REGULAR ASSEMBLY MEETING 2025-09 MINUTES

May 19, 2025 at 7:00 PM

Assembly Chambers/Zoom Webinar

Meeting No. 2025-09: 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 7:02 p.m.

A. FLAG SALUTE – Led by Mr. Kelly

B. LAND ACKNOWLEDGEMENT

Deputy Mayor Smith 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, Wade Bryson, Alicia Hughes-Skandijs, Christine Woll, Paul Kelly, Ella Adkison, Neil Steininger, and Maureen Hall

Assemblymembers absent: *None.*

Staff present: City Manager Katie Koester, City Attorney Emily Wright, Deputy City Manager Robert Barr, Municipal Clerk Beth McEwen, Meeting Tech/Minutes Clerk Kevin Allen, Tourism Director Pierce *and via Zoom: Assistant City Attorneys Sherri Layne and Nicole Lynch, Lands Manager Dan Bleidorn, Port Director Carl Uchytil, Senior Planner Irene Gallion*

D. SPECIAL ORDER OF BUSINESS

E. APPROVAL OF MINUTES

1. **September 16, 2024, Regular Assembly Meeting 2024-21 Minutes-DRAFT**
2. **September 23, 2024, Special Assembly Meeting 2024-22 Minutes-DRAFT**
3. **October 3, 2024, Special Assembly Meeting 2024-23 Minutes-DRAFT**
4. **October 21, 2024, Assembly Reorganization Meeting 2024-24 Minutes-DRAFT**
5. **February 3, 2025, Regular Assembly Meeting 2025-03 Minutes-DRAFT**
6. **April 5, 2025, Special Assembly Meeting 2025-06 Minutes-DRAFT**
7. **April 30, 2025 Special Assembly Meeting 2025-08 Minutes-Draft**

   MOTION by Ms. Hall to approve the listed minutes and asked for unanimous consent. *Hearing no objection, the minutes were approved by unanimous consent.*

F. MANAGER'S REQUEST FOR AGENDA CHANGES

Manager Koester requested the following items be removed from the Consent Agenda and placed under New Business:

33. **Resolution 4010(b) A Resolution Supporting the Continued Public Ownership of the Tongass National Forest and Mendenhall Glacier Recreation Area.**
34. **Resolution 4011 A Resolution in Support of Continuity in Ownership of Snettisham Hydroelectric Project Assets.**

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.)*

Pete Carran, a downtown resident, shared that he lives near Cope Park and sees a sign go up on restrooms at the park every fall that say the restrooms are closed for season. He said residents use the park in all seasons and asked if a portable facility could be placed there at a minimum, as is the case at Sandy Beach. He asked for more trash cans at the park as well since their removal increased waste at the park. He said he hopes the bridge that was going to be placed over Gold Greek two years ago will be installed. He requested that the cross at Evergreen Cemetery be given a new coat of paint.

Scott Jenkins, a valley resident, said that the homeless encampments around the Glory Hall have grown and trash is being left everywhere, which is not acceptable. He said the U.S. Supreme Court ruled that the Ninth Circuit Court was wrong and that camping is illegal, but nothing has changed. He offered his understanding that the attorney's office dismisses charges unless they are deemed priority, and that there are not enough officers to respond to these kinds of calls. He said police need support to enforce and clean up the city. He stated that the Assembly is reviewing over 40 ordinances tonight and none of them address this issue. He asked that the city address this, as well as address junked cars.

Mr. Smith asked if Mr. Jenkins is a property owner in the area in question to which Mr. Jenkins answered yes.

Tiffany Koeneman, a valley resident, stated that she is the Human Resources and Compliance Director at Alaska Glacier Seafoods, which owns Glacier Holdings near the Glory Hall, and said she is responsible for keeping employees safe. She explained that they had made a lot of police reports and had filed trespass orders, but were told the city attorneys would not prosecute them. She invited the Assemblymembers to come down to their property to see what they are talking about. She stressed that they are left in a very dangerous situation as every homeless person has a weapon now and she is concerned for her employees' safety.

Josh Anderson, a Douglas resident, shared that he is a local contractor and a member of the Parks & Recreation Advisory Committee (PRAC) He said he delivers his kids to the pool and libraries, but there are a lot of unsavory types around those areas now. He said he's appalled at all the trash downtown and watches all the staff from the businesses and the city clean it up every day. He asked for the Assembly to weigh the costs consumed towards this issue such as Care-a-Van service and the EMTs and to also put some resources to find solutions.

Marty McKeown, a valley resident, said he is a business owner at Vintage Park. He said there is a huge encampment of homeless people on private property 50 yards from the Trillium Landing. He said there was all sorts of garbage, and that his food truck was broken into. He stated that the seniors are not comfortable going outside. He urged that police be empowered to handle these situations.

Deputy Mayor Smith asked who owns the property the camp is on. Mr. McKeown said the Bauers, and that the property is along the river on tract D.

Renda Heimbigner, a downtown resident, said she has a residential property by the airport and that she is responsible for the residents there. She said the people of concern are vagrants who have been refused occupancy at the Glory Hall so are living on private property. She commented that the street from Nugget Mall to the Airport is pretty much blocked. She asked about city ordinances on safe environments that address vagrancy and littering and whether they are being ignored. She stated that they are in dire need of protection.

Jim Erickson, a resident of Fritz Cove Road, said he is the owner of Alaska Glacier Seafood, which is now where the old Evergreen Ford property was, and employs 200 people in the summer and 60 year-round. He stated that the homelessness problem around that property has worsened to the point where he fears for the safety of his employees, as his workers are around the property all hours of the day. He said the city needs to help address this problem.

Ms. Hall asked how things faired during the months the cold weather shelter was open. Mr. Erickson said it was less noticeable when the shelter was open but stressed that the problem itself seems to be growing.

Elizabeth Figus, a View Drive resident, shared that her home was flooded last year and she expects it to flood again. She said her neighborhood is the only flooded area left out of HESCO phase 1. She asked, now with phases 1A and 1B, whether the Assembly decided that certain neighborhoods are going to be flood sacrifice zones while others are protected, as that has not been made clear. She urged that members direct the city manager to prioritize an assessment to determine the costs, engineering and viability of installing HESCO barriers on View Drive. She stated that this is the third year of flooding, and the residents of the street need to know the city's long-term plan.

H. CONSENT AGENDA

Public Request for Consent Agenda Changes, Other than Ordinances for Introduction

Assembly Request for Consent Agenda Changes

Assembly Action

Mr. Bryson disclosed a personal conflict with Resolution 4006 and asked to be recused from the vote on that Resolution.

Mayor Weldon disclosed a personal conflict with Item 35, Bid Award DH25-23, and asked to be recused from the vote on that Bid Award.

MOTION by Deputy Mayor Smith to adopt the Consent Agenda, as amended, and asked for unanimous consent. *Hearing no objection, the Consent Agenda was adopted as amended.*

I. Ordinances for Introduction

8. Ordinance 2025-04 An Ordinance Amending Chapter 20.40 Commercial Passenger Vehicles.

In order to ensure proper penalty enforcement for Commercial Passenger Vehicles, these regulations are being converted to code in their entirety. Small housekeeping updates have been included at the request of JPD and the Manager's office to reflect current practice.

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

9. Ordinance 2025-06 An Ordinance Amending the City and Borough Code Relating to Criminal Offenses and Penalties.

In January 2025, the State Legislature passed new criminal legislation, adding a criminal charge titled "Assault in the Presence of a Child." The Municipality of Anchorage also has similar criminal code. The CBJ is proposing to add this new crime and penalty to match the State. This new language allows JPD to charge when children are exposed to domestic violence (through site and sound) and it provides prosecutors with additional tools to protect children who witness domestic violence. This new charge will allow prosecutors to ask for conditions of release and sentencing provisions that address childhood trauma linked to domestic violence. JPD requested and supports this ordinance.

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

10. Ordinance 2025-10 An Ordinance Amending the Alcoholic Beverages Code Relating to the Purchase, Sale, Possession, or Consumption of Alcoholic Beverages.

In 2022, Senate Bill 9 reclassified many misdemeanor alcohol offenses as violations instead of misdemeanors, meaning they became fine-only offenses. The State of Alaska Department of Law prosecutes all offenses for those under the age of 18. Ordinance 2025-10 is a housekeeping ordinance to update the penalties for code provisions that CBJ pursues and delete provisions that are handled by the state. JPD has reviewed this ordinance.

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

11. Ordinance 2025-16 An Ordinance Amending the City and Borough Code Relating to the Historic Resources Advisory Committee.

Recognizing the importance of preserving the historical and cultural resources of the community; and recognizing that the current structure of Historic Resources Advisory Committee's (HRAC) roles and responsibilities may benefit from refinement to streamline the historic review process, making it more responsive and effective for the needs of the community, the Assembly Human Resources Committee reviewed the HRAC’s charge. The Assembly Human Resources Committee requested staff draft a new ordinance and discussed this ordinance at its February 3, and March 3, 2025, meetings, and unanimously moved the draft ordinance to the full Assembly for action.

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

12. Ordinance 2025-17 An Ordinance Amending the City and Borough Code Relating to Quasi-Judicial and Appeal Review Boards.

This ordinance was initiated and reviewed by the Assembly Human Resources Committee. Its purpose is to consolidate and streamline the appeals board processes, as these boards often lack a quorum. Law is working on a companion Rules of Procedure document. The Clerk's Office has identified some recommended changes.

The City Manager recommends this ordinance be introduced and referred back to the HRC for review of the Rules of Procedure and staff amendments.

13. Ordinance 2025-25 An Ordinance Authorizing the Manager to Execute a Lease of the Floyd Dryden Building to the Central Council of the Tlingit & Haida Indian Tribes of Alaska.

In August 2024, the Assembly Committee of the Whole reviewed proposals to lease Floyd Dryden and passed a motion directing staff to proceed with a lease to Tlingit & Haida, Early Education Department. After this motion was made, it was determined that UAS would not be able to lease the remaining space and at the March 17, 2025, LHEDC meeting, the Committee provided direction to proceed with a lease to Tlingit & Haida for the total leasable space. T&H Early Education will use the leased premises solely for providing education to the children of the City and Borough. The lease rate is less than fair market value but covers the costs of building maintenance of the leases space.

CBJC 53.09.270(b) authorizes the lease of City and Borough property at less than fair market value provided the lease is approved by the Assembly and the property to be leased is used for the purpose of providing a service to the public that could or should reasonably be provided by the state or the City and Borough.

