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

March 23, 2015, 6:00 PM.
City Hall Assembly Chambers

Worksession - No Public Testimony

I. ROLL CALL

Mayor Merrill Sanford called the meeting to order at 6:05 p.m. in the Assembly Chambers.

Assemblymembers Present: Mary Becker (telephonic), Karen Crane, Maria Gladziszewski (telephonic), Loren Jones, Jesse Kiehl, Jerry Nankervis, Merrill Sanford, Kate Troll and Debbie White (telephonic).

Assemblymembers Absent: None.

Staff present: Mila Cosgrove, HRRM Director; Amy Mead, City Attorney, Rob Steedle, Deputy City Manager; Beth McEwen, Acting Municipal Clerk; Hal Hart, Community Development Director; Rorie Watt, Engineering and Public Works Director; Samantha Stroughtenger, Wastewater Superintendent; Greg Chaney, Lands and Resources Manager.

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

A. March 2, 2015 - Committee of the Whole Meeting Minutes

Hearing no objection, the minutes of the March 2, 2015 Assembly Committee of the Whole meeting were approved.

IV. AGENDA TOPICS

A. Biosolids Update

Rorie Watt said the staff did more investigation on the potential for use of a centrifuge process in solid waste disposal. Testing was done to see what types of solid consolidation could be achieved. Test results show that some savings could be obtained from using a centrifuge but the capital cost far outweighed the savings and use of a centrifuge did not pencil out on a 20 year horizon. The existing belt filter press at both plants still have significant economic life.

Mr. Kiehl said he saw increased operating costs in addition to capital cost in the report for centrifuge use. Mr. Watt said there would be increased O&M for a centrifuge, but if running a dryer, less sludge would be dried so there would be O&M savings in that portion and the net was slightly better.

Ms. Troll thanked the staff for the information and analysis. She asked about the status of the project. Mr. Watt said he was putting together a specification for equipment to put out a statement of need to get information back. This would direct CBJ to a specific manufacturer for a bid package. He said the staff would be back to the Assembly in the summer for approval to go to bid on that installation.

Mr. Jones asked about the information on sludge dryer prevalence referred to in the materials. Mr. Watt said that the information showed that dryers were prevalent in the industry and the link was to unbiased information on them - there were about 150 installations in the United States. There are fewer technologies for producing Class A products which is the goal of CBJ.

Mr. Watt said the Utility Advisory Board was due to report to the Assembly in June. Given the concern about the cost of the wastewater project, and the questions about composting as a viable method, he had asked the UAB to take a stronger role and investigate the technical details about the topic of composting. The UAB was also interested in the gasification issue and they would like to look at that as well.

B. **West Douglas Road**

Mr. Watt said in the Army Corps of Engineering permitting process, the Corps has asked for a mitigation plan. The road itself will fill about 1.5 acres of wetlands. The road alignment avoids as much wetlands as possible. There were two choices - to provide land to enter into preservation status, the other is to pay, and the cost is about $30,000 per acre. The mitigation would either be providing 4.5 acres of land or about $150,000. Mr. Watt said the land would follow tributaries and would likely be the most difficult land to develop economically, which results in the multiplier of impacted lands to preserved lands.

Mr. Jones asked if timber receipts could be banked to offset road construction costs. Mr. Watt said the value of the timber within the right of way was a moving target and the most practical action would be to decide how much of the corridor to clear and require the contractor to clear that, sell or dispose of the logs, as the market would bear. Mr. Jones referred to the MOA to be signed with Goldbelt which said the 150 foot right of way would be clear cut. Mayor Sanford said the Corps did not care where the funds came from for the cost of mitigation. Ms. Troll said there were many mills in Southeast Alaska that were eager for a supply of timber.

C. **Whale Sculpture / Seawalk Project Update**

Mayor Sanford recognized former Mayor Bruce Botelho at the meeting.

Mr. Watt said the Corps of Engineer Permit was issued for the whale and seawalk project and he provided a memo outlining the issues on this project that had been under development for more than ten years. He gave a brief history of the sculpture project to date. The Assembly passed a resolution in 2007 agreeing to accept, site, position and maintain the whale sculpture. The original conceptual location of Marine Park was determined to be too small. The Assembly determined that the most appealing alternative site was the bridge site. The voters supported funding of a new public works shop at 7 mile, and the facility at the bridge was removed. The Assembly purchased the sand spit in the area in 2011. Mr. Watt displayed waterfront plan drawings and maps.

In 2012, the Assembly passed another resolution designating the bridge park as a potential site for the whale sculpture, including park and seawalk elements along with Docks and Harbors pieces.

Mr. Watt spoke about the fill issues and habitat and view issues that would be augmented by creation of the seawalk. The Corps has identified the project as self-mitigating and the permit is in hand. The sculpture was being welded together now and was taking shape. The finalization of a ten year project was at hand.

