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

May 21, 2018, 6:00 PM.
Assembly Chambers - Municipal Building

Assembly Work Session - No Public Comment

## I. ROLL CALL

Deputy Mayor Jerry Nankervis called the meeting to order at 6:00 p.m. in the Assembly Chambers.

Assemblymembers Present: Mary Becker, Rob Edwardson, Maria Gladziszewski, Norton Gregory, Loren Jones, Jesse Kiehl (teleconference), Ken Koelsch, Jerry Nankervis, and Beth Weldon.

Assemblymembers Absent: None.

Staff present: Rorie Watt, City Manager; Laurie Sica, Municipal Clerk; Teri Camery, Senior Planner; Beth McKibben, Planning Manager; Brenwynne Grigg, CDD Administrative Officer; Amy Liu, Planner; Mike Vigue, Engineering and Public Works Director; Michele Elfers, Landscape Architect; Stuart Ashton, Solid Waste Manager.

## II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

## III. APPROVAL OF MINUTES

### A. April 30, 2018 Committee of the Whole Minutes

Hearing no objection, the minutes of the April 30, 2018 Committee of the Whole meeting were approved.

## IV. AGENDA TOPICS

### A. FEMA Flood Mapping Update

Ms. Camery spoke to her power point presentation in the packet. She said the department has done significant public outreach and has received good feedback. The comment and appeal deadline extends through July 9, 2018. All comments received at CDD will be forwarded to FEMA. FEMA will address comments and appeals, issue a letter of final determination, then CBJ will then go through a process to adopt the maps and the effective date of the new maps would be Summer of 2019.

Mr. Jones asked if there were any changes proposed to Mendenhall River and Ms. Camery said the 2013 LIDAR maps did not have any affect and thus no changes were proposed for that area.

Mr. Kiehl asked if the CDD staff had an opinion on the accuracy of this mapping effort. Ms. Camery said the feedback from the public seems to indicate that the maps are more accurate than the previous areas. Staff has not prepared comments and is open to hearing from the Assembly and the public.

Mr. Jones asked how much of the airport property is is the floodzone. Ms. Camery said she did not have the information available at hand but has sent the information to the Airport and Harbors staff and has received comments back from the Airport.

Ms. Gladziszewski asked if a floodplain designation is on a property but the home was located outside of the floodplain, if insurance was required. Ms. Camery said insurance was required only if the house is in the floodzone.

Mr. Nankervis asked about the six month period for the CBJ to adopt the maps and how and when CJB would make a comment - must it be done by July 9. Ms. Camery said it is important to submit as much of the comments by July 9, but the CBJ works with FEMA on a routine basis and can make comments at any time. She said the staff was familiar with the data that FEMA used and had a level of confidence in the information provided.

Mr. Watt said the best we can do is to make sure the public is aware, to ensure this information is accurate. This data is much better than that available previously and the public needs to see the interactive site to ensure the properties are mapped as best they can, and that citizens avail themselves flood insurance if the maps indicate it is required. Many properties have been removed, some have been added in, and this is the time to focus on the issue.

Ms. Gladzewski asked if anyone could buy flood insurance, whether they were in the flood zone or not. Ms. Camery said yes, the insurance rates are lower outside of the flood zone areas.

B. **RecycleWorks Facility Location Decision**

Mr. Watt said a decision is needed. The current recycling program is not viable and to make it so requires quick action to make if functional by this winter. Waste Management has proposed a new option. He is recommending CBJ enter a contract with Waste Management (WM), provided the details can be worked out. WM is a large organization and Mr. Vance of WM is working as quickly as he can given the size of their company. We have a good, viable option with them, and the pressure is on for time. He said Mr. Gerondale of CMI has worked very hard with the brewery and the city and it has to feel we are abandoning them late in the process. We have to make the best decision that we can for the public. Mr. Watt appreciated CMI's cooperation. Buying the property on Anka St. is a grade A long range move. It takes valuable industrial land off the tax rolls but is a great option for the program. If we can enter into a long term arrangement with WM, it is also a very good opportunity.