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

14. Ordinance 2025-27 An Ordinance Increasing the Rates for Water and Wastewater Utility Services.

The last CBJ Utility (drinking water and wastewater) rate increase went into effect on July 1, 2024. We have had several years with 2% utility rate increases that have not kept pace with a high inflationary period. The CBJ Utility contracted with a third party with expertise in utility rate accounting to conduct a comprehensive rate study. The resulting rate study initially proposed rate increases for all utility rate payers relying solely on rate revenue. At public meetings, the Assembly weighed options considering supporting the enterprise fund solely with rate payers as well as alternatives with alternative funding sources. Based upon that direction, staff propose a 5% annual rate increase for all customers for both water and wastewater through July 1, 2029. This route requires $10,000,000 in non-rate payer revenue for the years FY28 -30.

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

15. Ordinance 2024-01(b)(AO) An Ordinance Appropriating $295,000 to the Manager for a Reimbursement to TEMSCO Helicopters, Inc. for Airport Capital Improvements; Funding Provided by Airport Funds.

This ordinance would appropriate $295,000 of airport funds to reimburse TEMSCO Helicopters for capital improvements at the airport. To address a failing septic system, TEMSCO paid for the installation of utility infrastructure that ties TEMSCO's system into city wastewater. The project work was completed in an undeveloped area that the airport was not ready to develop, but that is on airport property and therefore would have otherwise been a cost to the airport. The Airport Board approved TEMSCO upfronting these costs to coordinate directly with the utility provider.

The Airport Board reviewed and approved this request at the July 13, 2023 meeting.

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

16. Ordinance 2024-01(b)(AP) An Ordinance Appropriating $14,010,860 to the Manager to Reimburse the Bond Principal Associated with the Refundings of Port and Harbor Revenue Bonds; Funding Provided by Revenue Bond Proceeds.

When bonds are refunded, CBJ issues new bonds at today's lower interest rates, and uses the bond proceeds received from the new issuance to pay off the old, more expensive bonds. This housekeeping ordinance appropriates the expenditure authority to pay off the original port and harbors revenue bonds that were approved for refunding under Ordinance 2024-42.

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

17. Ordinance 2024-01(b)(AQ) An Ordinance Transferring $85,471 from CIP D71-091 Power Upgrades for Electric Buses to the Fleet and Equipment Reserve Fund's Fiscal Year 2025 Operating Budget.

This housekeeping ordinance would transfer $85,471 from the Power Upgrades for Electric Buses CIP to the Fleet and Equipment Reserve Fund's FY25 operating budget. Grant eligible expenses were incurred in the Fleet and Equipment Reserve Fund for electric bus charging infrastructure, but the associated grant budget authority is currently appropriated to the Power Upgrades for Electric Buses CIP. This transfer would align the grant budget with where the charging equipment costs were appropriately expensed.

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

18. Ordinance 2024-01(b)(AR) An Ordinance Appropriating $400,000 to the Manager for the Statter Harbor Roof Repairs Capital Improvement Project; Funding Provided by Harbor Funds.

This ordinance would appropriate $400,000 to the Statter Harbor Roof Repairs CIP. The Statter Harbor office building's roof is 20 years old and water leaks into the office space. This funding would provide for roof replacement and repairs, fall protection devices, and snowguards.

The Docks and Harbors Board of Directors reviewed and recommended approval of this ordinance at the April 24, 2025 regular Board meeting.

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

19. Ordinance 2024-01(b)(AS) An Ordinance Appropriating $160,000 to the Manager for the Airport Runway Safety Area Shoulder Grading Capital Improvement Project; Funding Provided by Passenger Facility Charge Fees.

This ordinance would appropriate $160,000 to the Runway Safety Area (RSA) Shoulder Grading CIP. This CIP will regrade existing runway areas to Federal Aviation Administration (FAA) specifications. Funding for this ordinance is provided by Passenger Facility Charge (PFC) Fees which will be used as Federal grant local matching funds.

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

20. Ordinance 2024-01(b)(AT) An Ordinance Transferring $218,050 from CIP D77-001 RecycleWorks Consolidated Facility to D12-103 Zero Waste Program.

This ordinance would transfer $218,050 from the RecycleWorks Consolidated Facility CIP to the Zero Waste Program CIP. The RecycleWorks Consolidated Facility CIP is complete and ready to be closed and does not require the remaining funds. These funds will contribute toward the ongoing solid waste planning and zero waste projections in the Zero Waste Program CIP, promoting the Assembly's 2025 goal to implement a zero waste or waste reduction plan.

The Public Works and Facilities Committee reviewed this request at the April 21, 2025 meeting.

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

21. Ordinance 2024-01(b)(AU) An Ordinance Transferring $75,000 from CIP P44-091 Deferred Building Maintenance to CIP F21-041 Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades.

This ordinance would transfer $75,000 from the Deferred Building Maintenance CIP to the Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades CIP. These funds would contribute toward the replacement of the existing vehicle exhaust system at the Aircraft Rescue and Fire Fighting (ARFF) apparatus bay at the Glacier Fire Station. Due to failing equipment, the existing vehicle exhaust system serving the ARFF apparatus bay is not properly capturing and removing the harmful vehicle engine fumes in the building, causing health risks for staff. The total cost of the project is estimated to be $215,000 which would be funded by this transfer and previously appropriated funds in the project.

The Public Works and Facilities Committee reviewed this request at the April 21, 2025 meeting.

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

22. Ordinance 2024-01(b)(AV) An Ordinance Appropriating $7,830,000 to the Manager for the Outburst Flooding Improvements Capital Improvement Project; Funding Provided by the Alaska Department of Environmental Conservation, Clean Water Nonpoint Source Loan State Revolving Fund.

The CBJ has received a $7,830,000 loan from the Alaska Department of Environmental Conservation, Clean Water Nonpoint Source Loan State Revolving Fund for the Outburst Flooding Improvements CIP.

To prevent glacial outburst flood inundation of residential areas and public infrastructure, these funds will be utilized for work associated with the installation of the HESCO barriers along the Mendenhall River which includes site preparation, barrier installation, bank armoring, drainage systems, and access systems.

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

23. Ordinance 2024-01(b)(AW) An Ordinance Transferring $88,812 from CIPs D12-050 Centennial Hall Convention Expansion Study and D12-098 Police Department Crow Hill Radio Site Improvements to CIPs P44-091 Deferred Building Maintenance and F22-028 Public Safety Communication Infrastructure.

This housekeeping ordinance would transfer a total of $88,812 from the Centennial Hall Convention Expansion Study CIP and the Police Department Crow Hill Radio Site Improvements CIP to the Deferred Building Maintenance CIP and the Public Safety Infrastructure CIP. The CIPs are complete and ready to be closed and do not require the remaining funds. The Deferred Building Maintenance CIP will use funds for ongoing Centennial Hall work and the Public Safety Communications Infrastructure CIP will use the funds for ongoing communication infrastructure improvements.

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

24. **Ordinance 2024-01(b)(AX) An Ordinance Appropriating $882,000 to the Manager for the Outburst Flooding Improvements Capital Improvement Project; Grant Funding Provided by Tlingit Haida Regional Housing Authority.**

Tlingit Haida Regional Housing Authority (THRHA) was awarded a $900,000 US Department of Housing and Urban Development Indian Community Development Imminent Threat grant. CBJ has entered into an agreement with THRHA to act as the subrecipient of this grant with a subaward in the amount of $882,000. During the August 2024 glacial outburst flood, 173 tribally owned residential structures affecting 470 families were affected by the flooding. This grant would contribute toward the cost of phase 1 of the installation of HESCO barriers to mitigate and retain the riverbank to protect homes from additional loss and damage.

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

25. **Ordinance 2024-01(b)(AY) An Ordinance Appropriating $1,800,000 to the Manager for the Telephone Hill Redevelopment Capital Improvement Project and Transferring $1,922,615 from the Pederson Hill Phase IB II Capital Improvement Project to the Telephone Hill Redevelopment Capital Improvement Project; Funding Provided by Lands Funds, General Funds, and Sales Tax Funds.**

During the May 5, 2025 Committee of the Whole meeting, the Assembly provided direction to fund Phase 1 of Telephone Hill redevelopment, which consists of demolition, site development, replating into four developable lots, and road construction. The total project cost of redeveloping Telephone Hill is estimated at $9 million, with Phase 1 costing $5.5 million. With passage of this ordinance, $5.4 million will be secured for the project through this appropriation and transfer, with the remaining balance previously secured in the Telephone Hill CIP.

The Committee of the Whole also provided direction for staff to deliver Notices to Vacate to Telephone Hill residents the week of May 19, 2025, mandating all residential units be vacated no later than October 1, 2025. Phase 1 construction will start no earlier than October 1, 2025.

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

26. **Ordinance 2024-01(b)(AZ) An Ordinance Appropriating $300,000 to the Manager for the Airport Riverbank Stabilization Capital Improvement Project; Funding Provided by Airport Funds.**

This ordinance would appropriate $300,000 to the Airport Riverbank Stabilization CIP. On August 5, 2023, a glacial outburst flood heavily eroded the riverbank bordering the Airport. This funding would provide for the replacement of approximately 620 cubic yards of armor rock and underlying fabric that was washed away during the flooding event. The 2024 flood did not increase erosion along this riverbank but there are concerns that future flooding could exacerbate the existing damage if not repaired immediately.

The Airport has applied for a State of Alaska Department of Military and Veterans Affairs (ADMVA) grant which would reimburse costs incurred by this project. If the grant is awarded, these funds will be returned to the Airport Fund.

The Airport Board of Directors approved this request at the March 13 and May 8, 2025 board meetings.

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

J. Resolutions

27. Resolution 4000 A Resolution Reestablishing the Juneau Human Rights Commission for the Purpose of Amending the Number of Commission Members, and Repealing Resolution No. 2946.

The Juneau Human Rights Commission requested a reduction in their seats due to continued issues meeting quorum. This Resolution was reviewed and approved by the Assembly Human Resources Committee on April 7, 2025.

The City Manager recommends the Assembly adopt this Resolution.

28. Resolution 4003 A Resolution Expressing Support for KTOO and Public Broadcasting.

This Resolution is presented at the request of the KTOO Board of Directors, with the support of Alaska's federal delegation. The Resolution supports continued funding to the Corporation for Public Broadcasting (CPB) in response to a recent request by the White House to defund the CPB. While KTOO will work diligently to fill the funding gap, the loss of this significant funding source would invariably result in significant cuts to KTOO services.

The City Manager recommends the Assembly adopt this Resolution.

29. Resolution 4004 A Resolution in Support of Southeast Alaskan Comprehensive Economic Development Strategy

Southeast Conference has spent the last year holding committee meetings with our region's leaders to update their Southeast Alaskan Comprehensive Economic Development Strategy which will be the guiding document for Economic Development in our region for the next 5 years. As this document is intended to represent the region as a whole, Southeast Conference has requested member communities to pass a resolution of support for this plan. A link to the plan can be found here: https://www.seconference.org/strategy/

The City Manager recommends the Assembly adopt this resolution.

