REGULAR ASSEMBLY MEETING 2025-07 MINUTES

April 07, 2025 at 7:00 PM

Assembly Chambers/Zoom Webinar

Meeting No. 2025-07: the Regular Meeting of the City and Borough of Juneau Assembly was held in the Assembly Chambers and called to order by Mayor Beth Weldon at 7:05 p.m.

A. FLAG SALUTE - *Led by Deputy Mayor Smith.*

B. LAND ACKNOWLEDGEMENT

Mr. Kelly provided the following 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

Assemblymembers present: Mayor Beth Weldon, Deputy Mayor Greg Smith, Paul Kelly, Maureen Hall, Neil Steininger, Ella Adkison, Christine Woll, Alicia Hughes-Skandijs, Wade Bryson

Assemblymembers absent: none

Staff present: City Manager Katie Koester, Deputy City Manager Robert Barr, City Attorney Emily Wright, City Clerk Beth McEwen, Deputy City Clerk Andi Hirsh, Meeting Tech Kevin Allen, Port Director Carl Uchytil, Special Projects Planning Manager Rob Dumouchel, Assistant Attorney Clinton Mitchell, Assistant Attorney Sherri Layne, Assistant Attorney Nicole Lynch, Visitor Industry Director Alix Pierce, Senior Planner/Housing and Land Use Specialist Joseph Meyers

D. SPECIAL ORDER OF BUSINESS

1. **Proclamation Honoring Doctor X̱'unei Lance Twitchell for his 2025 Emmy from the Academy of Television Arts & Sciences**

   Mayor Weldon read a proclamation honoring Dr. X̱'unei Lance Twitchell.

2. **Proclamation Recognizing Public Service Recognition Week – May 4-10, 2025**

   Mayor Weldon read a proclamation establishing May 4-10, 2025 as Public Service Recognition Week.

E. APPROVAL OF MINUTES

3. **August 19, 2024, Regular Assembly Meeting 2024-20 Minutes-DRAFT**

4. **March 3, 2025, Regular Assembly Meeting 2025-05 Minutes-DRAFT**

MOTION by Ms. Adkison to approve the minutes of the August 19, 2024, and March 3, 2025, meetings and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

F. MANAGER'S REQUEST FOR AGENDA CHANGES -- *None.*

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS *(Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)*

Dave Ringle, Executive Director of St. Vincent de Paul Juneau, provided thanks to the Assembly and to his staff who ran the cold weather shelter. He said a successful shelter depended on a team that enforced policies and procedures with compassion, consistency, and expectations. He provided special thanks to staff members Archie

Hunt and Whitney, the shelter manager. He said these two individuals worked their way out of homelessness, and served residents with firsthand knowledge, skills in conflict management, and de-escalation. He thanked all shelter workers and volunteers.

Charles Rohrbacher, from Douglas, said he spoke on behalf of the Cathedral of the Nativity of the Blessed Virgin Mary about the city removing bus tokens. He asked CBJ to keep them. He said the church gives out bus tokens to help people get around town. He said the church does not give away cash but they do give away the tokens which have been indispensable for people in need. Mr. Smith, in the form of a question, assured Mr. Rohrbacher that ride tokens were not going away. Ms. Koester clarified that they will no longer be selling bus tokens but will be keeping them for distribution to local social service agencies.

Karen Lawfer, from Douglas, said she works with Resurrection Lutheran Church (RLC). She said RLC has provided classes in TV production for youth for the past three years through the youth activity grant. She said they were denied the grant this year because of an administrative error and that due to staff turnover her follow-up enquiries had not been addressed. She wanted to make sure RLC did not fall through the cracks.

Joshua Adams, from Auke Bay, said he restores old local buildings. He said he was concerned that Telephone Hill might be sold to an out-of-state firm. He cautioned the Assembly that they do not know the long-range plans of this firm and that he thought they were going to try to renegotiate the deal on Telephone Hill. He said Telephone Hill was the oldest and one of the most important historical sites in Juneau. He asked if a company from outside of Juneau or Southeast Alaska would have the community's best interest at heart. He suggested the Assembly parcel off Telephone Hill into 20 to 30 lots so that locals could purchase them.

Laurie Craig, from Auke Lake, said she worked at the Mendenhall Glacier Visitor Center for 14 years. She shared her concerns about the Federal workers who were fired in February 2025, some of whom decided to return after a lawsuit, others of whom decided not to return or to take the deferred resignation. She appreciated that CBJ was considering providing $200,000 of funding from passenger fee money to staff the visitor center but was concerned it would not be enough money.

H. CONSENT AGENDA

Public Request for Consent Agenda Changes, Other than Ordinances for Introduction - None

Assembly Request for Consent Agenda Changes - None

Assembly Action

Mayor Weldon noted that she needed to recuse herself from voting on item 18, Bid Award BE-O34 due to conflict of interest since her son worked for Dawson Construction.

MOTION by Deputy Mayor Smith to adopt the consent agenda with the recusal of Mayor Weldon from voting on item 18 and asked for unanimous consent. ***Hearing no objection, the motion was approve by unanimous consent***.

I. Ordinances for Introduction

5. Ordinance 2025-05(b) An Ordinance Setting Forth the Policy and Procedures for the Release of Body Worn Camera Video Footage in Critical Incidents.

In response to recent events in our community, the Assembly and the Juneau Police Department requested this ordinance to clarify the procedures for the release of body worn camera footage in officer-involved use of force incidents that result in injury or death.

This ordinance was considered by the Assembly Committee of the Whole at its March 17, 2025 meeting and forwarded to the Assembly.

The City Manager recommends this ordinance be introduced and referred to the Committee of the Whole meeting in May.

6. **Ordinance 2024-01(b)(AF) An Ordinance Appropriating $10,000 to the Manager for the Aircraft Rescue Fire Fighting Truck Capital Improvement Project; Funding Provided by Airport Capital Reserve Funds.**

   This ordinance would appropriate $10,000 to the Aircraft Rescue Fire Fighting (ARFF) Truck CIP. The truck is ready to go into production, but an additional $10,000 is required to cover a change order and future contingencies. If the Federal Aviation Administration (FAA) amends and increases the total grant amount upon the completion of the truck, these funds will be returned to the Airport Capital Reserve.

   The Airport Board of Directors approved this at the February 13, 2025 meeting.

