

***DRAFT***  
**THE CITY AND BOROUGH OF JUNEAU, ALASKA**  
**Assembly Committee Of The Whole Work Session**

**April 20, 2009**

**I. CALL TO ORDER/ROLL CALL**

Deputy Mayor Jeff Bush, Chair, called the meeting to order at 6:00 p.m. in the Assembly Chambers.

Assemblymembers Present: Jonathan Anderson, Jeff Bush, Sara Chambers (teleconference), Johan Dybdahl, Merrill Sanford, David Stone, Randy Wanamaker.

Assemblymembers Absent: Bruce Botelho, Bob Doll.

Staff present: Rod Swope, City Manager; Kim Kiefer, Deputy City Manager; Laurie Sica, Municipal Clerk; Gary Gillette, Port Engineer; Rorie Watt, Engineering Director.

**II. APPROVAL OF MINUTES**

**A. March 23, 2009**

Hearing no objection, the minutes of March 23, 2009 Assembly Committee of the Whole meeting were approved.

**III. DOCKS AND HARBORS PROPOSED CHANGES TO DOWNTOWN CRUISE SHIP TERMINAL**

Gary Gillette updated the committee on the planning and design activities in the port of Juneau.

There are 3 alternatives for cruise ship docking improvements being reviewed, which include the Gold Creek proposal and the Merchant's Wharf proposal – both by private enterprises. The third is the upgrades to the city's existing docks, setting ships off into the harbor and opening the dock to pedestrians.

The Assembly appointed a committee of two assemblymembers and two harbor board members which commissioned a study. The recommendations were made public, and following public comments, a recommendation to go further with docking simulation will occur in the next month. This information will be subsequently provided to the Assembly.

Mr. Bush asked which company would be doing the simulation. Mr. Gillette said to his knowledge there was only one company that did this type of work and he did not recall the name, but the parameters for the work had been set by the Marine Exchange.

He showed a power point showing the three alternatives. He showed a slide that explained the city dock reconfiguration option. There is a study that is just getting underway regarding an

# ***DRAFT***

uplands operations analysis, performed by PND, Kittleson, and Jensen/Yorba/Lott, to look at the area from Taku Smokeries to Marine Park. The study will look at onsite operations in June, recommendations will be forthcoming in the fall, and based on current operations, will make recommendations whether to go to new the berthing concept for larger ships.

Separate but related is a focus on the existing area of the visitor center/customs and border patrol operations. They are currently operating in a building left over from the Marine Highways. Having the two facilities together is difficult for the staff and confusing for the users. The dock workers shack serves 12 people on various shifts in an 8 x 16 foot building. There is equipment storage, desk space for registering users of the IVF dock, monitoring dock cameras and as a break area. We hired Jensen/Yorba/Lott to help design a new facility. Mr. Gillette showed slides of the various configurations of the plan for new facilities, upgrading the walkways and parking areas, relocating the statues and memorials and working around the transfer bridge, which may be removed or reconfigured in the future. He explained the site analysis, with “decision points” for human movement illustrated. He discussed the one building concept vs. two, saying that the two building concept, locating the visitor center separate from the Customs/Dock Office facility was the preferred alternative. The plans illustrate an enhanced vendor area. Of the three concepts, A, B & C, the Docks and Harbors Board prefers Option C. At a public workshop, people generally preferred Option C, and he reviewed comments from that meeting. He explained a proposed master plan based on Option C, with two phases.

Mr. Dybdahl asked about phasing the city dock project and realigning the plans to allow more room for floatplane operations. Mr. Gillette said there were discussions with the airline about how to address their needs.

Mr. Sanford asked about parking issues. Mr. Gillette said the reconfiguration should provide additional parking.

Mr. Sanford asked if the plan included a standard width for the seawalk. Mr. Gillette said the walkway would be more than the 16’ standard. The only place where there may be an obstruction is the dock/customs building but it would still be continuous.

Mr. Dybdahl said it was good this has been slow and deliberative – this is a lot of money, and there may be 36 fewer ship dockings in 2010. At some point there will have to be an economic analysis made to compare whose money is being spent and how many berths we will end up with in the future.

Mr. Gillette said the plan for the new buildings was that the design would be completed by January 2010 and the buildings ready for occupancy in May 2011. Even if berthing concept is longer term, the facilities need upgrading and the idea is to move forward with the buildings and deck-over to support the buildings.

Mr. Dybdahl said he appreciated the visuals of the existing buildings, acknowledged that they are very sad, and that this portion of the project should move forward.

Mr. Wanamaker asked if they have been talking with members of the industry to refine the concepts. Mr. Gillette said there was a public workshop for all vendors, bus permit holders as

# ***DRAFT***

well as the cruise ships industry. 30 people representing a good cross section of all user groups and the public met in January and provided input, which was incorporated into the plans.

## **IV. ENGINEERING DEPARTMENT REPORT ON THE SEAWALK**

Mr. Watt said issues regarding the Seawalk are progressing slowly, but well. The project is down to one issue, which was discussed in an Assembly executive session in regard to negotiating parameters, rates and terms, and what preferred terms meant. The private property owner is excited about enhancing their fish processing operation and we are excited to have an enhanced seawalk. Docks and Harbors projects blend well and are harmonious uses. There is an outstanding question about the loan of money and whether we had clear enough direction. The property owner would like to borrow \$250 – 300,000 at a favorable rate and term that will help the property owner move forward to improve their operations to make this project work. Speaking with the City Manager and Finance Director, no one wants to go longer than a term of 10 years, at a range of 3 – 4% of return. This is a rate in the middle of the desires of both parties. Short of this we are essentially ready to sign a deal and move forward with the project.

Mr. Bush asked if there will be a final loan for approval before the Assembly. Mr. Swope said he wanted to raise the question tonight. Through resolution or some action, regarding giving the manager the authority to determine terms and rates of the loan, this can be brought back or not before the Assembly. Mr. Bush said that in any case there would be a resolution. Mr. Swope said this could be available Monday, April 27, and include the direction of the Assembly to the extent it wished.

Mr. Stone wanted to give direction to staff to continue their work on this issue. Mr. Bush said he would like to see this information in an Assembly resolution on Monday. Mr. Swope said it would be best to see the terms spelled out in the resolution. This is not a money making effort – it is recovering the funds loaned, and will be sufficient to cover the interest the city would have made on the funds.

Mr. Watt said that this will likely be acceptable – the company would like a fixed rate and term at the time of signing.

Mr. Swope asked if the Committee would like a resolution drafted. Mr. Bush said the committee trusted the staff to develop the terms and put those in the form of a resolution.

Mr. Watt said the bid package would be put together, following work on many big projects. They hope to get some work done this summer, and we will work around the fish plant operations. The completion date would be next May and we will let the contractors figure out how this will happen.

## **V. COMMENTS AND QUESTIONS** – None.

## **VI. ADJOURN** – 6:40 p.m.

Submitted by Laurie Sica, CMC, Municipal Clerk