30. Resolution 4006 A Resolution Granting Funds to Trail Mix, Inc. to Establish and Administer a Workforce Development Program to Construct a Second Amalga Public Use Cabin.

FY23 Ordinance 2022-06(b)(AO) appropriated $600,000 of voter-approved general obligation bond proceeds for a new public use cabin. This resolution would authorize a grant to Trail Mix to establish and administer a workforce development program to construct a second public use cabin at the Amalga Natural Area Park. The program will be designed to provide participants with hands-on experience in sustainable trail building and public use infrastructure development. By combining practical skills training with environmental stewardship, the program will aim to prepare individuals for employment in outdoor recreation, conservation, and construction fields.

If approved, trail construction to the new cabin location will start this summer, with cabin construction taking place in the summer of 2026. Grant terms and conditions will be outlined in a Memorandum of Agreement.

The City Manager recommends the Assembly adopt this resolution.

Note: *Mr. Bryson was recused from voting on Resolution 4006.*

31. Resolution 4007 A Resolution Authorizing a Memorandum of Agreement between the City and Borough of Juneau and The Partnership, Inc. and Providing Grant Funding of up to One Million Dollars Towards the Design of the Capital Civic Center.

At the January 27, 2025 Committee of the Whole meeting, the Assembly directed staff to draft a Memorandum of Agreement (MOA) with The Partnership for planning and design for a facility with a maximum total project cost of $60M. Staff drafted a MOA that establishes roles and responsibilities for both CBJ and the Partnership. The MOA also requires the Partnership to update a business plan, a life cycle analysis, and perform value engineering to provide the Assembly with fuller information for operation with the 35% schematic design. CBJ will contribute up to $1M to bring the project to 65% complete design documents. CBJ and the Assembly shall have the opportunity to review and give input to the project at Schematic Design (35%), Design Development (65%), and Construction Documents (95%), and corresponding cost estimates. The Partnership has reviewed and concurs with this MOA.

The City Manager recommends the Assembly adopt this Resolution.

32. Resolution 4009 A Resolution Setting Policy Concerning the Commercial Use of City Land Regulated by the Parks and Recreation Department.

The Commercial Recreation Use Analysis updates CBJ's commercial use regulations for City-owned parks and trails. The previous regulations were established in 2004 and do not consider uses beyond hiking or walking, and since 2004, CBJ has constructed parks and trails that are currently used for commercial recreation. This document modernizes commercial use regulations and gives the Parks & Recreation department a framework to consider new uses or facilities as needed.

Click here for a link to the 2024 Commercial Recreation Use Analysis.

The City Manager recommends the Assembly adopt this Resolution.

33. Resolution 4010(b) A Resolution Supporting the Continued Public Ownership of the Tongass National Forest and Mendenhall Glacier Recreation Area.

This resolution affirms CBJ's commitment to keeping public lands, including the Mendenhall Glacier Recreation Area, under public ownership. The Mendenhall Glacier is a popular public recreation area and a major economic driver for our community. Many small businesses are dependent on the facility for their livelihoods and the U.S. Forest Service and Tlingit & Haida have partnered on a successful co-stewardship agreement for management of this world-renowned facility.

This resolution was discussed and amended by the Assembly Committee of the Whole at its May 5, 2025, meeting.

The City Manager recommends the Assembly adopt this Resolution.

Removed from the Consent Agenda and placed under "New Business" during the Manager's request for agenda changes.

34. Resolution 4011 A Resolution in Support of Continuity in Ownership of Snettisham Hydroelectric Project Assets.

This resolution was requested by Mayor Weldon on behalf of Alaska Electric Light and Power to ensure uninterrupted, safe, affordable and reliable power generation from Snettisham hydropower for the ratepayers in the City and Borough of Juneau. Snettisham supplies two-thirds of the hydropower electricity for the City and Borough of Juneau, and it is imperative the owner of Snettisham (currently Alaska Industrial Development and Export Authority) hold title to all assets directly connected to the Snettisham transmission line to guarantee continuity of service.

The City Manager recommends the Assembly adopt this resolution.

Removed from the Consent Agenda and placed under "New Business" during the Manager's request for agenda changes.

K. Bid Awards

35. Bid Award DH25-23 Statter Harbor Improvements Phase IIID

Bids opened for the subject project on May 7, 2025. The bid protest period expired at 4:30 p.m. on May 8, 2025. Results of the bid opening are:

BIDDER	**TOTAL BID**
Dawson Construction	$2,517,287
Admiralty Construction	$2,694,210

Coogan Construction	$2,694,300
Engineer's Estimate	$3,023,220

Statter Harbor Phase IIID project will provide for the installation of new curb, gutter, lighting, paving and landscaping at the excursion bus parking lot around the recently completed restroom facilities. These improvements primarily serve cruise tourism at Statter Harbor and the use of Docks funds for this phase is appropriate.

The Docks and Harbors Board of Directors reviewed and recommended bid award at the May 8, 2025 Special Board meeting.

The City Manager recommends the Assembly approve DH25-023 (Statter Harbor Improvements Phase IIID) award to Dawson Construction for $2,517,287. Funding is provided by Docks Enterprise Funds.

Mayor Weldon was recused from voting on Bid Award DH25-23.

36. Bid Award E24-318 BRH Emergency Department CMAR Re-Bid

This project consists of a construction firm serving in a Construction Manager at Risk capacity to provide pre-construction and construction services for the Bartlett Regional Hospital Emergency Department Addition & Renovation project. This Alternative Procurement method was authorized by the Assembly with Ordinance 2022-51.

Funding Source: BRH Fund and BRH Revenue Bond

Total Project Funds: Revenue Bond, F550 - $12,125,284.00

CIP No. B55-083 ($12,125,284.00)

Pre-Construction Encumbrance: $47,145.00

Staff recommend award of this project to Cornerstone General Contractors, Inc. In accordance with Ordinance 2022-51, which authorizes an Alternative Procurement method, and the Manager is presenting the recommended Construction Manager at Risk company proposal to the Assembly for approval prior to commencing negotiations with the selected firm.

If the Assembly accepts the proposal, the initial contract for pre-construction services will be for $47,145.00 and the total contract value will not exceed $1,397,173.00 without prior Assembly approval.

The City Manager recommends the Assembly award this project to Cornerstone General Contractors, Inc. using the Alternative Procurement Method as outlined in the attached memo.

L. Transfers

37. Transfer Request 2509 A Transfer of $1,355 from CIP A50-107 Gate 5 Passenger Boarding Bridge to CIP A50-112 Airport Runway Safety Area Shoulder Grading.

This request would transfer $1,355 from the Gate 5 Passenger Boarding Bridge (PBB) CIP to the Airport Runway Safety Area Shoulder Grading CIP. This project will regrade existing runway areas to Federal Aviation Administration (FAA) specifications. These funds would contribute toward the local match requirement. The Gate 5 PBB CIP is ready to be closed and does not require the remaining funds.

This transfer of project funding is consistent with the intent of the 2017 1% Sales Tax initiative approved by voters in the October 3, 2017 municipal election.

The Airport Board approved this request at the April 10, 2025 meeting.

The City Manager recommends approval of this transfer.

38. Transfer Request 2511 A Transfer of $25,880 from CIP D71-089 Valley Transit Center to CIP D71-091 Power Upgrades for Electric Buses.

This request would transfer $25,880 from the Valley Transit Center CIP to the Power Upgrades for Electric Buses CIP. This project is installing the necessary electric charging infrastructure for the 7 new electric buses. These funds would provide for non-reimbursable project costs such as administrative overhead and pre-grant work that was completed to begin the project. The Valley Transit Center CIP is ready to be closed and does not require these remaining funds.

The Public Works and Facilities Committee reviewed this request at the April 21, 2025 meeting.

The City Manager recommends approval of this transfer.

39. Transfer Request 2512 A Transfer of $933,692 from Various CIPs to CIP W75-070 Cope Park Pump Station.

This request would transfer $933,692 of Water and Sales Tax funds from the Last Chance Basin Fuel Tank Removal and Relocation, Aurora Vault Removal, Lee Street Pump Station Replacement, and Cedar Park Pump Station Generator and Tank Removal CIPs to the Cope Park Pump Station CIP. The roughly 50-year-old Cope Park Pump Station and its pump station building, are in need of immediate replacement due to aging and out-of-compliance infrastructure. The Cope Park Pump Station is a critical water pump station that provides high-pressure water and fire protection to the higher elevations downtown above 5th Street, the Highlands, and Star Hill.

Last Chance Basin Fuel Tank Removal and Relocation, Aurora Vault Removal, and Lee Street Pump Station Replacement CIPs are complete and ready to close. The Cedar Park Pump Station Generator and Tank Removal CIP will retain sufficient funding for remaining project work.

The Public Works and Facilities Committee reviewed this request at the April 21, 2025 meeting.

The City Manager recommends approval of this transfer.

40. Transfer Request 2513 A Transfer of $149,082 from CIP H51-118 Public and Private Port Infrastructure Plan to CIP H51-113 Waterfront Seawalk.

This request would transfer $149,082 from the Public and Private Port Infrastructure CIP to the Waterfront Seawalk CIP. In FY19, $150,000 of Marine Passenger Fees were appropriated to the Public and Private Port Infrastructure Plan CIP. This project's scope of work has been abandoned with immaterial costs incurred, and the project is ready to be closed. The Waterfront Seawalk CIP is an eligible use of passenger fees.

The City Manager recommends approval of this transfer.

41. Transfer Request 2514 A Transfer of $35,000 from CIP S02-105 Juneau School District Deferred Maintenance to CIP S02-106 Dzantik'l Heeni Playground Design.

This request would transfer $35,000 from the Juneau School District Deferred Maintenance CIP to the Dzantik'l Heeni Playground Design CIP. This funding corrects the current overage of approximately $30,000 on the Dzantik'l Heeni Playground Design CIP and provides a limited amount of additional funding to continue evaluating design and construction options. The Juneau School District Deferred Maintenance CIP will retain sufficient funding for currently planned work.

The City Manager recommends approval of this transfer.

42. Transfer Request 2515 A Transfer of $14,238 from CIP D12-049 Manager's Energy Efficiency to CIP D12-083 Juneau Renewable Energy Strategy Implementation.

This request would transfer $14,238 from the Manager's Energy Efficiency CIP to the Juneau Renewable Energy Strategy Implementation CIP. The Manager's Energy Efficiency CIP is complete and ready to be closed and does not require the remaining funds. These funds would contribute toward achieving the Assembly's sustainability goal in conjunction with the Juneau Renewable Energy Strategy.