   The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

7. **Ordinance 2024-01(b)(AJ) An Ordinance Appropriating $4,000,000 to the Manager for the Bartlett Regional Hospital Emergency Department Addition Capital Improvement Project, and Deappropriating $4,000,000 from the Manager for the Bartlett Regional Hospital Emergency Department Addition Capital Improvement Project; Funding Provided by United States Department of Health and Human Services.**

   $8,900,000 of hospital funds was appropriated via FY25 Ordinance 2024-01(b)(I) to the Bartlett Regional Hospital Emergency Department Additional Capital Improvement Project. Bartlett Regional Hospital has since received a $4,000,000 grant from the U.S. Department of Health and Human Services for this project. This ordinance would deappropriate $4,000,000 back to Hospital fund balance and appropriate the U.S. Department of Health and Human Services grant to the project.

   The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

8. **Ordinance 2024-01(b)(AK) An Ordinance Appropriating $150,000 to the Manager for Marie Drake Property Planning; Funding Provided by General Funds.**

   This ordinance would appropriate $150,000 for the Marie Drake property planning. During the Committee of the Whole meeting on February 24, 2025, the CBJ Assembly made a motion requesting staff to move forward with obtaining design and cost estimates for option 3 presented at the Public Works and Facilities Committee meeting on December 2, 2024, as well as options to abate and renovate the whole facility for childcare use, without any demolition. Option 3 would demolish 80% of the classroom wing and backfill with parking, while retaining the Boiler Room/IT hub in the basement, and gym and planetarium wing. This appropriation will fund a level of planning that provides for public process and more detailed, but not complete, design/cost estimating options for both Option 3 and abate/renovate options.

   The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

9. **Ordinance 2024-01(b)(AL) An Ordinance Appropriating $200,000 to the Manager for Contingency Federal Staffing Support Related to Tourism; Funding Provided by State Marine Passenger Fees.**

   Due to Federal cuts, there is a great deal of uncertainty around the uninterrupted operation of federally managed visitor industry facilities, most importantly the Mendenhall Glacier Visitors Center. As of March 21, 2025, staff positions have been reinstated at the Visitors Center and the Forest Service is intending to operate a full schedule. However, due to the rapidly developing and tumultuous nature of this situation, there may be a need to supplement organizations with existing operating agreements at the Mendenhall to maintain staffing continuity in the event of further Reductions in Force or other unforeseen circumstances. These funds would be provided as and if needed, and at the discretion of the City Manager.

   The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

10. Ordinance 2025-23 An Ordinance Amending the City and Borough Title 69 Code Relating to Hosting Platforms

This ordinance provides updates to Title 69 regarding hosting platforms such as Turo, Airbnb, VRBO, or others within the City and Borough of Juneau.

The City Manager recommends this ordinance be introduced and referred to the next Lands, Housing, and Economic Development Committee meeting in May.

11. Ordinance 2024-01 (b)(AM) An Ordinance Appropriating $500,000 to the Manager for the Lead Water Service Line Inventory Capital Improvement Project; Loan Funding Provided by the State of Alaska Department of Environmental Conservation, Alaska Drinking Water Fund State Revolving Loan Fund.

This ordinance would appropriate $500,000 to the Lead Water Service Line Inventory CIP. In FY23, CBJ hired a consultant to survey water lines in residences and businesses on the CBJ water system to adhere to the most recent EPA requirements regarding lead water service lines. This work has not yet been completed, as only approximately 18% of customer lines have been reported. CBJ intends to complete the inventory and maintain the data for use by the community, and has ten years to complete the work.

In FY24, Resolution 3056 authorized CBJ to apply for and enter into a loan agreement with the Alaska Department of Environmental Conservation. The Lead Service Line Loan Program offers a 58.3% loan forgiveness through the State Revolving Fund (SRF). The loan application was accepted, and this ordinance appropriates the loan funds.

The Public Works and Facilities Committee was provided an update on the Lead Service Line Inventory project at the June 3, 2024 meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

12. Ordinance 2024-01(b)(AN) An Ordinance Appropriating $1,115,654 to the Manager for the Taku Harbor Improvements Capital Improvement Project; Grant Funding Provided by the Alaska Department of Fish and Game.

This ordinance would appropriate a $1,115,654 Alaska Department of Fish and Game grant to the Taku Harbor Improvements CIP. This funding will improve public recreational boating and sport fishing access facilities by replacing the degraded Taku Harbor shore access boarding float system with new, aluminum gangway and catwalk structures. The 25% local match requirement of $371,885 will be provided by previously appropriated funds in the Taku Harbor Improvements CIP.

The Docks and Harbors Board will review this request at the April 24, 2025 meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

J. Resolutions

13. Resolution 3099 A Resolution of the City and Borough of Juneau Extending the Local Emergency Declaration in Response to the August 2024 Glacier Outburst Flood and a Request for State and Federal Assistance.

On August 6, 2024, the Assembly adopted Resolution 3071, a local emergency declaration issued in response to the glacier outburst flood. On October 21, 2024, the Assembly adopted Resolution 3073, extending the local emergency declaration for a period of 180 days. Due to the ongoing response needs to the outburst flood and the upcoming flood season, this Resolution extends the local emergency for 180 days.

The City Manager recommends the Assembly adopt this Resolution.

14. Resolution 4001 A Resolution Approving Amendments to the Bylaws of the Board of Directors of Bartlett Regional Hospital.

On March 25, 2025, the Board of Directors of Bartlett Regional Hospital approved amendments to their bylaws after review, work, and collaboration in committee.

This resolution and bylaws were reviewed by the Assembly Human Resources Committee just prior to this April 7, 2025 Assembly meeting.

The City Manager recommends that the Assembly adopt this Resolution.

15. Resolution 4002 A Resolution Regarding Funds Collected for the Token Transit App Promotional Program.

Capital Transit plans to launch an additional way for passengers to pay for bus fare in April 2025 using the Token Transit app. Passengers will still be able to pay for rides in other ways such as by using cash or monthly passes. This resolution provides Assembly authorization for Capital Transit to run a one-week promotion for 50% off the regular fare price on the Token Transit app. Staff estimate that there would be a $5,000 loss in regular fare revenue during the promotional period using typical revenue projections. However, staff also hope to attract new riders with the promotion and app.

The City Manager recommends that the Assembly adopt this Resolution.

16. Resolution 4005 A Resolution Expressing the City and Borough of Juneau's Support for Federal Workers and Urging Alaska's Congressional Delegation to Oppose Cuts to Federal Agencies.

This Resolution is presented by Assembly Member Hughes-Skandijs and represents a support of federal workers in our community.

As this is an Assembly policy matter, the City Manager has no recommendation.