A design package can be prepared by early summer and the funding stream was identified in the 16b and seawalk project, and there are passenger fees allocated to the seawalk project. He said about $10.9 million has been identified in funding and the project would cost about $10 million. He said there were recent concerns about the state economy expressed about the project, but the plan was a long term 30-year plan. The whale statue would be iconic to Juneau and good for tourism. The marine passenger fees were dedicated to use to aid and mitigate the cruise tourism industry and the seawalk would be a benefit to the industry.

West 8th Street would be in the CIP for upgrading to aid traffic to and parking in the area. Funds were in place, the project is permitted, and a few remaining coordination efforts need to take place to get the project moving forward. He said this was an interesting project for contractors and there were not a lot of competing projects at this time so the bidding climate would be competitive. There was $675,000 of sales tax allocated for the project that would not be covered by Marine Passenger fees.

Mr. Kiehl asked about restrooms for visitors at the location. Mr. Watt said staff would propose a restroom location and work with Docks and Harbors collaboratively regarding funding and maintenance, as they would be required.

Ms. Crane asked about timing and if the funds were available to prepare the pool for the sculpture installation in the early fall. Mr. Watt said those issues were not completely worked out but staff would go into high speed because the whale would arrive and would need to be taken care of.

Mr. Nankervis asked for a breakdown of costs and funding sources. Mr. Watt said $675,000 of sales tax would go to build the pool that the whale would be cited in, with a water feature, including pumps, plumbing and mechanical equipment adjacent to restrooms. Mr. Nankervis said the original estimate was $2.8 million and the site prep would be $1.3 million. He asked how much CBJ had spent to date on the project - if not available now, he would like that figure. Mr. Watt said the majority of the funds were spent on design and permitting. Mayor Sanford said those figures were old and were based upon a different project, incorporating the Whale Sculpture in Marine Park. Mr. Nankervis asked if CBJ was confident that passenger fees could be spent on this project. Mr. Watt said he had discussed this with the prior and current city attorney and was confident that it would be appropriate. Mr. Nankervis asked if there was any potential for generating revenue in the area. Mr. Watt said not currently but this was a discussion for Docks and Harbors.
Mr. Nankervis asked about maintenance costs for the project and who would be responsible for the maintenance. Mr. Watt said he did not have that information yet and Harbors was very interested in this. The seawalk would need to be maintained and cleaned, the water feature would need to be cared for, and whether it was Parks and Recreation or Docks and Harbors has not been determined. Mr. Nankervis said these costs should be anticipated in the FY16 budget. Mr. Watt said it would be in the FY17 budget due to the construction time period.

Ms. Troll asked if the Marine Passenger Fee would cover maintenance of the seawalk and the site. Mr. Watt said yes, for that, but not the pool / waterworks. Ms. Troll clarified that these funds could not be used for other projects. Mr. Watt said that was true for passenger fees - but not for the sales tax funds, which had been intended to be spent on this project.

Ms. Gladziszewski asked about what would be done with the whale if it arrived before the site was ready. Mr. Watt said the sculpture would be shipped in pieces and stored on site until it could be welded together. This was a first project of this type for the foundary. Mr. Watt said all the city funding needed was available in this year's CIP or in the FY16 CIP.

Ms. White asked for a copy of the memo stating that the island constructed was permitted and would appreciate any other information to answer the questions from the public and potential backlash that she anticipated that would be forthcoming.

Ms. Becker said she had heard a concern from the public about "building an island" and would need information to defend that action. Mr. Watt said the area was identified in the Waterfront Plan for environmental improvement or education activities. The island supporting part of the seawalk would offer access to the tidelands for school groups and visitors and habitat for sealife. There would be interpretive signage. The alternative was piling which was also expensive and would be a wash with the cost of an island.

Further discussion was held on the topic without further direction from the Assembly.

V. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mayor Sanford provided a reminder about the joint meeting of the Assembly with the Bartlett Regional Hospital Board of Directors, at the hospital administrative building meeting room on March 25 at 5:15 p.m.
Mayor Sanford announced a Special Assembly meeting on April 20 with the business community on the Juneau Economic Development Plan at 6pm in the Assembly Chambers.

A contingent of guests from Whitehorse Sister City are able to visit Juneau on July 6 and Mayor Sanford noted attendance for that event.

Mr. Sanford asked the Assembly to respond to the 360 evaluation of Ms. Kiefer as soon as possible if they had not done so yet.

Ms. Crane asked for a report on Gastineau Apartments and a possible meeting to take action. Mayor Sanford anticipated more information to the Assembly on the next meeting of May 6 for Assembly action.

Mr. Kiehl noted that the next meeting for the Marijuana Policy Committee would be Thursday, April 9.

VI. ADJOURNMENT

Hearing no objection, the meeting adjourned at 7:29 p.m.

Submitted by Laurie Sica, Municipal Clerk