The City Manager recommends approval of this transfer.

43. Transfer Request 2516 A Transfer of $1,548,721 from CIP P47-073 Centennial Hall Renovation Phase 2 to CIP P44-091 Deferred Building Maintenance.

This request would transfer $1,548,721 from the Centennial Hall Renovation Phase 2 CIP to the Deferred Building Maintenance CIP. These funds would contribute toward the $9 million in deferred maintenance required at Centennial Hall. The current deferred maintenance needs at Centennial Hall include replacement of the storefront doors at the lobby, HVAC upgrades for meeting rooms, lobby expansion, and installation of fall protection on the roof.

This transfer of project funding is consistent with the intent of the 2017 1% Sales Tax initiative approved by voters in the October 3, 2017 municipal election.

The City Manager recommends approval of this transfer.

M. Liquor/Marijuana Licenses

44. Liquor License Actions

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

<u>Liquor License - Renewal</u>

Licensee: The Narrows Bar LLC d/b/a The Narrows Bar LLC
License Type: Beverage Dispensary License: #76 Location: 148 S. Franklin St.

Licensee: The Crystal Saloon LLC d/b/a The Crystal Saloon
License Type: Beverage Dispensary License: #2533 Location: 216 Front St.

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

45. Ordinance 2025-05(c) 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 is March 17, 2025 and May 5, 2025 meetings.

The Systemic Racism Review Committee reviewed the ordinance on April 29, 2025 and submitted comments to the Committee of the Whole meeting held on May 5, 2025.

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

<u>Public Comment</u>

None.

<u>Assembly Action</u>

<u>MOTION</u> by Mr. Bryson to adopt Ordinance 2025-05(c) and asked for unanimous consent.

Ms. Hughes-Skandijs objected for the purposes of an amendment.

AMENDMENT #1 by Ms. Hughes-Skandijs to amend the ordinance Line 21 on page 3 of the ordinance to add "or 10 days, whichever is shorter." after "the end of the investigation." and asked for unanimous consent.

Deputy Mayor Smith objected for the purposes of a comment. He offered his understanding that, when this was addressed at the COW, the change was suggested by staff and the Chief of JPD. He asked about the change in language. Attorney Wright confirmed this was discussed at the COW and that the initial recommendation from staff was to not have any timeframe on the Chief and the Manager for these safety concerns. She said that the discussion at the COW was that, while the Assembly appreciated staff's recommendation, it still wanted bookends and so an amendment was made by the Mayor to add additional bookends. Deputy Mayor Smith removed his objection.

Hearing no further objections, Amendment 1 was adopted by unanimous consent.

Ms. Hughes-Skandijs removed her objection to the main motion.

Hearing no further objections, Ordinance 2025-05(c), as amended, was adopted by unanimous consent.

46. Ordinance 2025-23(b) An Ordinance Amending the City and Borough Title 69 Code Relating to Hosting Platforms.

This ordinance provides updates to Title 69 regarding marketplace facilitators such as Turo, Airbnb, VRBO, or others who provide facilitation services to business owners within the City and Borough of Juneau. It requires marketplace facilitators collect and remit sales taxes on behalf of local owners and to follow sales tax code similar to other businesses. It exempts business owners from the collection and remission of sales taxes when they operate exclusively through a marketplace facilitator and when the marketplace facilitator is fulfilling this obligation on their behalf. It additionally requires short-term rental business operators provide CBJ issued registration permit numbers to hosting platforms prior to posting a rental on a hosting platform. It requires hosting platforms provide monthly reports of all Juneau-based short-term rentals and their permit numbers to staff to ensure compliance. This ordinance also increases the penalty for non-compliance with the registration permit program from $25 to $100 per violation. These code changes have all been reviewed and recommended by the Short-Term Rental Task Force (STRTF).

There is a staff recommended amendment to this ordinance that would clarify that issuing registration permits is not optional and that applicants may begin utilizing those registration permit numbers with hosting platforms immediately. CBJ maintains the ability to revoke permits and require hosting platforms remove rental advertisements if permits become invalid for any legal reason.

The STRTF has also recommended this change.

The Lands, Housing, and Economic Development committee reviewed this ordinance at its May 5, 2025, meeting.

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

<u>Public Comment</u>

Michelle Norman, a valley resident, shared that she is a short-term rental owner. She explained that the Short-Term Rental Task Force forwarded this ordinance to the Assembly at its April 7 meeting, and it was reviewed by the Lands, Housing, and Economic Development committee at its May 5 meeting, both of which had no opportunity for public comment. She stressed that today's presentation of the ordinance is the first opportunity for the public to provide input. She said she supports the ordinance shifting the responsibility from the short-term rental operators to the platforms and requiring platforms to report data, which could ensure compliance and increase city revenue, but it also includes an odd increase in fines for non-compliance from $25 to $100 per day. She said she doesn't recall any discussion about the reasoning for this recommendation by the task force. She offered her understanding that a task force member asked a city representative about enforcement, to which they were told that there had not been a single fine delivered to a non-complaint short-term rental operator. She asked why increase the penalty, as it seems the change was made only to give the appearance of cracking down. She stressed that the city has the tools to make enforcement a reality and urged, along with the term marketplace facilitator already in ordinance, that "peer-to-peer car share" be included in the definition so the city's sales tax is collected from these services as well.

Renda Heimbigner, a valley resident, said she owns several properties that she rents out long- and short-term, as well as commercially. She said she objects to the ordinance and explained that renting to someone is a personal choice. She stressed that regulating that choice, whether it is rented out long or short-term, is government overreach. She cautioned members about discouraging one kind of rental and thinking the other kind would be encouraged since long-term rentals did not increase when short-term rentals declined. She urged the Assembly to let the market improve the amount of housing available. She pointed to Haines' and Wasilla's efforts to amend ordinances to encourage short-term rentals; the trend is swinging back the other way as they fill a gap.

Assembly Action

MOTION by Mr. Bryson to adopt Ordinance 2025-23(b) and objected for the purpose of an amendment.

AMENDMENT #1 by Mr. Bryson to amend the ordinance on Line 21 page 37 to strike "48 hours" and replace it with "five days" and asked for unanimous consent.

Ms. Woll objected for the purposes of a question and asked Mr. Bryson if he could speak to the reason for his amendment. Mr. Bryson explained that it came from discussions the Manager's Office had with AirBnB to make sure they had an adequate amount of time to respond, and he said that five days seemed to be an appropriate length of time, if a registration needed to be dealt with.

Deputy Mayor Smith disclosed that he has operated his home as a short-term rental in the recent past. He offered his understanding from Attorney Wright that any of the regulations the Assembly are considering are broad enough that he does not need to personally recuse himself from the discussion or vote. He stated that he is not currently operating or planning to operate his home as a short-term rental in the future. He asked Mr. Bryson if the amendment was also intended to change the "48 hours" language on lines 21 and line 25. Mr. Bryson answered yes, the "48 hours" would be changed to "five days" on both those lines.

Ms. Hughes-Skandijs objected for the purposes of a question. She recalled that at the last Short-Term Rental Task Force meeting, the group had talked about the lack of communities not issuing numbers fast enough as a way to stem short-term rentals. She asked Mr. Barr to speak to that change. Mr. Barr responded that this proposed amendment came in on Friday in a conversation with AirBnB and so Mr. Bryson's amendment was not the amendment he had mentioned during the Task Force meeting. He noted that AirBnB would prefer a longer period than five days but that is what AirBnB asked for and staff felt that timing would be reasonable.

Mr. Bryson disclosed that he is a Turo operator, but similar to Mr. Smith's disclosure, that doesn't impact his ability to serve on the task force or weigh in on this ordinance and he asked Attorney Wright to confirm that was accurate. Attorney Wright acknowledged that was correct.

Ms. Woll and Ms. Hughes-Skandijs removed their objections.

Hearing no further objections, Amendment #1 was adopted by unanimous consent.

AMENDMENT #2 by Deputy Mayor Smith to adopt the staff approved amendment as provided below and found on packet page 269.

Staff Requests Amending Section 69.40.020 to Read:

(b) Registration numbers are valid for a period of 12 months unless revoked pursuant

to code and must be renewed annually.

(c) Once an applicant has submitted a complete and qualifying registration

application along with any applicable fee, the CBJ shall issue a registration number,

subject to other existing regulations or laws. The applicant may immediately begin advertising and operating the short-term rental using the registration number. Upon final approval, the CBJ may maintain or issue a new registration number. ~~The CBJ will provide a rental registration number for each registered short-term residential rental. The registration number must be displayed on each advertisement or public listing for a short-term residential rental that the operator or operator's designee maintains.~~

***

Hearing no objection, Amendment #2 was adopted by unanimous consent.

Ms. Hughes-Skandijs objected to adoption of the main motion for purposes of a comment. She said she was eager to hear from the public on this and other similar issues and was cognizant that the proposal had not had a previous opportunity for public testimony. She explained that this was an initiative that the Assembly was pursing prior to the task force and was something it directed staff to work on, which is why she was comfortable with moving this today without previous testimony prior to this evening. She removed her objection.

Mayor Weldon commented that this tells the major marketplace facilitators to pay the tax if they are using them solely.

Mr. Bryson noted that the next decision point for the task force is determining when to hold public testimony.

Mr. Kelly objected for purposes of a question. He asked about Ms. Norman's remarks about the increased fines but ineffective enforcement, and how the changes being proposed today would help increase enforcement. Mr. Barr answered that these changes will help with compliance significantly, since the city could compare monthly reports on the city's own issued permit holders and reconcile that to the database of short-term rental hosts that have applied. He explained that, combined with the penalty provisions, the changes would allow the city to be much more efficient with that process. Mr. Kelly removed his objection.

Hearing no further objections, Ordinance 2025-23(b), as amended, was adopted by unanimous consent.

47. Ordinance 2025-24 An Ordinance Providing for the Issuance and Sale of General Obligation Bonds in One or More Series to Provide Not to Exceed $22,750,000 in Net Proceeds; and Providing for the Form and Terms of the Bonds and for Unlimited Tax Levies to Pay the Bonds.

This ordinance authorizes the sale of $22.75 million of general obligation bonds as authorized by voters in the October 1, 2024 municipal election. Per the authorizing ballot measure, $12.75 million of bond funds will be used for the improvement of public safety communication infrastructure, including, but not limited to, replacing the outdated communication system with a system that will be Alaska Land Mobile Radio compliant. $10 million of bond funds will be used for the replacement of the wastewater clarifier building at the Juneau Douglas Treatment Plant that services Thane, Downtown, and Douglas. The bonds will be fully repaid within ten years at an expected annual cost of approximately $12.75 million and $10 million for the public safety communication infrastructure and wastewater clarifier building bonds, respectively. Issuance of these bonds will not increase the debt service mill rate from its current level.