K. Bid Awards

17. BID AWARD RFB DH25-022 Aurora Harbor Rebuild Phase IV

Bids were opened on the subject project on March 25, 2025. The bid protest period expired at 4:30 p.m. on March 26, 2025. Results of the bid opening are as follows:

BIDDERS	**Base Bid**	**Additive Alternate No. 1**	**TOTAL BID**
Western Marine Construction, Inc	$7,485,100	$104,600	$7,589,700
Trucano Construction Company	$8,645,000	$136,380	$8,781,380
Architect / Engineers Estimate	$9,253,250	$229,000	$9,482,250

Project Description: The Aurora Harbor Rebuild Phase IV project base bid consists of furnishing and installing new timber floats, including a new headwalk float connecting the existing headwalk float to the existing approach dock at the north end of Aurora Harbor. Additional floats include a new Mainwalk J and K, a new Tee float on Mainwalk H, and various sizes and quantities of finger floats. The project includes ground-fault protected electrical system, LED lighting, year-round potable water system and dry fire line, along with new life rings and fire extinguishers. The additive alternate includes furnishing and installing zinc anodes on new piling. The project is funded with 1% Sales Tax revenue and the ADOT Municipal Harbor Facilities grant program.

The Docks and Harbors Board recommended this bid award at the regular board meeting held on March 27, 2025.

The City Manager recommends award of this project to *Western Marine Construction, Inc.* in the Base Bid amount of $7,485,100 plus additive alternate amount of $104,600 for a total award of *$7,589,700.*

18. Bid Award BE25-034: Mendenhall Wastewater Treatment Plant – Dried Biosolids Crusher System & Building Modificat*ions*

Bids were opened on the project on March 25, 2025. The bid protest period expired on March 26, 2025, at 4:30 p.m. Results of the bid opening were as follows:

Responsive Bidders	**Total Amount**
Dawson Construction LLC	$1,645,415
Carver Construction LLC	$2,036,394

The CBJ Utility spends approximately ~$2 million per year to ship biosolids to Oregon for disposal. A biosolids crusher would reduce the number of containers that need to be sent south for disposal saving an estimated $900,000 per year once in operation. Utility enterprise funds are the source of the funding. Sufficient funds exist in CIP U76-128.

The City Manager recommends the Assembly approve the construction contract bid to Dawson Construction LLC for $1,645,415.

L. Transfers

19. Transfer Request 2510 A Transfer of $62,495 from CIP H51-130 Wayside Park Float Dredging to CIP H51-129 Taku Harbor Improvements.

This request would transfer $62,495 from the Wayside Park Float Dredging CIP to the Taku Harbor Improvements CIP. Work for the Wayside Park Float Dredging CIP is complete, and the project is ready to close. Transfer Request T-2504 previously transferred funds from the Taku Harbor Improvements CIP to the Wayside Park Float Dredging CIP. This transfer would return excess project funding back to the Taku Harbor Improvements CIP.

This transfer of project funding is consistent with the intent of the 2012 1% Sales Tax initiative approved by voters in the October 2, 2012, municipal election

The Docks and Harbors Board reviewed this request at the February 27, 2025 meeting.

The City Manager recommends approval of this transfer.

M. Liquor/Marijuana Licenses

20. Liquor License Actions

These liquor license actions are before the Assembly to either protest or waive its right to protest the license actions.

__**Liquor License - Renewal**__

Licensee: MSE, LLC d/b/a Lucky Lady
License Type: Beverage Dispensary License: #674 Location: 192 S. Franklin St.

Licensee: Alaska Red Dog Saloon LLC d/b/a Red Dog Saloon
License Type: Beverage Dispensary License: #2766 Location: 278 S. Franklin St.

Licensee: DeHart's Grocery d/b/a Statter Harbor Food & Fuel, LLC
License Type: Package Store License: #300 Location: 11735 Glacier Hwy.

Staff from Police, Finance, Fire, Public Works (Utilities) and Community Development Departments reviewed the above licenses and recommended the Assembly waive its right to protest these applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk's Office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor license actions.

N. PUBLIC HEARING

21. Ordinance 2025-22(b) An Ordinance Authorizing the Manager to Negotiate and Execute a Tidelands Lease for the Purpose of Waterfront Commercial Activities.

This ordinance considers a lease facilitating construction of a cruise ship dock and associated uplands development at Aak'w Landing, on the property historically known as the "subport". This ordinance forms the terms of a tidelands lease to be granted by CBJ for the tidelands within parcel ATS 3, and any additional requested tidelands under the City's control. Accompanying Resolution 3098 authorizes the Manager to apply for State tidelands under 38.05.825.

This project was reviewed by the Visitor Industry Task Force and the CBJ Planning Commission.

The Lands, Housing and Economic Development Committee received an update on this matter and took public testimony at its February 25, 2025, meeting.

The Assembly Committee of the Whole considered this ordinance and its companion Resolution 3098 at its February 25, 2025, meeting and forwarded it to the Assembly for introduction and referral back to the Assembly Committee of the Whole.

The Committee of the Whole considered this ordinance on March 17, 2025, and forwarded it to the Assembly for public hearing with amendments.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

<u>**Public Comment:**</u>

Lillian 'Lisa' X'unyéil Worl, from the Mendenhall Valley, said her matrilineal ancestors were from Hoonah. She said she grew up in Juneau, graduated from Juneau-Douglas High School, raised her children in Juneau, and is a board member of the Huna Totem Corporation. She acknowledged the balance of the concerns and benefits that Aak'w Landing would bring to the community emphasizing that Huna Totem invested time and effort to engage and educate the community. She said the Aak'w Landing project would not increase the number of cruise ship visitors but would enhance infrastructure and improve capacity to manage them. She noted that Huna Totem's 200 million private investment would provide jobs in both the construction phase and year-round operations, including a new cultural center. She said when you are part of the community you do business differently.

Mike Hekkers, from downtown Juneau, said he worked in tourism as a guide. He said the volume of tourists was too high. He said Juneau had limited cruise ship tourists to 16,000 per day and that the big cruise ships are trending towards 4,000 or more passengers each. He said we currently have four docks and that soon four ships would hit the daily limit. He said a fifth dock was not part of the long-term waterfront plan. He urged the Assembly to vote against the tideland lease.

Bill Leighty, from downtown Juneau, asked the Assembly to provide specific conditions to the tideland lease that included reduced greenhouse gas emissions and fossil fuel consumption. He suggested the Assembly establish a policy and funding mechanism to substantially increase cruise prices with incremental revenue going to a dedicated fund to reduce greenhouse gas emissions.

Joan Wilkerson, from downtown Juneau, said she lived in a condo located near the proposed permit site. She said none of the people who lived in the condos were contacted or invited to have input into the planning commission process. She said she was concerned about air emissions, as ships that were tied up use generators. She said it was premature to grant this permit before there was shoreside power. She also cited telecommunication blackouts, noise, and traffic congestion as other issues. She asked the Assembly to pause this process.