Ms. Elfers said the packet included an expense/revenue breakdown for each proposal. She reviewed the numbers with the Assembly, explaining the differences between the two sites regarding expenses and revenues. She explained the projected fund balances. She reviewed the total expenditure for each option over 5, 10 and 20 years, and said there were a lot of assumptions in the numbers, so she could not say that there were significant cost savings with one option over another.

Mr. Edwardson asked why the deal with WM was better than the CMI proposal. Mr. Watt said the cash flow basis made it more appealing, as an immediate purchase of property would not be needed and would not remove highly desired industrial land from the tax roll. The goals are efficiency of operation, appropriate facilities, co-located uses on the property, ease of use by the public, and there are benefits of people going to the landfill and seeing and smelling the benefits of recycling. Ms. Elfers said that CBJ does not have much control over solid waste as it does not have a certificate for collections or disposal, so does not have a seat at the table. But through contractual relations CBJ can be a partner in which it is part of the discussion. A contract with WM is a large step towards a partnership with WM and opens up opportunities with the hauler, Alaska Waste, to plan the future. Mr. Watt said he did not believe CBJ would see another landfill permitted or constructed in Juneau, based on regulations, costs, limited land and climate. The future holds a transfer station for shipping waste south to a large regional landfill. Waste Connections and WM could not out-compete these large companies, so it is best for them to work out a plan for the future. WM has market position for sale of recycled goods, and the market fluctuates frequently and a partner like WM can get the goods to market.

Mr. Watt spoke about the short time frame for action to allow a building to be built by fall to move the baler into and have an operational program by this winter. He stressed the need to have all of the contractual details together as soon as possible from both parties.

Mr. Gerondale of CMI said his company has no interest in holding the property for the long term and they would like to sell it to the city. As a citizen, he did not believe that was the best plan for CBJ and spoke about the honesty of Eric Vance of WM and his plan. He encouraged CBJ to look hard at negotiating with WM and focus on a true diversion program to extend the landfill beyond 23 years. The public does not fully grasp the ramification of the closure of the landfill.

Ms. Weldon expressed concerns about the efficacy of composting and locking a composting function into contractual language if the method did not work. Mr. Watt the draft contract would be an agreement on recycling, whereby WM builds a building, and we contract with WM to operate the recycling program, including a land lease where CBJ would build a small building on the site for HazMat collection and continue the contract for HazMat, and the option to lease more property for an organics management program or ways to divert organics from the landfill. CBJ is not interested in renovating the Quonset hut on the WM site. Mr. Watt said a goal was to find a solution for managing construction waste and to reduce and reuse waste. Recycling was the least desirable effort of the "three R's."

*<u>MOTION</u>, by Koelsch, to:*

1. *Recommend to the full Assembly that the manager negotiates an agreement with Waste Management under these terms to operate the recycling program and lease land for HHW and composting operations.*
2. *Recommend to the full Assembly approval of the sale of the water utility and HHW properties to the Alaskan Brewing Company.*
3. *Recommend to the Assembly continue to evaluate the program fee structure.*
4. *Recommend to the Assembly that the proceeds of the sale of the properties be allocated towards relocation of the Water Utility ($300K) and the remainder be placed in the Waste Management Program fund balance,*

*and the final details be acceptably negotiated by this Friday, May 25, in order to provide information for the June 4 Assembly meeting, and to know if this contract is a "go" or not.*

Mr. Jones objected. He was concerned that not having site control would limit the CBJ's ability to run a recycling program that could be responsive to the public, such as establishing hours of operation or other program details.

Mr. Watt said it was his intent to negotiate the ability to "call the shots" on hours and days for recycling, and we currently pay the cost of the program and it is fair to pay the cost for the decision we make.

Roll call:
Aye: Becker, Edwardson, Gladziszewski, Gregory, Kiehl, Nankervis, Weldon, Koelsch
Nay: Jones
Motion passed, 8 ayes, 1 nay.

## V. ADJOURNMENT

There being no further business to come before the committee, the meeting was adjourned at 7:15 p.m.

Submitted by Laurie Sica, Municipal Clerk