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 2025-24 and asked for unanimous consent. *Hearing no objection, Ordinance 2025-24 was adopted by unanimous consent.*

48. 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 Systemic Racism Review Committee reviewed this ordinance at its April 29, 2025 meeting.

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

Public Comment

None.

Assembly Action

MOTION by Ms. Adkison to adopt Ordinance 2024-01-(b)(AF) and asked for unanimous consent. *Hearing no objection, Ordinance 2024-01-(b)(AF) was adopted by unanimous consent.*

49. 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 Systemic Racism Review Committee reviewed this ordinance at its April 29, 2025 meeting.

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

Public Comment

None.

Assembly Action

MOTION by Mr. Steininger to adopt Ordinance 2024-01(b)(AJ) and asked for unanimous consent. *Hearing no objection, Ordinance 2024-01(b)(AJ)was adopted by unanimous consent.*

50. 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 Systemic Racism Review Committee reviewed this ordinance at its April 29, 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 2024-01(b)(AK) and asked for unanimous consent.

Ms. Woll objected to the motion. She urged that members pause on this item for a year, as she would hate to spend money engaging the public only for the world to then change significantly. She said she does not see the city getting to a solution soon because of the money required to get to that solution.

Deputy Mayor Smith objected for the purposes of a question. He asked what the cost would be to keep the building in "cold status". Manager Koester answered that the city budgeted $450,000 in FY26 for the facility, which already includes keeping the planetarium and gym wings open to the public. Deputy Mayor Smith removed his objection.

Ms. Hughes-Skandijs objected to the motion. She said she recalled the questions from the COW meeting on what the do-nothing option was, and that the building may come back as a liability if something breaks. She said that, while the city does have a bunch of buildings it needs to figure out what to do with, there may be wisdom in pausing to see what happens.

Roll Call Vote on adoption of Ordinance 2024-01(b)(AK)

Yeas: Hall, Kelly, Bryson, Smith, Weldon

Nays: Steininger, Adkison, Woll, Hughes-Skandijs

Motion passed , 5 Yeas:4 Nays.

51. 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. The Mendenhall Glacier facility is profitable and is beloved public land. Forest Service staff currently doesn't have access to the funds they collect to support operations. The Visitor's Center is currently operating on reduced capacity, staffed by employees transferred from other areas of the Forest Service with support from Tlingit & Haida, Discovery Southeast, and tour operators. 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, including to ensure these public lands remain in the public domain. These funds would be provided as and if needed, and at the discretion of the City Manager.

The Systemic Racism Review Committee reviewed this ordinance at its April 29, 2025 meeting.

This ordinance was discussed by the Assembly Committee of the Whole at its May 5, 2025, meeting.

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

Public Comment

Laurie Craig, shared that she is a retired USFS Park Ranger. She shared photos with the Assembly, of bear encounters and how those have been mitigated by Park Rangers. She thanked the Assembly for proposing this ordinance and hopes it is adopted, as they want to be sure that people who know how to deal with crowds of people when a bear shows up are there. She explained that the money comes from passenger fees and visitors need to be taken care of.

Assembly Action

MOTION by Mr. Kelly to adopt Ordinance 2024-01(b)(AL).

Mr. Kelly objected for the purpose of a question. He asked if there was anyone who is focused on bear safety currently at the visitor center. Ms. Pierce answered that the Forest Service Rangers currently at the Visitor's Center have bear safety training, but probably not the people who work on behalf of the tour companies.

Ms. Hughes-Skandijs objected for the purposes of a question. She asked Manager Koester about the practicality of this ordinance, given all the different organizations involved, and the Visitor's Center being located on federal property. Manager Koester explained that the city doesn't have authority over the Visitor's Center, which is why the city has worked with Tlingit & Haida and Discovery Southeast as they have co-stewardship agreements with the Forest Service.

Mr. Steininger asked if there have been any causes for concern from the loss of funding, and examples of what problems this ordinance would solve. Ms. Pierce responded that when the Visitor Center is open 10 am – 5 pm every day, it is working; the issues she hears about are during after-hours when there is a smaller staff presence on site. She said it has only been a week of operation so far and the city is monitoring what the off-hours look like and whether additional support would be needed. She said she recognizes that the city doesn't control the facility, but it does have a duty to the community to make the visitor industry work as smoothly as possible.

Mayor Weldon said she is in favor of the ordinance because there is uncertainty about what is happening. She pointed to Ms. Pierce's remarks that the Visitor's Center is okay when it is operating but there is uncertainty when it is not in operation. She advised that the Assembly is too slow to react in the summertime if something happens, so this $200,000 would not be going to the federal government, it would be going to the City Manager to use at her discretion, if needed. She said the Manager could choose not to use it, or it could go to Discovery Southeast or Tlingit & Haida to help staff the area and ensure visitors are safe. She stated that this has to do with ensuring public lands remain in the public domain, because the federal government could just privatize the area and have it go out to contract; that is something the Assembly is trying to avoid, so this funding would be a stopgap until it's determined what happens next year.

Ms. Hughes-Skandijs objected for the purposes of a question. She said that, while she understands that not having this funding would impact locals, visitors, and the visitor industry, there are several large actions the federal government is taking. She urged members to be super thoughtful in backfilling, with local dollars, things that should be federally funded. She recalled that the Assembly backfilled funds to the library as the impact to locals was great enough, so she felt comfortable using local dollars towards federal backfill then. She said she thinks these things will continue to happen and, outside of just federal facilities, there may be federal responsibilities shunted onto the city's plate, and there may be other needs the city has in the future as well. She said there is no good answer here, and she'll be a No vote on the ordinance.

Ms. Adkison concurred with Ms. Hughes-Skandijs and stressed that there will be a lot of worthy causes that will be coming up short on funding and so agrees that the Assembly needs to be thoughtful and know it cannot backfill all that is to come. She stated that this is just not something she can support.

Mr. Kelly said he agreed with the previous speakers. He stated that passing something like this, especially with hard parameters, possibly encourages the federal government in undercutting their federal staff. He stressed that they have federal funds but they themselves have frozen them. He said he does not want to encourage this behavior, and he sees nothing in this ordinance that would discourage this further.

Ms. Woll said she supports the motion and hopes the money doesn't have to be spent, but if there are real safety, garbage, and restroom concerns, that will reflect poorly on the community and could put people at risk, and so should only be spent on those things. She said she thinks the city needs flexibility, given the situation.

Ms. Hall stated that she is in support as she feels staff needs flexibility to address whatever may come up, given the uncertain landscape.

Roll Call Vote on adoption of Ordinance 2024-01(b)(AL)

Yeas: Hall, Steininger, Woll, Bryson, Smith, Weldon

Nays: Kelly, Adkison, Hughes-Skandijs

Motion passed, 6 Yeas:3 Nays.

The Assembly took at-ease from 8:19 pm to 8:34 pm

52. 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 Systemic Racism Review Committee reviewed this ordinance at its April 29, 2025 meeting.

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

Public Comment

None.

Assembly Action

MOTION by Deputy Mayor Smith to adopt Ordinance 2024-01(b)(AM) and asked for unanimous consent.

Mayor Weldon objected for the purposes of a question. She sought confirmation that the federal government is telling the city to do this and the city didn't choose to on its own. Manager Koester answered thatwas correct, this was a requirement from the federal government. Mayor Weldon removed her objection.

Hearing no further objections, Ordinance 2024-01(b)(AM) was adopted by unanimous consent.

53. 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 reviewed this request at the April 24, 2025 meeting. The Systemic Racism Review Committee reviewed this ordinance at its April 29, 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)(AN) and asked for unanimous consent. *Hearing no objection, Ordinance 2024-01(b)(AN) was adopted by unanimous consent.*

54. Ordinance 2025-01(b)(A) An Ordinance Appropriating $12,750,000 to the Manager for the Public Safety Communication Infrastructure Capital Improvement Project; Funding Provided by General Obligation Bond Proceeds.

This ordinance would appropriate $12.75 million of general obligation bond proceeds for the Public Safety Communication Infrastructure Capital Improvement Project. This project would provide for the acquisition and installation of a replacement radio communication system. This is an FY26 appropriation to align with the timing of bond issuance.

This appropriation of project funding is consistent with the intent of the $12.75 million general obligation bond package approved by voters in the October 1, 2024 municipal election.

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 2025-01(b)(A) and asked for unanimous consent. *Hearing no objection, Ordinance 2025-01(b)(A) was adopted by unanimous consent.*

O. UNFINISHED BUSINESS

55. Ordinance 2025-02(b) An Ordinance Appropriating Funds from the Treasury for FY26 School District Operations.

This ordinance will appropriate to the School District an FY26 operating budget of $94,977,500. This is an overall increase in the budget of $9,580,100 from the FY25 Amended Budget. The FY26 school budget is supported with a combination of funding sources including CBJ local funding of $37,119,700 and state and federal funding of $49,011,800. The local funding consists of $35,004,700 for general operations and $2,115,000 for programs and activities not subject to the state funding cap.

State statute requires the Assembly to determine the total amount of local educational funding support to be provided and provide notification of the support to the School Board within 30 days of the School District's budget submission. The district's budget was submitted April 1, 2025. During the April 30, 2025 Special Assembly meeting, the Assembly approved the local funding portion of $35,004,700 for school district general operations. During the May 7, 2025 Assembly Finance Committee meeting, the Assembly approved $2,115,000 for program and activities not subject to the state funding cap.

By Charter, the Assembly is required to appropriate the School District's budget no later than May 31, 2025.

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

Public Comment

None.

Assembly Action

MOTION by Ms. Adkison to adopt Ordinance 2025-02(b) and asked for unanimous consent. *Hearing no objection, Ordinance 2025-02(b) was adopted by unanimous consent.*

P. NEW BUSINESS

33. Resolution 4010(b) A Resolution Supporting the Continued Public Ownership of the Tongass National Forest and Mendenhall Glacier Recreation Area.

This resolution affirms CBJ's commitment to keeping public lands, including the Mendenhall Glacier Recreation Area, under public ownership. The Mendenhall Glacier is a popular public recreation area and a major economic driver for our community. Many small businesses are dependent on the facility for their livelihoods and the U.S. Forest Service and Tlingit & Haida have partnered on a successful co-stewardship agreement for management of this world-renowned facility.

This resolution was discussed and amended by the Assembly Committee of the Whole at its May 5, 2025, meeting.