James McCants, from Douglas, said he supported Huna Totem Corporation as a way for Alaska Native people to have self-determination and economic sovereignty. He said the Huna Totem Corporation has done a great job in Icy Straight. He said he had some concerns about downstream effects, like on Capital Transit.

Kerry Crocker, from downtown Juneau, said he was the Southeast Representative for the International Longshore and Warehouse Union. He said he supported the Aak'w Landing project. He said this project was a big win for Juneau. He said the docks provide 40 full time, benefited jobs for the longshoremen.

Alicia Phillips, a Douglas resident, said she was a division manager for Alaska Coach Tours and supported the Huna Totem dock project. She said Juneau was long overdue for a forward-thinking solution to address congestion issues. She said this project would significantly reduce pressure on South Franklin Street and would streamline motor coach operations, reducing unnecessary vehicle trips and wait times for limited parking. She said this project was a thoughtful investment in the long-term sustainability, safety, quality, and quantity of life in Juneau.

Karla Hart, from Mendenhall Valley, said she wanted to talk about the overall picture of capacity for cruise ships in Juneau. She said the Assembly and community had not discussed if Juneau wanted more capacity. She said the Visitor Industry Task Force (VITF) said a fifth dock could be allowed under certain conditions, including shore power. She said the VITF report also suggested that the best way to limit visitors was through infrastructure. She requested the Assembly amend the lease to require that they comply with cruise limits set by CBJ and that the leaseholder had no right to sue over this topic. Mr. Kelly asked about a previous amendment that Huna Totem be included in the annual scheduling meeting. Ms. Hart said memorandums of understanding have no legal authority.

Chris Gilberto, from Bellingham WA, said he represented a team that worked for Dawson Construction. He said he supported Huna Totem and the Aak'w landing project for many reasons and highlighted the employment opportunities. He said to build a community there needed to be good paying jobs and that the construction industry provided those. He said there has been a shift away from public work projects at the federal, state, and municipal level. He said this project was an opportunity to provide 80 construction jobs, 20 year-round jobs, and 90 seasonal jobs.

Wayne Coogan, from Auke Bay, spoke in support of this ordinance. He said the construction industry was unique, being weather sensitive and seasonal. He said every day that goes by increases cost and risk to the applicant. He urged the Assembly to support this ordinance tonight.

Bianca Carpenetti, from downtown, spoke as a representative of the Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHITA) in support of the Huna Totem project. She said the CCTHITA was the largest federally and state recognized tribe in Alaska with over 37,000 enrolled tribal citizens. She said tribal communities often face higher unemployment rates and lower income levels and that investment in infrastructure, education, and job training can stimulate economic growth in these areas. She said many tribal communities have unique cultures and languages and investing in these communities helps preserve cultural heritage. She said an investment like Huna Totem's project was a matter of social justice and also a strategic move for fostering economic development, cultural preservation, and the well-being of all citizens.

Frank Bergstrom, from Mendenhall Valley, said he completely supported the project and hoped the Assembly would approve the ordinance this evening.

David Job, from downtown, said he was against having another dock downtown. He said if the dock happened, he would like the Assembly to require shore power.

<u>Assembly Action:</u>

The Assembly started with questions. Mr. Kelly asked how long it would take for shore power to be installed. Ms. Koester responded there was no firm timeline for when a ship would be able to plug into power, but the lease had requirements for when an adequately sized power line was available within 25 feet of the property line. Ms. Pierce said this was a complex project with long lead times.

Ms. Woll asked about a lease for Huna Totem that included a provision forbidding them to sue CBJ regarding visitor limits. Ms. Wright said they cannot contract in a way to limit anybody's right to sue. She said if the visitor limits become law, Huna Totem would be bound to the law like everyone else.

Mr. Kelly asked about leverage in controlling, scheduling, and maintaining the five ship limit. Ms. Wright said one of the amendments would require Huna Totem to participate in the scheduling conversation but noted that participation in the conversation does not dictate what scheduling would look like.

Mr. Kelly asked what would happen if the project was not completed. Ms. Wright said Huna Totem was responsible for construction on the uplands and the tidelands. She said if something happened mid-project, the building could sit there for a decent about of time and that the Community Development Department would look for health and safety issues. She said the ultimate responsibility to remove that building would be Huna Totem's.

MOTION by Mr. Bryson to adopt Ordinance 2025-22(b) An Ordinance Authorizing the Manager to Negotiate and Execute a Tidelands Lease for the Purpose of Waterfront Commercial Activities.

OBJECTION by Ms. Adkison to offer an amendment.

AMENDMENT #1 by Ms. Adkison to add a whereas clause, "Whereas, the Assembly intends to apply the same lower berth capacity limitations to our own docks, as are required by Huna Totem;"

OBJECTION by Ms. Hughes-Skandijs to Amendment #1. She said she supported the intent behind this amendment but thought the cleaner mechanism to ensure CBJ docks also had lower berth capacity limitations would be through a different legislative process instead of putting it in a lease.

Mr. Bryson said he would support this but wanted a resolution that would apply to all docks. Ms. Wright clarified that as this was a "whereas" clause, it would not be negotiated in the lease.

Ms. Hughes-Skandijs withdrew her objection.

All objections having been removed and hearing no further objections, Amendment #1 was adopted by unanimous consent.

OBJECTION by Mr. Steininger to offer an amendment.

AMENDMENT #2 by Mr. Steininger to amend Section 2(f) of the lease to read "The dock may only accommodate vessels with no more than ~~4400~~ 4500 passengers lower berth capacity." In speaking to his amendment, he said raising the limit to 4500 would remove a conflict with one of Huna Totem's partners, as there was a ship that was slightly over 4400 lower berth capacity that Huna Totem was interested in having at their dock.

OBJECTION to Amendment #2 by Ms. Hughes-Skandijs. She asked if there were any ships currently in the Juneau market above 4400 lower berth capacity. Ms. Pierce said no. In speaking to her objection, Ms. Hughes-Skandijs said the number 4400 was strategically chosen to keep larger ships from berthing in Juneau.

Mr. Smith said he supported the amendment because he supported the principle of "right ship right dock" and having limits on some docks but not others would make that more difficult.

Roll Call Vote on Amendment #2

Yeas: Mr. Steininger, Mr. Bryson, Ms. Hall, Mr. Smith, Mayor Weldon

Nays: Ms. Hughes-Skandijs, Ms. Adkison, Ms. Woll, Mr. Kelly

Amendment #2 was adopted: 5 Yeas, 4 Nays.

