answered that they did an online community survey, but the project team also had two open house style events in the park when cruise ships were in and they got some good insights out of those as well.

Chair Hughes-Skandijs asked staff to characterize the discussion they had on this at the Assembly, as she was not able to attend.

Director Pierce responded that the discussion was mainly that \$3.5 million was too much, so they wanted to send it back.

Mr. Kelly inquired about the source of these funds.

Director Pierce answered that it is 100% funded by passenger fees and the transfer coming out of the Seawalk CIP is also funded by passenger fees.

Chair Hughes-Skandijs asked for a description of the "layer cake" with the layered seating and grass there now, and what percentage of the cost is getting out what is in there.

Director Pierce deferred to Hoffbauer on that. She added that she would characterize that the new elements piece is the more expensive piece in comparison to demolition.

Ms. Hall wondered if removing one of the coverings and not the other would cause any inefficiencies in not being able to build or order materials all at the same time.

Director Pierce felt that the savings outweigh the efficiency factor on this. She said this is a low bid contract, and whatever the Assembly decides to remove would be bid as alternative, so if bids come in low, they could have the opportunity to include them in the park.

Mr. Kelly commented that as he is considering the different options and trying to get a better idea of the anticipated use of this, as it was said that community members wanted this brought back to have community performances outside. He asked what the scope of those events might have been like.

Director Pierce answered that her memories of these events are from her childhood, but she believed it was more of a situation where a band would be playing and people would show up instead of a structured event. She noted there used to be amphitheater style sitting in there.

Mr. Kelly asked where they want to refer this to next.

Chair Hughes-Skandijs responded that we would be sending it back to the Assembly with a different price.

Mr. Kelly made the motion to forward Option 2 to the Full Assembly.

Mr. Kelly spoke to his motion, explaining that if they were going to remove any of the coverings, he wanted to preserve the covering that is going to be used over the people who are going to stay there the longest, so it would make the most sense to preserve the covering over the stage.

Ms. Hall objected to the motion, as she feels like the people who use it daily are the people having their lunch or waiting for their tour to start, and performers will only be there sporadically.

Chair Hughes-Skandijs also objected. She did not love how much the project cost, but her main concern was to make sure there are covered seating areas, as she lives across the park and sees people in the covered seating areas all day long and people sleep under them at night. She voiced that if she had to pick one to remove, she would probably pick the stage covering.

Mr. Kelly moved to withdraw his motion. He said that removing the covering for the stage would make the stage pretty useless, so he would prefer going with Option 1 if he cannot have Option 2.

Ms. Hall made the motion to forward Option 3, removing the clam shell covering, with the transfer amount of \$1.8 million to the Full Assembly, with the idea that it could be added back at some point in the future. She added that by doing this, it is her hope that the project will come in under bid and they can add back the covering for the stage.

Chair Hughes-Skandijs objected as well, as she likes Option 1, even though she does not like \$3 million, because she would like to have both coverings.

The motion failed.

Mr. Kelly moved that they forward Option 1 to the Full Assembly. He asked for unanimous consent.

Ms. Hall objected because the Assembly asked them to consider some options and only reducing the cost by \$500,000 would not meet the spirit of what they were asked to do.

Chair Hughes-Skandijs commented that she did not know if the Assembly felt \$3.5 million was way too much or just a little over budget. She appreciated Ms. Hall's concern.

Mr. Kelly inquired how the voting will work since they usually need at least three votes to pass something but they only have three members here.

Ms. Evans answered that it would take three votes to pass.

Chair Hughes-Skandijs suggested letting this motion fail and see if they can come up with something else.

The motion failed.

Mr. Kelly expressed that he would be okay with Ms. Hall's original motion if they had the possibility to add the stage covering if it goes under bid and if they had room to be more specific in requiring that as an option.

Director Pierce responded that if the contract plus the alternative comes in on or under budget, they would be able to build the stage covering, but if it comes in over budget, they would not.

Mr. Kelly moved to rescind action on Ms. Hall's motion. He asked for unanimous consent.

Ms. Hall moved again to forward Option 3, removing the clam shell covering, with the transfer amount of \$1.8 million, to the Assembly for consideration. She asked for unanimous consent.

The motion passed.

2. Juneau Coordinated Transportation Coalition

Director Koch noted that they have done this in the past. She stated there was only one applicant, but it requires buy-in from the Assembly in order to move the grant forward.

Ms. Hall moved to recommend a resolution supporting the SAIL Orca Replacement ADA Vehicle for the FY25 Human Services Transportation Service Grant for the November 17, 2025 Assembly Meeting. She asked for unanimous consent.

The motion passed.

G. PWFC 2025 ASSEMBLY GOALS

1. PWFC Milestones

Director Koch mentioned they have an RFP advertised for planning and design services for the CBJ Zero Waste Campus, which is related to the CDS they received for compost. She said it is not specific to selecting a compost operator, but more just about big picture planning and understanding the best place for all of the items if they were to build out a campus. She added that it closes on September 19th, and they have already had opportunity for questions from the contractor community and there seems to be interest.

Ms. Hall expressed that since she is newer on the committee, she requested to provide more information on this down the road.

Director Koch explained that they went to the Assembly and asked for approval to move forward on a contractor to look at capital costs for various disposal options, and the only ways to take care of their waste is to landfill it, do some sort of thermal solution, or ship it somewhere for them to do those things. She added that all of those options require a transfer station, so they talked about a transfer station and capital cost associated with it. She said the body was interested in getting comparative operational costs and they have continued with their contractor to do that work, with the hopes of having the conclusion of their work in the December/January timeframe. They will then come back with a full picture of the capital cost and the operational cost and what they would cost a resident.

Mr. Kelly voiced that he witnessed two little girls on a scooter trying to cross Egan at the Fred Meyer intersection. He said people crossing that intersection has become an added hazard, especially since the credit union has moved over there. He suggested adding public transportation there as a safety measure. He asked if that was something to discuss offline or bring to the committee.

Chair Hughes-Skandijs said they can talk about it offline and talk to Director Koch on if it is appropriate to bring CBJ's involvement in that project, as it is state involvement.

H. CONTRACTS DIVISION ACTIVITY REPORT

1. July 23, 2025 to September 3, 2025

I. NEXT MEETING DATE

1. September 29, 2025 at 12:10 PM, Zoom Only

J. ADJOURNMENT

The September 8, 2025 Public Works & Facilities Committee Meeting was adjourned at 12:54 p.m.