The City Manager recommends the Assembly adopt this Resolution.

Removed from the Consent Agenda and placed under "New Business."

Public Comment

Kelby Randall, a Lemon Creek resident, spoke in favor of the resolution. They shared that they had been a glacier guide around the Mendenhall Visitor area while they pursed their undergrad degree at UAS and that, over this summer, they will be on the ice field as part of a Juneau ice field research project. They explained that the Mendenhall Glacier is unique in the world, not just because it is a glacier but because of how accessible it is to the public. They stressed that, in considering whether to privatize the area, the Assembly should look at the Matanuska Glacier and how a person must pay an admission fee as well as hire a guide to even get to the glacier. He stressed that they could not possibly support mandatory guiding services or a privatized recreation area, so putting the area into private stewardship would put the area in the same dilemma as the Matanuska Glacier.

Assembly Action [1:45 recording timestamp]

MOTION by Mr. Steininger to adopt Resolution 4010(b) and asked for unanimous consent.

Ms. Woll objected for the purposes of an amendment.

AMENDMENT #1 by Ms. Woll as provided in the red folder with the following language changes:

- Page 1, in the Whereas clause found on Line 33 to change the word "co-management" to "co-stewardship"
- Page 2, Section 2. Lines 51-56 as follows: Section 2. ~~The Tongass National Forest, and especially Mendenhall Glacier Recreation Area, should remain a federally managed resource to ensure these public lands are accessible to all.~~ The City and Borough of Juneau supports the management of the Mendenhall Glacier Recreation Area by the United States Forest Service and their co-stewardship agreement with the Central Council of Tlingit & Haida Indian Tribes of Alaska for this Area.
- Page 2, Section 3. Line 60 as follows: …and ~~the Tribe~~ Central Council of Tlingit & Haida Indian Tribes of Alaska are essential…

Ms. Woll then spoke to the reasons for her proposed changes and to recognize future tribal authority on the Tongass by the USFS.

Deputy Mayor Smith objected for the purposes of an amendment to Amendment 1.

AMENDMENT #1A by Deputy Mayor Smith to provide a grammatical correction and make the word "area" on line 56 in lower case rather than it being capitalized.

Attorney Wright explained that the use of the term "Area" is the sense of a proper noun throughout the resolution and conforms with the rest of the resolution. She said that she didn't think an amendment was needed as the Attorney is empowered to make grammatical and other corrections if needed, so she'll look at this and check her grammar book.

Deputy Mayor Smith withdrew Amendment #1A.

Deputy Mayor Smith asked about the amendment striking the words "should remain a federally managed resource to ensure these public lands are accessible to all" and if there is a reason to not convey that language.

Ms. Woll said she worked on this language with Tlingit & Haida, and her intent was to match the intent of what she believes Senator Murkowski asked for. She said she is not splitting hairs about removing the language, she is just trying to say that the city supports the Forest Service and the tribes in their management. Deputy Mayor Smith removed his objection.

The Assembly took a brief at-ease at 8:54pm

Hearing no further objection, Amendment 1 was adopted by unanimous consent

AMENDMENT #2 by Ms. Hughes-Skandijs to line 56 of Section 2 to strike the period (.) after the word "area" and insert the following: ", and supports these public lands remaining accessible to all." and asked for unanimous consent.

Ms. Woll objected to Amendment #2. She said she appreciated everyone who has reached out about this topic and asking for strong language here. She said that we all want to enjoy this amazing place but she gets uncomfortable with language like "keeping public lands in public hands," as that term has been weaponized to keep native people from their land here on the Tongass. She said that is not the intent behind this language but she said that she does think that words matter and she doesn't like those words.

Ms. Hughes-Skandijs thanked Ms. Woll's comments and appreciates her previous experience and expertise in seeing those words getting weaponized. Ms. Hughes-Skandijs explained that her intention in inserting this was to make sure that this resolution, along with the the sentiments in passing the motion to put passenger fees towards this area, it was in the hopes to meet the community's request that Juneau make a statement about this issue. She said she would not want the words taken that way that Ms. Woll was interpreting them, and she fully supports the tribe having access, ownership and authority over their unceeded lands. She asked that members vote yes to insert this language and make sure Juneau's makes its sentiment is known during these turbulent times on the federal level.

Roll Call on adoption of Amendment 2

Yeas: Hughes-Skandijs, Kelly, Adkison, Steininger, Bryson, Smith, Weldon

Nays: Woll, Hall

Amendment #2 passed, 7 Yeas:2 Nays.

Mayor Weldon called for any further amendments. Hearing none, and *hearing no further objection, Resolution 4010(b), as amended (by Amendments 1 & 2), was adopted by unanimous consent.*

34. Resolution 4011 A Resolution in Support of Continuity in Ownership of Snettisham Hydroelectric Project Assets.

This resolution was requested by Mayor Weldon on behalf of Alaska Electric Light and Power to ensure uninterrupted, safe, affordable and reliable power generation from Snettisham hydropower for the ratepayers in the City and Borough of Juneau. Snettisham supplies two-thirds of the hydropower electricity for the City and Borough of Juneau and it is imperative the owner of Snettisham (currently Alaska Industrial Development and Export Authority) hold title to all assets directly connected to the Snettisham transmission line to guarantee continuity of service.

The City Manager recommends the Assembly adopt this resolution.

Removed from the Consent Agenda at the request of the City Manager and placed under "New Business."

Public Comment

Alec Mesdag, a resident from out the road and President/CEO of AEL&P, stressed the importance of Snettisham as it supplies two-thirds of the electricity Juneau annually consumes, and is the lowest cost source of electricity.

He explained that it has been owned by the Alaska Industrial Development and Export Authority (AIDEA) since 1998, and AEL&P has maintained and performed all necessary capital improvements, as AEL&P and the people of Juneau are responsible for costs associated with Snettisham. He recalled the high rates back in 2008 when access to the Snettisham transmission line was interrupted by an avalanche, which showed how important the line's security and reliability is to Juneau. He informed members that the Regulatory Commission of Alaska will rule on whether a party other than AIDEA may own a switchyard that would bisect the Snettisham line; this would create precedent for determining who can own assets that connect with the Snettisham line at any time in the future. He stated that AEL&P supports this resolution to assert that there is an unacceptable risk in allowing an entity that has never operated or maintained a generating facility or transmission systems to own equipment that can interrupt the delivery of power from Snettisham to Juneau.

Deputy Mayor Smith asked what assets at Lake Dorothy are owned by AEL&P and what assets are owned by AIDEA. Mr. Mesdag answered that the Lake Dorothy project was built by AEL&P, but the actual interconnection devices are titled to AIDEA. Deputy Mayor Smith inquired if AIDEA still holds title to all assets directly connected with the Snettisham line or are there other things at Lake Dorothy that are directly connected but not titled to AIDEA. Mr. Mesdag answered that there is nothing directly connected to the Snettisham line that is owned by AEL&P. He explained that AEL&P has interpreted Section 4b to mean that anything acquired or constructed in connection with the project is titled to AIDEA, which includes physical connections to the transmission line and also includes all vehicles, maintenance equipment, and all assets from Thane to Snettisham that are tied to the project.

Ms. Woll said that the Assembly receives a lot of requests for resolutions and they try to be disciplined about spending time on things that the Assembly has control over; she asked Mr. Mesdag as to why he thinks it was important for the Assembly to take action and pass this resolution. Mr. Mesdag responded that he cannot overstate the importance of Snettisham to Juneau. He said he would not have even brough this to the Assembly if it wasn't for the fact that they were blindsided with the proposal that the AIDEA argued that the switchyard should be owned by Juneau Hydropower. He stressed that AIDEA does not have a project manager with direct experience operating, maintaining, or even background in utilities or hydropower, and even their outside counsel that AIDEA hired to prepare this was not familiar with the industry and does not usually appear before the Regulatory Commission of Alaska (RCA). He explained that it's an industry norm that interconnection equipment is owned by the serving utility because it is the serving utility that has the responsibility to maintain the reliability of the system. He went on to explain, in greater detail, the agreements between AEL&P and AIDEA that address line management as well as all the business management agreements that are in place. He asked members to support the resolution because it would be a bad idea to allow a party, who does not have the obligations that AEL&P has, to be in charge of this asset.

Mr. Kelly noted that this matter has been before the RCA since January and said it seems they would have the expertise to make decisions like this. He said that there is a public advocate assigned by the Attorney General to speak on the public's behalf; he asked how the Assembly would be more qualified than the RCA to weigh in on this decision. Mr. Mesdag responded that there is a public comment period at the beginning of every docket, but in this case the public notice did not notify the public that the RCA intended to adjudicate interconnection issues between Juneau Hydroelectric and AEL&P; this was not discovered until after the public comment period had closed. He said RCA should have a public comment period, in order to hear from interested parties who might provide information useful to them or at least state what they feel is important as it relates to the matter. He said this is a matter upon which CBJ Assembly should weigh in, as it relates to utmost importance of Juneau's energy security and he urged that the city make its voice heard on this.

Kriss Hart, a valley resident, shared that he is a shareholder in Juneau Hydropower and has been involved in the project for 12 years. He shared that he has sat through the RCA hearings on this, and listened to the discussions on this issue and suggested that anyone having question should consult the docket in this matter before the RCA. He said that they are not saying they would own the entire Snettisham line as that would run beside their switchyard; it would be capable of having a bypass that would be owned by AIDEA. He said they don't know how

RCA will rule, but that is how it was proposed. He explained that a switchyard is like the plug coming into this for Sweetheart Lake to attach. He stressed that it needs to be monetized so the loan needs to carry a part of it. He said it can be operated by capable consultants, or AEL&P, if need be. He said it has a strong redundant system built to be resilient, and so it is important that the public owns the facility and asked the Assembly for its support.

Mr. Bryson posed a hypothetical scenario where RCA rules with AEL&P and not Juneau Hydro. He asked what the consequences would be to the project. Mr. Hart explained that if the RCA were to rule that a large portion of the attachment may not be capitalized, it may make the project not cost effective.

Ms. Hughes-Skandijs asked to speak about what has changed with this, knowing the past history with respect to AIDEA and AEL&P ownership. Mr. Hart explained that he didn't think the Snettisham agreements ever anticipated anyone else connecting to it other than AEL&P. He said that those agreements were silent about a third party connecting to the utility lines and that has been part of the problem.

Members of the public who had previously signed up to testify but who were no longer in attendance and did not testify included John Harris and B.G. Loper.

Keith Comstock, an Auke Bay resident and President/CEO of Juneau Hydropower, Inc., commented that this is a matter for the RCA to rule on. He offered his assumption that Mr. Mesdag would not be present today if he did not think that the RCA would be making a ruling that would allow Juneau Hydro to go into production and begin construction next year. He said he thinks this is an attempt to open a new line of attack, which is consistent with Mr. Mesdag's past actions.