Mr. Smith, in speaking to the main motion, said tourism was a point of tension in the community. He outlined things the Assembly has done to manage cruise ship tourism including imposing a 5-ship limit, a daily passenger limit, the Tourism Best Management Practices program, investments in public transit infrastructure, limitations of what can be taken to the dump, and noted they were looking at a revolving loan fund for additional improvements. He said there will still be five ships in town and that this dock would bring a 200 million dollar development, disperse traffic, and reduce emissions.

Ms. Hughes-Skandijs said this decision had been hanging over the town for six years. She said the Visitor Industry Task Force (VITF) was assembled in 2019 largely because of the purchase of this land for a fifth dock. She said since then we had a pandemic, the applicant changed, and cruise ship visitation has grown from 1.3 million passengers to 1.68 million passengers in 2024. She said this project does have benefits, but she was not convinced it will ease downtown congestion. She said she does not believe the Assembly has done the planning to make this decision given the enormity of how it would affect Juneau.

Ms. Woll said that when she started on the Assembly five years ago, you had to be either “pro-tourism” or “anti-tourism.” She said she was proud of the work the Assembly has done to listen to voters and manage tourism. She said this project felt like a middle way, keeping within the limits but spreading people out.

Ms. Adkison said when she first joined, the Assembly agreed that tourism had an outsized impact and they did not want to see growth. She said Juneau does not have the infrastructure to support the current level of tourism. She said this project complies with the current Memorandum of Agreement limiting the number of ships and passengers and will allow for better management of the tourism industry and its impact on the community.

Ms. Hall said she would like to respect the Tlingit people’s opportunity to hold part of the waterfront and develop the property.

Mr. Kelly said he saw a lot of positives for this project, many of which had been outlined already by other Assemblymembers. He said his one place of hesitancy was that shore power was dependent on capacity and the Alaska Electric Light and Power Company (AEL&P), which was not something the Assembly had control over.

Mr. Bryson thanked the Assembly, staff, and the public for all the time they have spent discussing this topic.

Mayor Weldon said weighing economic development against the impacts of tourism on the community was an impossible task. She said this lease allowed CBJ to have some control of the dock, compared to a ship anchoring in the channel. She said this was a large infrastructure investment that someone else was paying for.

OBJECTION by Ms. Hughes-Skandijs to the main motion as amended

Roll Call Vote on Ordinance 2025-22(b) as amended:

Yeas: Mr. Steininger, Mr. Bryson, Ms. Hall, Mr. Smith, Ms. Adkison, Ms. Woll, Mr. Kelly, Mayor Weldon

Nays: Ms. Hughes-Skandijs

The motion, as amended, was adopted. 8 Yeas , 1 Nay .

22. Ordinance 2025-07 An Ordinance Amending the Procedures and Requirements Related to Abandoned, Junked, Wrecked, and Impounded Vehicles.

Language for abandoned and wrecked/junk vehicles is currently found in five different locations throughout code. To simplify and clarify for both our departments and our community members, this ordinance moves all language into Chapter 72.

The intent of these code revisions is to be able to respond to abandoned, wrecked/junk vehicles more quickly and efficiently, to give more discretion to police officers in criminal cases, to clarify the impound process, and to ensure we are compliant with state law.

This code revision has been a collaborative project with JPD, Parks and Rec, Docks and Harbors, and the Manager’s Office.

The Committee of the Whole reviewed this request at its January 27, 2025, meeting and forwarded it to the Assembly for adoption.

The Systemic Racism Review Committee reviewed this ordinance at its March 4, 2025, meeting and had the following comment for the Assembly; *When considering regulations regarding abandoned and junked vehicles, the Systemic Racism Review Committee would encourage the Assembly to consider any potential impact to community residents who are living in said vehicles.*

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment: **--** None

Assembly Action:

MOTION by Hughes Skandijs to adopt Ordinance 2025-07 An Ordinance Amending the Procedures and Requirements Related to Abandoned, Junked, Wrecked, and Impounded Vehicles and asked for unanimous consent.

OBJECTION by Mr. Smith for purposes of a question. He asked how this ordinance would affect people who used their vehicles as shelter. Ms. Wright said this ordinance did not change how CBJ addressed people living in junked vehicles.

Ms. Woll asked what the current process was for dealing with junk vehicles and people living in their vehicles and what would change under this ordinance. Ms. Wright responded that there were no substantive changes for dealing with people living in junked vehicles. She said junked vehicles were a safety issue for people living in them, so JPD tried to move people to a safer location, based on the health and safety of that individual. She clarified that if someone was living in a vehicle, then by definition it was not an abandoned vehicle. Truly abandoned vehicles could be moved to an impound lot or could be impounded in place. JPD tags the vehicle and notifies the last registered owner. If the owner addressed the vehicle, the process ended; if not, the city could begin the auction process after 30 days.

All objections having been removed and hearing no further objections, the motion was adopted by unanimous consent.

23. Ordinance 2025-11 An Ordinance Repealing CBJC 75.01.210 Thawing and Other Miscellaneous Charges, Related to the Water Utility Code.

In 2011, CBJ Water Utilities decommissioned its thaw unit after determining that repairs and replacement costs were prohibitive.

Previously, CBJ offered thawing services to customers for their service lines on private property for a nominal fee; however, given the high operating and maintenance costs, the program was discontinued upon the unit's decommissioning. This revision reflects the discontinuation of the thawing service and would improve operational clarity and would ensure that the code remains up to date with current and relevant practices.

This ordinance was reviewed at the Assembly Public Works and Facilities Committee meeting on February 24, 2025. The Systemic Racism Review Committee reviewed this ordinance at its March 4, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment: **--** None

Assembly Action:

MOTION by Ms. Woll to adopt Ordinance 2025-11 An Ordinance Repealing CBJC 75.01.210 Thawing and Other Miscellaneous Charges, Related to the Water Utility Code and asked for unanimous consent.

Hearing no objection, the motion was adopted by unanimous consent.

24. Ordinance 2025-15 An Ordinance Amending the Title 49 Land Use Code Relating to Rules of Construction, Permits, Equivalent Use Determinations, Determination of Minor Versus Major Developments, Accessory Dwelling Units, Caretaker Units, and Transition Zones.

The rewrite of Title 49 – Land Use Code is a multi-phase project. Phase 1 began in August 2024, and is focused on updates that are not dependent on the upcoming rewrite of the Comprehensive Plan.

This ordinance modernizes accessory dwelling unit (ADU) code to encourage gentle density through the construction of ADUs; defines caretaker units in industrial zones and creates a framework for their administration; reduces permitting time by allowing certain decisions to be made by the Director instead of the Planning Commission; encourages greater density by allowing Director approval of transition zones that have been identified in planning documents; and develops rules of construction to make interpretation of code more accessible and uniform.