Deputy Mayor Smith said that hearing what Mr. Mesdag described about the directly connected piece, he asked if Mr. Comstock's concerns were about the directly connected piece/language of the resolution. Mr. Comstock answered yes and said if it was removed then they would have no concerns. He explained that he doesn't oppose AIDEA owning the line that they own, and that AIDEA and AEA have been supportive of Juneau Hydropower's position. He stated that he takes offense on the attacks on AIDEA and AEA and does believe there are qualified people that work at both AIDEA and AEA. He said they are here and on the verge of going into construction and that it will be a positive effect on the community.

Melani Schijvens, a downtown resident, said that when she first looked at Juneau's economy 30-years ago, she understood the importance of what a valuable asset Juneau's hydropower is to the economy as it helps lower electricity costs in Juneau, and that it has been stewarded by AEL&P for over 130 years. She stressed the importance of AEL&P's role in the community lower electric costs by having highly skilled professionals supported by backup infrastructure and support during power disruptions. She said that Snettisham provides approximately two-thirds of Juneau's electricity at our lowest cost levels. She said that the RCA is currently considering allowing an entity, that has never produced or sold a single kilowatt of electricity and lacks even a full time lineman, to own equipment capable of interrupting the flow of energy on our Snettisham line. The potential consequences of such a position would be severely detrimental to our community and our economy. She pointed out that any interruption in the Juneau-Snettisham line would impose a cost of $300,000 per day, not to mention the costs associated with fixing the issue, and she asked who would bear those costs. She said it is imperative that ownership and control of the infrastructure remain with AIDEA. She urged that the Assembly pass this resolution.

Mr. Bryson asked whether the city would be best served to let the RCA make the ruling before the Assembly decides. Ms. Schijvens shared that she wants to do a study on the economic impact of hydro power in Juneau because residents are paying the same rates they did 100 years ago, not adjusted for inflation. She stated that there is nothing more important to the economy than this.

Robert Venables, a valley resident**,** shared that his comments are his own and not representing that of any group with which he may be affiliated . He said that he has worked for over 20 years on strategies to lower and maintain energy costs. He said he's watched rail belt communities also argue over what should be owned by the public. He stated that he has seen ratepayers directly benefit from the public owning assets. He spoke to how the Power Cost Equalization (PCE) rates are structured within the state and that the PCE is affected positively by the lower rates that Juneau has as a result of its hydropower source. He urged the Assembly to continue to support public assets to be owned by the public.

Duff Mitchell, a West Juneau resident, said that he is the managing director at Juneau Hydropower. He commented that the resolution doesn't mention Juneau Hydropower, but the testimonies show that it is very much pertaining to Juneau Hydropower. He said that for 10 years they have been trying to do an interconnect with the Snettisham line and while they have mediated and discussed this in numerous ways, it has never happened. He pointed out that the AEL&P has said they spent over $1 million having expert witnesses and knowledge on electric management. He noted that they say the interconnect would be a part of Snettisham; it is not, there's a bypass switch. He stated that it would not cost $300,000 a day because AEL&P could hit a button that bypasses and disconnects Juneau Hydropower. He stressed that they have a brand-new substation under the Federal Energy Regulatory Commission (FERC) license, as well as Forest Service permits, but AELP intervened with the FERC. He said AEL&P should have spoken up and said it's not a good spot, but they didn't; the same thing goes with CBJ, why did they say anything during the FERC process? He stressed that the whole reason they were in front of the RCA was because Juneau Hydropower needed an interconnection with Snettisham to wheel through AIDEA and then through AEL&P systems so that Juneau Hydro can take power to the Snettisham. He said that Juneau Hydropower would pay them $1 million a year for that process, which would result in lower rates.

Mr. Bryson asked what the consequences would be if Juneau Hydropower was allowed to connect this line, and further, what would the outcome for Juneau be if they are able to connect. Mr. Mitchell said that, assuming they were given approval by the RCA and the ownership, he stressed the costs of interconnects and substations and said that, if they can't collateralize this and get a loan for that connection, it would be tough; that is the pickle that this resolution puts them in. In regard to the consequences, he said it would make them come up with millions of dollars that they couldn't finance and would have to raise without collateral.

Mr. Kelly asked Mr. Mitchell if he could address comments regarding Juneau Hydropower's expertise and only having one lineman. Mr. Mitchell explained that Juneau Hydropower is not an operating company and they would be having contractual agreements for linemen and they would have contractual arrangements to create jobs within the community. He said they spent half a day explaining to the RCA their fitness to be able to manage and operate. They have engaged EPS, which has an office in Juneau and they provide linemen for many utilities and would fly them in to work in Juneau. They may also contract with another entity and that would be part of the operations package once they receive the necessary approvals. They will also be bringing in Amoresco which has built more megawatts out than AVISTA has in its entire empire. He said they do have expertise, they have a deep bench and a really good team, and the RCA will determine if Juneau Hydro is fit, willing and able. They will also determine the interconnect, transmission services, and the pole use agreements that AEL&P would have to abide to since they are a certificated facility, just like Juneau Hydro and they will both be required to provide the service to the public in accordance with those certificates

Deputy Mayor Smith asked, from a fairness perspective, if Juneau Hydropower would be fine if their directly connected assets were held by AIDEA, similar to that what was structured for Lake Dorothy. Mr. Mitchell said that Lake Dorothy is completely different as that was an interconnect to an existing terminal line, and those assets were financed by AIDEA. He stressed that their interconnection is very different and they have a FERC project work substation identified to them, the bypass switch they are offering AEL&P cuts off and is not an integral part of Snettisham and is a substation that is physically near but that it is separate from AEL&P. He stated that the answer is yes, but they're different; the direct connection is that bypass switch that is approximately $300,000-$400,000 that they are paying for. He said that while they want to connect their substation to the line, they do not want it owned by someone else because Juneau Hydro can't finance it that way and that has been the bone of contention for 10 years.

<u>Assembly Action</u>

<u>MOTION</u> by Ms. Hall to adopt Resolution 4011.

Objections by Mr. Bryson and Ms. Woll.

MOTION by Ms. Woll to table this indefinitely.

Ms. Woll stated that she is always on the side of good process and she does not like that this came to the Assembly on Friday and that what she likes about this Assembly is that they take time to do their homework and consider those things that they would be considered their business and not that of another body. She said this would set a precedent to weigh in on issues that they do not have any jurisdiction over and she does not want the Assembly to spend their time taking up those matters which our outside their purview. She said that she doesnot want to vote yes or no because she feels uninformed and while others may have spent their weekend researching and finding out more information about this topic, she did not and she was asking the body to not have to vote on this issue tonight. She also noted that the motion to postpone indefinitely is not debateable

Mayor Weldon called for a brief recess to confer with the City Attorney.

Roll Call Vote on the Motion to postpone indefinitely.

Yeas: Woll, Kelly, Bryson

Nays: Hall, Steininger, Adkison, Hughes-Skandijs, Smith, Weldon

Motion failed, 3 Yeas:7 Nays

AMENDMENT #1 by Mr. Kelly to strike lines 41 through 42.

Mr. Kelly said these are the lines that were identified as being problematic for Juneau Hydropower.

Ms. Hughes-Skandijs objected to the amendment. She said she was in favor of the resolution, but striking this whereas statement would render it pointless, so she was voting against the amendment.

Mr. Kelly withdrew Amendment #1.

Mayor Weldon asked Mr. Bryson if he wished to speak to his objection to the main motion.

Mr. Bryson stated that he wanted to protect the electrical system of Juneau but cannot ignore what could be a $200 million economic project for the community. He advised that, if the Assembly interjects here, it could potentially shut down a project that could bring jobs. He said that the increased power would also help with dock electrification, and he doesn’t know when there would be another opportunity to increase power.

Ms. Hughes-Skandijs said she was in support of the resolution. She advised that the community is best served when the Assembly limits weighing in on items that are most appropriate for Juneau. She said she finds this meaningful because it’s critical infrastructure and, in her seven years on the Assembly, this is not the first time the body needed to do some refereeing between these two entities. She stressed that the resolution doesn’t go too far and is a perfect example of the Assembly using its voice at the appropriate time.

Mr. Steininger stated that he is going to begrudgingly vote in support of the resolution. He agreed that there was very little time for members to come up to speed on the issue, but the continuity of ownership issues were compelling enough for him to support the resolution; however, he said he does not feel his support of the resolution is not a vote against Juneau Hydropower, it was a vote in support of the continuity of ownership in this critical public asset.

Deputy Mayor Smith commented that this resolution is a letter to RCA about the Assembly flagging an issue that they oversaw or did not think about, and voting for the resolution did not mean the Assembly was trying to shut down Juneau Hydropower.

Mayor Weldon said she was in support of the resolution, but also supports connectivity, and agreed with Ms. Schijven’s remarks that this was the one time that rate payers need the Assembly to speak up. She acknowledged the timing was not perfect, but this objection needed to be brought to the RCA by June 11 in order to have it on the record.

Roll Call on the Motion to Adopt Resolution 4011.

Yeas: Hall, Kelly, Woll, Adkison, Hughes-Skandijs, Steininger, Smith, Weldon

Nays: Bryson

Motion passed, 8 Yeas: 1 Nay.

56. Regulations - Title 05 CBJAC 15.030, Dock Fees and Charges.

These regulations proposed an increase of dockage fees for cruise ships to $7 per lower berth. Previous rates were $0.065 per registered ton and $3.58 per lineal foot for vessels over 250 passengers. This represents a significant increase in dockage revenues and seeks to make CBJ dock rates more competitive with the private sector and with other facilities in Southeast Alaska.

It was reviewed by the Assembly Finance Committee on January 4, 2025, and was approved by the Docks & Harbors Board on April 24, 2025.

The City Manager recommends the Assembly approve these regulation changes.

Assembly Action

MOTION by Mr. Kelly to approved the regulation amendments for Title 5 Chapter 15 and asked for unanimous consent.

Ms. Hughes-Skandijs objected for the purposes of a question. She asked what has been done for the ships that have been in Juneau April and October for the last two years. Ms. Pierce responded that the city charges regular dockage fees in April and October. She said there would be no ships in April or October starting 2026. Ms. Hughes-Skandijs removed her objection.

Hearing no further objection, the regulation changes were approved by unanimous consent.

57. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications

There are 6 property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

Clerk's Note: Due to the personal nature of the back-up documents, those will be provided to the Assemblymembers as paper hardcopies only.

The City Manager recommends the Assembly act on each of these applications individually.

Assembly Action

Ms. Hall requested to be recused from the vote as she was one of the applicants. Mayor Weldon recused Ms. Hall and Ms. Hall stepped down from the dais.

MOTION by Mr. Bryson that each application was considered individually and to accept the late filed exemption requests and refer them to the assessor for consideration, and he asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

Ms. Hall resumed her seat at the dais.

58. Resolution 4008 A Resolution Deappropriating up to $199,000 from the Manager for Contingency Federal Staffing Support Related to Tourism; Funding Provided by State Marine Passenger Fees.

This resolution was requested by Assembly Member Paul Kelly for consideration of the body.

Ordinance 2024-01(b)(AL) proposed to appropriate $200,000 to the Manager for contingency staffing support related to tourism at federally managed facilities. This resolution proposes to deappropriate half of the appropriation, $100,000, back to the State Marine Passenger Fee Fund. [This resolution is not necessary if Ordinance 2024-01(b)(AL) failed.]

The City Manager recommends against adopting this resolution.

Manager Koester noted that because Ordinance 2024-01(b)(AL) passed, this resolution would still be relevant if the Assembly chose to adopt it and she recommended against adopting this resolution.

Public Comment

None

Assembly Action

Mr. Kelly explained that the way the ordinance was titled prevented him from amending the number down to something he would support. He stated that if someone else wanted to move this, he would support it, but since the ordinance passed, he would not be bringing it forward.

There being no motion to place the resolution before the body for a vote, the resolution failed to pass.

Q. STAFF REPORTS

None

R. ASSEMBLY REPORTS

Mayor's Report

Mayor Weldon advised that someone asked the Assembly to move the Telephone Hill move out date from October 1 to November 1, so that was an item that will be coming up for introduction at the next meeting.

Manager Koester asked Mayor Weldon if she was requesting the manager's office to bring back something to the Assembly. She said that staff were sending out notices that week to Telephone Hill residents.

The Assembly took a brief at-ease.

Mayor Weldon said that notices will go out to tenants and if the Assembly does anything on June 9, an addendum will be sent out to the notice recipients.

Committee and Liaison Reports

Committee of the Whole (COW) Chair Smith reported that the COW discussed the Mendenhall Glacier Visitor Center operation appropriating ordinance, as well as the resolution that was before the body at this meeting. The COW also discussed next steps for Telephone Hill, the Ranked Choice Voting ordinance, and the Body Worn Camera ordinance that was adopted tonight.

Assembly Finance Committee (AFC) Chair Woll said the AFC will meet Wednesday to pass the budget to the full Assembly as well as discuss a potential seasonal sales tax. She noted that Finance staff have provided a mill rate tool in the Friday report. She said her hope with the seasonal sales tax proposal was that, if the Assembly decides moves forward with putting it on the ballot, there be a solid proposal with percentages and exemptions figured out.

Lands Housing & Economic Development (LHEDC) Chair Bryson said they had a long meeting last Monday where several topics were discussed in one hour.

Public Works & Facilities (PWFC) Chair Hughes-Skandijs reported that the PWFC meeting on May 5 was canceled due to lack of quorum. She said that the Lone Sailor Statue was discussed at the April 21 meeting and will come back to the Assembly at some point as will a discussion on valve checks related to the flooding.

Human Resources Committee (HRC) Chair Adkison brought forward the following nominations for board appointments and asked for unanimous consent:

Parks & Recreation Advisory Committee (PRAC:) the reappointment of Josh Anderson, Pete Shirmer, and Denica Swanson to terms beginning May 1, 2025 and ending April 30, 2028. *Hearing no objection, the motion was adopted by unanimous consent.*

Douglas Advisory Board (DAB) the appointment of Carmen Katasse to an unexpired term beginning immediately and ending September 30, followed by a full term beginning October 1, 2025 and ending September 30, 2028. *Hearing no objection, the motion was adopted by unanimous consent.*

Ms. Adkison also reported that the HRC was also looking at empowered board interview dates and have narrowed them down to the week of June 23.

Ms. Hughes-Skandijs said she has a personal matter on June 23 so would prefer June 26.

Ms. Adkison advised that they will be interviewing Airport Board, Docks & Harbors Board, Eaglecrest and Planning Commission applicants so it might require more than one night due to the number of total applicants.

Short-Term Rental Task Force (STRTF) Chair Bryson , reported that the Task Force finished voting on regulations and at the next meeting will be discussing when to hold public testimony on the proposals the Task Force had developed

Liaison Reports:

Ms. Hughes-Skandijs, as liaison to the Airport Board, reported that the board has been focused on the hiring of the Airport Manager. She said interviews will be held next week to determine finalists. When they come to the round of finalist interviews, those will be conducted mostly in public.

Ms. Adkison, as liaison to the Systemic Racism Review Committee, said they met to discuss the Body Worn Camera ordinance.

Mr. Steininger, as liaison to the Hospital Board, reported they met to provide an update on hospital operations. As liaison to the Eaglecrest Board, he said they met and had an in-depth conversation on next steps now that the city has put forward a budget that grants them a lot of what they are asking for to operate. As liaison to the PRAC, he said they met to get an update on Aquatics. He noted that there is still one empty seat on PRAC.

Ms. Hall, School Board liaison, reported that the School Board met on Tuesday and passed a cell phone policy for K-12, and they received an hour of public testimony related to contract negotiations. As liaison of the Juneau Commission on Aging (JCOA), she said they will be meeting tomorrow to discuss a housing update, as well as the Health and Wellness Planning Work Group. She said she will also be talking to them about an potential appointee from the pickleball crowd.

Mr. Kelly, as the Southeast Conference Solid Waste liaison, said he attended the meeting on May 7 and will attend the meeting on June 4. As liaison to the Juneau Housing and Homelessness Coalition, he said the meeting this month was cancelled. He reported that at the April meeting, community partners reported difficulties with the reductions in federal funding. As liaison to Travel Juneau, he said their quarterly meeting is scheduled later this week. He noted that he liked having the Public Works & Facilities Committee being held separately from the two other committee meetings (LHEDC & COW) as that gave him more time to consider the issues, and suggested that the meeting schedule be spaced out more.

Deputy Mayor Smith, as liaison to the Docks & Harbors board, reported that the D&H Board looked at the regulation changes the Assembly adopted today. He said they also received an update on the Aurora Harbor

Phase IV schedule, as well as discussed board vacancies and recruitment. As liaison of Juneau Economic Development Council (JEDC), he said they were focused on their FY26 work plan.

Mayor Weldon said that there were several people who testified about homeless issues today, so she wanted to ask Attorney Wright some questions on the record. She asked about trespassing and how it works when someone wants someone trespassed from private property. Attorney Wright answered that signs could be put up, and that the city encourages everyone to contact the Juneau Police Department and serve a letter to the person to be trespassed; it has to be signed by the person in charge of the building or property. She explained that the Glory Hall has designated people who are in charge. She added that the person being trespassed must be given that letter and told they are not allowed there anymore. Mayor Weldon asked about concerns regarding people walking around with knives and whether the city could enforce anything. Attorney Wright responded that, in general, no. She said people in Alaska have the right to open carry guns and knives, whether they are homeless or not. She said it is the behavior with those items that would get someone in trouble. If someone was threatening another individual with a weapon, the person being threatened should call the police immediately and that is where JPD can de-escalate the situation and refer charges if necessary to the City Attorney.

Ms. Hughes-Skandijs said this is the second or third time the Assembly had heard concerns from the public numerous times who say police want to do what's right but aren't allowed to, or the policies are bad and the police need to stop being held back. She asked Manager Koester to address these concerns. Manager Koester answered that her office has offered guidance to all of the city departments that interact with the unsheltered population that was carefully crafted to strike balance between allowing people to be on public lands, as long as they are not harming or threating others, and also being able to move and break up camps when the number of people impacts becomes such that it has disproportionately negative impact. That is the guidance that the officers and park rangers are operating under.

Mr. Bryson stated that there was a gap between what Attorney Wright said and what the police on the ground are implementing. He commented that the real situation that everyone can go see is that people have popped up several camps on Teal Street near the path that connects the street to the airport. He said this is disrupting commerce and business in that area, and that the people who testified today did so because it is a growing tent city. He spoke to the human waste and other trash that is growing in that area and the police is saying that they are not doing anything because those tents were not bothering anyone at this time. He said that is not accurate and that is why everyone came to testify tonight.

Attorney Wright said that there are two prosecuting agencies in the CBJ, the city attorney's office and the state attorney's office. Most of the time the city prosecutes almost all misdemeanors but not all of the time. She said any felonies involving a weapon would go to the state attorney's office. She said the city attorney's office has two prosecutors who prosecute between 1,200 and 1,600 cases a year which includes all case related to all portions of the Juneau population, homeless and non-homeless alike. She said there are people that commit crimes that the city is responding to, and there are repeat offender homeless people who are often trespassed. She explained that they do pursue those cases if they can meet the criminal elements, which is their ethical obligation under the law. She said that if they cannot meet the elements of a crime, then they are required to drop that case. She said that the homeless population is visible, as she has walked through Teal Street, but just because 20-30 people are visible doesn't mean that police and prosecutors aren't doing anything. She said the criminal justice system is woefully inadequate at responding to homelessness, and she feels it was important for her to advocate that her staff and JPD are pursing actions when they can.

Ms. Hughes-Skandijs said , based on the comments tonight, she would invite each of them to imagine what it would be like if they were part of the homeless population. She stressed that many people in Juneau have money but a majority of the American population is about a paycheck or two from becoming homeless. She said she imagines she would be able to walk around those tents at night, and at this time she doesn't think that she would feel for her safety much since she deals with the unsheltered population downtown. She said homelessness is a nationwide problem. Those unhoused individuals are Juneau residents just as much as all those residents who came to testify this evening and the Assembly serves all its residents.

Presiding Officer Reports

None.

S. ASSEMBLY COMMENTS & QUESTIONS

T. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Harold Wissell, a Douglas Harbor resident, said that homelessness is a nationwide problem, and even a global one. He said there are possible resources. He mentioned some documentaries they may be interested in watching, Love of Waterflow covers utilities and the severe gap in how cities are brought into infrastructure. Another resource he suggested they may consider is the unedited version of a book by Napoleon Hill called Think and Grow Rich and to look at the first four paragraphs which talk about education.

U. EXECUTIVE SESSION

Manager Koester said that an executive session was not necessary during this meeting.

W. ADJOURNMENT

There being no further business to come before the Assembly, the meeting was adjourned at 10:33 pm.

Signed: ______________________________

Breckan L. Hendricks
Municipal Clerk

Signed: ______________________________

Beth A. Weldon
Mayor