The Ad Hoc Title 49 Advisory Committee discussed the concepts included in Ordinance 2025-15 at its October 28 and November 13, 2024, meetings and passed a motion to support the development of an ordinance. The Assembly Committee of the Whole reviewed Ordinance 2025-15 at its January 27, 2025, meeting.

The Systemic Racism Review Committee reviewed this ordinance at its February 4, 2025, meeting.
The Planning Commission reviewed this ordinance at its February 25, 2025, and March 11, 2025 meetings ***and a memo from the Planning Commission is included in the packet.***

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment:

Mike Heumann, from Auke Bay, spoke in support of this ordinance. He said the current code as written was difficult to follow and timely to get through and that made it hard for new people to break into the construction business. He said not passing this ordinance was good for his business as a full-time developer, but that as a citizen of Juneau he supported the ordinance. He said the lack of housing and development situation in town was a direct result of the laws on the books, with a system that incentivized certain behaviors and punished others. He said the current code was so restrictive and expensive to develop stuff that people were homeless on the streets while the code outlined how much backyard a house was required to have.

Michelle Hale, from the Mendenhall Valley, said she was particularly interested in the changes to the Accessory Dwelling Units (ADUs). Currently ADUs were not allowed for duplex lots but that this update would allow up to two ADUs on a duplex lot. She expressed support for additional flexibility. There was an overlay district downtown that allowed 3-foot setbacks, but that was not in the ordinance for other areas. She suggested the Assembly add an overlay district to allow 3-foot setbacks until the comprehensive plan was complete. Her current lot had a 13-foot setback from a side street and a 5-foot setback from the back of the lot, and that since the duplex was built in the middle of the lot it would force the ADUs to either be very small or right up against the house.

Assembly Action:

Ms. Woll asked Mr. Dumouchel his opinion on setbacks or overlay districts. Mr. Dumouchel said he looked at setbacks; he said in a lot of districts the setback was 20 feet and that he proposed 10 feet for those districts. He said he was interested in going down to 5- or 3-foot setbacks, depending on district, but suggested those changes merited further discussion. He noted this was an iterative process.

Mr. Smith asked about how the 10-foot setback was chosen. Mr. Dumouchel said he looked at the size of yards, especially in the more suburban neighborhoods, and a 10-foot setback means a minimum total of 20 feet of separation, with both yard's setbacks combined. He said this allowed for fire separation and that the closer buildings are to each other the more complicated it gets from a fire code perspective.

Mayor Weldon asked about the public process for major verses minor development. Mr. Dumouchel said there was a change that streamlined permitting for multifamily housing; he said if a project met all existing rules, such as parking, height, and density, it could be approved by the director instead of requiring a public hearing and to go before the Planning Commission. He said if the project required a variance it would still require the staff report, public hearing, and to go before the Planning Commission.

Mr. Smith asked about the Planning Commission's recommendation not to adopt the new Rules of Construction. Mr. Dumouchel said he does not believe that the conflict the Planning Commission was concerned about was present, but that the language could be written more clearly. He suggested the Assembly adopt the current update as-is and that the language be clarified in the next update.

Ms. Hughes-Skandijs asked about a timeline for the next update. Mr. Dumouchel said the next update would probably come before the Assembly in 4 or 5 months.

MOTION by Ms. Adkison to adopt Ordinance 2025-15 An Ordinance Amending the Title 49 Land Use Code Relating to Rules of Construction, Permits, Equivalent Use Determinations, Determination of Minor Versus Major Developments, Accessory Dwelling Units, Caretaker Units, and Transition Zones and asked for unanimous consent.

OBJECTION by Mayor Weldon to offer an amendment.

AMENDMENT #1 by Mayor Weldon to change 49.25.514(b)6(A) to read: "the maximum size of a caretaker unit is ~~2000~~ 1000 square feet." In speaking to her amendment, Mayor Weldon noted that caretaker units are in industrial areas and that 2000 square feet was the size of a full house; she said industrial areas should be industrial.

Ms. Adkison asked what the current square footage limit was for caretaker units. Mr. Dumouchel said there was no current limit.

Mr. Bryson asked if this would create issues for current caretaker units. Ms. Wright said existing units could be grandfathered in. Mr. Dumouchel noted that any existing units that were permitted would remain legal.

OBJECTION to Amendment #1 by Ms. Hughes-Skandijs. She said she supported the 2000 square foot limit.

Roll Call Vote on Amendment #1:

Yeas: Mr. Bryson, Ms. Hall, Mr. Steininger, Mr. Smith, Mayor Weldon

Nays: Ms. Hughes-Skandijs, Ms. Adkison, Ms. Woll, Mr. Kelly

Amendment #1 was adopted. 5 Yeas, 4 Nays.

OBJECTION by Ms. Hughes-Skandijs for an amendment.

AMENDMENT #2 by Ms. Hughes-Skandijs to change 49.25.512(b)4(E) to read "ADUs are subject to a minimum ~~10-foot~~ 5-foot rear yard setback. If the underlying zone district's rear yard setback standard is less than ~~10~~ 5 feet, the smaller setback applies." In speaking to her amendment, Ms. Hughes-Skandijs said she supported greater density and flexibility.

OBJECTION by Mr. Smith for purposes of a question. He asked about a rear yard setback compared to other setbacks. Mr. Dumouchel said the Planning Commission discussed setbacks on all sides but did not make a proposal to change anything but the rear setback. Mr. Smith removed his objection.

Ms. Woll said she would support the amendment but suggested in the future they could look at floating setbacks, overlay districts, or other mechanisms to increase density.

OBJECTION by Mayor Weldon. She said she would like more review of setbacks with fire safety and suggested that as the Assembly will probably be looking at other setbacks in the future, this could be amended later.

Roll Call Vote on Amendment #2:

Yeas: Ms. Hughes-Skandijs, Mr. Bryson, Ms. Hall, Ms. Adkison, Ms. Woll, Mr. Kelly

Nays: Mr. Steininger, Mr. Smith, Mayor Weldon

Amendment #2 was adopted. 6 Yeas to 3 Nays.

Hearing no objection, the main motion, as amended was adopted by unanimous consent.

25. Ordinance 2025-18 An Ordinance Amending Title 42, Penal Code, Relating to Crime Involving Domestic Violence by Adding Language Consistent with State of Alaska Statutes and House Bill 66.

In January 2025, the State passed HB66. This bill made several updates to the definiton of "crime involving domestic violence." This ordinance simply matches state code, allowing JPD and our prosecutors to correctly designate crimes as "DV" crimes. By adding this designation, we are able to provide additional safeguards for victims of DV crimes.

The Systemic Racism Review Committee reviewed this ordinance at its March 4, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment: **--** None

Assembly Action:

MOTION by Mr. Steinger to adopt Ordinance 2025-18 An Ordinance Amending Title 42, Penal Code, Relating to Crime Involving Domestic Violence by Adding Language Consistent with State of Alaska Statutes and House Bill 66 and asked for unanimous consent.

Hearing no objection, the motion was adopted by unanimous consent.

26. Ordinance 2025-20 An Ordinance Addressing Tax Exemptions Spanning Multiple Construction Seasons.

This ordinance is intended to address properties that are receiving an economic development tax abatement as described in CBJ Code 69.10.023. This ordinance will allow the developer and the Assessor the opportunity to set the 12 years of tax abatement starting year after the developer has received the certificate of occupancy. The developer and Assessor may decide to retroactively begin the tax abatement, in which case the developer's property taxes would be recalculated, fines and penalties may be waived by the Treasurer. The developer would still be responsible for property taxes related to the local contribution for education for all years including any fines or penalties associated with that portion of the assessment. This ordinance achieves the completion of economic development projects prior to the tax abatement approval and allows the developer the flexibility to manage cash flows for their project.

The Committee of the Whole reviewed this request at its February 24, 2025, meeting and forwarded it to the Assembly for adoption. The Systemic Racism Review Committee reviewed this ordinance at its March 4, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment: -- None

Assembly Action:

MOTION by Ms. Hall to adopt Ordinance 2025-20 An Ordinance Addressing Tax Exemptions Spanning Multiple Construction Seasons and asked for unanimous consent.

OBJECTION by Mr. Kelly for an amendment.

AMENDMENT #1 by Mr. Kelly to add "…If the applicant has complied with (1) and (2), the assessor may retroactively approve an application for tax exemption when an application and construction season spans multiple years if the applicant desires the first year of abatement to begin on a partially constructed facility and the treasurer may waive any related penalties and late fees."

Hearing no objection, Amendment #1 passed by unanimous consent.

Hearing no objection, the main motion, as amended, was adopted by unanimous consent.

27. Ordinance 2025-21 An Ordinance Exempting the 2025 Fireworks Display Purchase from Compliance with the Procurement Code.

At the February 5, 2025, Assembly Finance Committee meeting, the Assembly was presented with several options regarding the July 4th fireworks program. The Assembly asked the City Manager's Office to pursue multiple strategies including an exemption ordinance, issuing a RFP or RFI, and exploring other possible options for future years. This ordinance will allow CBJ to provide funds for the July 4, 2025, fireworks program.

The Systemic Racism Review Committee reviewed this ordinance at its March 4, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment: -- None

Assembly Action:

MOTION by Mr. Kelly to adopt Ordinance 2025-21 An Ordinance Exempting the 2025 Fireworks Display Purchase from Compliance with the Procurement Code and asked for unanimous consent.

Hearing no objection, the motion was adopted by unanimous consent.

28. Ordinance 2024-01(b)(AG) An Ordinance Transferring $375,000 from the Community Development Department Fiscal Year 2025 Operating Budget and $80,000 from the Manager's Office Fiscal Year 2025 Operating Budget to the Comprehensive Plan Capital Improvement Project.

The Community Development Department (CDD) is leading the CBJ's Comprehensive Plan Update project. The Comprehensive Plan is Juneau's long-term guide for development and land use activities, capturing the community's vision, goals, and recommended actions. FY25 CBJ Budget Ordinance 2024-01(b) appropriated $375,000 to the CDD operating budget to cover the costs for the Comprehensive Plan work to be completed during the fiscal year and $80,000 to the Manager's Office for scenario planning. Due to the multi-year and multi-department nature of the Comprehensive Plan update, staff requests to transfer $375,000 from the CDD FY25 operating budget to a Comprehensive Plan CIP. $80,000 is requested to be transferred from the Manager's Office FY25 operating budget for a scenario planning initiative to accompany the comprehensive planning work. Additional funding for the Comprehensive Plan update will be requested in the FY26 budget cycle.

The Systemic Racism Review Committee reviewed this ordinance at its March 4, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment: -- None

Assembly Action:

MOTION by Mr. Smith to adopt Ordinance 2024-01(b)(AG) An Ordinance Transferring $375,000 from the Community Development Department Fiscal Year 2025 Operating Budget and $80,000 from the Manager's Office Fiscal Year 2025 Operating Budget to the Comprehensive Plan Capital Improvement Project and asked for unanimous consent.

OBJECTION by Mr. Kelly for purposes of a question. He asked about the transfer of $80,000 for scenario planning. Ms. Koester said $80,000 was also included in the operating budget but the manager's office had not yet spent any of that money and it would need to be rolled over to be used. She said the comprehensive plan update included a significant amount of scenario planning. Mr. Kelly withdrew his objection.

Hearing no objection, the motion was adopted by unanimous consent.

29. Ordinance 2024-01(b)(AH) An Ordinance Transferring $200,000 from CIP D23-060 Waterfront Museum to CIP H51-125 Aurora Harbor Improvements.

This ordinance would transfer $200,000 from the Waterfront Museum CIP to the Aurora Harbor Improvements CIP. The Harbors Enterprise has been awarded the Alaska Department of Transportation

(ADOT) Harbor Facility grant for Aurora Harbor improvements, and began advertising for the $9.5M project in February. To ensure the project has sufficient funding for upcoming construction, this request would transfer 1% Temporary Sales Tax from the Waterfront Museum CIP, which will retain sufficient funding for current project work. This funding will be returned to the Waterfront Museum CIP through the FY28 1% Temporary Sales Tax allocation.

This transfer of project funding is consistent with the intent of the 2022 1% Sales Tax initiative approved by voters in the October 4, 2022, municipal election.

The Docks and Harbors Board approved this request at the February 27, 2025, meeting. The Systemic Racism Review Committee reviewed this ordinance at its March 4, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment -- None

Assembly Action:

MOTION by Mr. Bryson to adopt Ordinance 2024-01(b)(AH) An Ordinance Transferring $200,000 from CIP D23-060 Waterfront Museum to CIP H51-125 Aurora Harbor Improvements and asked for unanimous consent.

OBJECTION by Mr. Smith for purposes of a question. He noted it was unusual for an enterprise board to pull funding from other departments and asked for an explanation. Ms. Koester said both projects were approved by voters as the 1% Temporary Sales Tax, with the Aurora Harbor project needing funds sooner than the Waterfront Museum project. She said the 1% schedule had already been adjusted to provide that money to the Waterfront Museum project in FY28. Mr. Smith removed his objection.

Hearing no objection, the motion was adopted by unanimous consent.

30. Ordinance 2024-01(b)(AI) An Ordinance Appropriating $10,000,000 to the Manager for the Juneau Douglas Treatment Plant Clarifier Building Repair Capital Improvement Project; Funding Provided by General Obligation Bond Proceeds.

This ordinance would appropriate $10 million for the Juneau Douglas Treatment Plant Clarifier Building Repair Capital Improvement Project. Funding for this request is provided by general obligation bond proceeds. This project would improve wastewater utility service by improving wastewater utility infrastructure, including, but not limited to, replacement of the wastewater clarifier building at the Juneau Doulas Wastewater Treatment Plant that services Thane, Downtown, and Douglas.

This appropriation of project funding is consistent with the intent of the $10 million general obligation bond package approved by voters in the October 1, 2024, municipal election.

The Systemic Racism Review Committee reviewed this ordinance at its March 4, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment -- None

Assembly Action

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2024-01(b)(AI) An Ordinance Appropriating $10,000,000 to the Manager for the Juneau Douglas Treatment Plant Clarifier Building Repair Capital Improvement Project; Funding Provided by General Obligation Bond Proceeds and asked for unanimous consent.

Hearing no objection, the motion was adopted by unanimous consent.

O. UNFINISHED BUSINESS

31. Resolution 3098 A Resolution in Support of the City and Borough of Juneau's Application to Acquire Tideland from the State of Alaska.

This resolution is contingent on the passage of Ordinance 2025-22. To acquire state tidelands, a city must demonstrate an economic benefit. Alaska Statute 38.05.825 states that:

> "Unless the commissioner finds that the public interest in retaining state ownership of the land clearly outweighs the municipality's interest in obtaining the land, the commissioner shall convey to a municipality tide or submerged land requested by the municipality that is occupied or suitable for occupation and development, (1) land is within or contiguous to the boundaries of the municipality; (2) use of the land would not unreasonably interfere with navigation or public access; (3) municipality has applied to the commissioner for conveyance of the land under this section; (4) land is not subject to a shore fisheries lease…, if the land is subject to a shore fisheries lease, the commissioner determines it is in the best interests of the state to convey the land; (5) land is classified for waterfront development or for another use that is consistent or compatible with the use proposed by the municipality, or the proposed use of the land is consistent or compatible with a land use plan adopted by the municipality or the department."

It is in CBJ's best interest to maintain one contiguous lease for Aak'w Landing with a consistent set of conditions. This helps maintain port harmony, supports CBJ's engagement with the neighboring Coast Guard facility, and provides an economic benefit to help offset the impacts of the facility on the community. This resolution and its companion Ordinance 2025-22(b) were considered by the Assembly Committee of the Whole at is March 17, 2025, meeting and forwarded to the Assembly.

The City Manager recommends the Assembly adopt this resolution contingent on the passage of Ordinance 2025-22.

Assembly Action:

MOTION by Ms. Woll to adopt Resolution 3098 A Resolution in Support of the City and Borough of Juneau's Application to Acquire Tideland from the State of Alaska and asked for unanimous consent.

Hearing no objection, the motion was adopted by unanimous consent.

P. NEW BUSINESS

Q. STAFF REPORTS

R. ASSEMBLY REPORTS

Mayor's Report – The Mayor chose to skip in the interest of time.

Committee and Liaison Reports
Human Resources Committee Chair Adkison made the following recommendations to the Assembly:

MOTION by Ms. Adkison to forward to the State of Alaska Emergency Response Commission the appointment of Evan Price, Right to Know Act Seat 8a, for a term beginning immediately and ending December 31, 2027, to the Local Emergency Planning Committee and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Ms. Adkison to reappoint Sharon Tabor to the Juneau Public Library Endowment Board Friends of the Library Seat for an unexpired term beginning immediately and ending January 31, 2028, and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Ms. Adkison to reappoint Elizabeth Pederson and to appoint Ethan Roemeling to the Utility Advisory Board both to terms beginning June 1, 2025, and ending May 31, 2028, and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

The Mayor asked Assemblymembers to skip additional reports in the interest of time.

Presiding Officer Reports

32. Bidding Review Board Decision Regarding RFP25-190 Provision of Internet Services for JNU-MIZ

The Bidding Review Board's decision and recommendation to the Assembly is included in the packet. This is a review of a protest, due to the quasi-judicial nature of this matter, it would be appropriate for the Assembly to deliberate on this matter in Executive Session.

S. ASSEMBLY COMMENTS & QUESTIONS

T. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

U. EXECUTIVE SESSION

33. Discussion on Collective Bargaining - if needed.

The City Manager recommends the Assembly recess into executive session to discuss an update to collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality.

Suggested Motion: *I move that the Assembly enter into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality and ask for unanimous consent.*

34. Discussion on Bidding Review Board Decision Regarding RFP25-190 Provision of Internet Services for JNU-MIZ

Suggested Motion: *I move the Assembly enter into executive session to discuss the appeal of RFP 25-190 and the decision of the Bidding Review Board.*

MOTION by Mr. Smith for the Assembly to recess into executive session to discuss the appeal of RFP 25-190 and the decision of the Bidding Review Board and to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality and asked for unanimous consent.

***Hearing no objection, the motion was adopted by unanimous consent*.**

Ms. Woll disclosed that she had a conflict of interest as related to this collective bargaining negotiation and was recused from participating in that part of the discussion. She left the meeting at 10:30pm.

Mr. Bryson disclosed that he had communication with both parties related to RFP25-190 and was recused from participating in that part of the discussion.

The Assembly moved into executive session at 10:31pm.

The Assembly approved a motion at 10:57pm to extend the meeting until 11:25pm.

Mr. Bryson left the meeting at 11:07pm.

The Assembly approved a motion at 11:25pm to extend the meeting until 11:45pm.

The Assembly came out of executive session at 11:35pm.

MOTION by Mr. Smith to neither reject or accept the Bidding Review Board decision and to implement the best interest findings of the Manager's Office and asked for unanimous consent.

Clerk's note: on January 23, 2025, the Manager issued a best interest finding to immediately enter contract negotiations with the highest scoring respondent to RFP25-190.

Hearing no objection, the motion was adopted by unanimous consent.

V. SUPPLEMENTAL MATERIALS

35. RED FOLDER: April 4, 2025 USCG Letter to Huna Totem

W. ADJOURNMENT

With no further business to come before the Assembly, they adjourned at 11:36pm.

Signed: _______________________________ Signed: ________________________________

Andi Hirsh, Deputy Clerk Beth A. Weldon, Mayor