

REGULAR ASSEMBLY MEETING 2025-15 AGENDA

July 28, 2025 at 7:00 PM

Centennial Hall/Zoom Webinar

<https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar ID: 915 1542 4903

Submitted by:

Katie Koester, City Manager

A. FLAG SALUTE

B. 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

D. SPECIAL ORDER OF BUSINESS

1. Proclamation: United States Coast Guard Appreciation Month
2. Proclamation: Recognition of Dave Ringle

E. APPROVAL OF MINUTES

1. 2025-04-07 Regular Assembly Meeting 2025-07 Minutes - Draft
2. 2025-05-19 Regular Assembly Meeting 2025-09 Minutes - Draft
3. 2025-06-09 Regular Assembly Meeting 2025-10 Minutes - Draft
4. 2025-06-11 Special Assembly Meeting 2025-11 Minutes - Draft
5. 2025-06-23 Special Assembly Meeting 2025-12 Minutes - Draft
6. 2025-07-09 Special Assembly Meeting 2025-13 Minutes - Draft
7. 2025-07-23 Special Assembly Meeting 2025-14 Minutes - Draft

F. MANAGER'S REQUEST FOR AGENDA CHANGES

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.)

H. CONSENT AGENDA

- 1. Public Request for Consent Agenda Changes Other Than Ordinances for Introduction**
- 2. Assembly Request for Consent Agenda Changes**
- 3. Assembly Action**

A) Ordinances for Introduction

- 1) Ordinance 2025-28 An Ordinance Amending CBJC 42.20.090, Disorderly Conduct.**

This ordinance modifies CBJC 42.20.090 to make it unlawful to obstruct a public stairwell, path, parking garage, parking lot, or other public way intended for pedestrian, bicycle, or vehicular use. In most scenarios, the types of behavior this code change prohibits are already prohibited but require additional process from JPD and/or facility managers before enforcement can take place. That process typically takes the form of either 48 hours of notice to campers, dependent on associated public impacts and internal staff capacity prior to enforcement action, or, more commonly, utilization of the trespass code when trespass is determined to be appropriate by facility managers. Due to the length of those processes, we experience capacity issues with responding to the volume of complaints in a manner that satisfies the complainant. At its core, this change enables JPD to perform work already being done more expeditiously.

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

- 2) Ordinance 2025-35 An Ordinance Authorizing the Manager to Negotiate and Execute Lease of 24,050 Square Feet of Waterfront at 1076 Jacobsen Drive from Petro 49, Inc. for Above Market Value for the Purpose of Constructing a Waterfront Seawalk.**

This ordinance authorizes the City Manager to negotiate and execute a lease with Petro 49, Inc. for \$75,000 per year for a 35-year term. The appraised value of the property was \$192,400 in 2023. This rate is above market value and advances CBJ's long-term goal of constructing the south end of the Seawalk from the Franklin Dock to A.J. Dock to create public space and mitigate congestion. The Assembly Lands Housing and Economic Development committee reviewed this ordinance at its July 14, 2025, meeting.

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

3) Ordinance 2025-36 An Ordinance Authorizing the Manager to Negotiate and Execute a Lease Approximately 1.25 Acres, Located between the Juneau Arts and Culture Center and Centennial Hall, to the State of Alaska for Employee Parking.

The City and Borough leases parking to the State of Alaska, Department of Administration, on the property adjacent to Centennial Hall for the purpose of providing State employee parking. The current lease will expire on August 31, 2025. This ordinance will extend the lease for a maximum of 10 years. The lease rate has been determined to be \$138,800 per year. The Lands Housing and Economic Development Committee reviewed this lease request at the June 2, 2025, meeting and provided a motion of support for continuing this lease.

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

4) Ordinance 2025-37 An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease Renewal with Goldbelt Aerial Tramway, LLC, ("Goldbelt") of Approximately 10,000 Square Feet Within Lots 1 and 2A, Dockside Subdivision and Lots 13B, 16, and 17, Block 83, Tidelands and Approximately 21,815 Square Feet in Air Rights.

Goldbelt, Inc is the current lessee for approximately 10,000 sq feet of CBJ leased property and air rights to operate the Goldbelt Tram. The existing 35-year lease expires in 2030 with an option to renew for an additional thirty-five years. This action allows Goldbelt to forgo the final 5 years of the existing lease to secure the finances necessary to make repairs to the existing building.

Docks & Harbors Board reviewed this request at its June 26th meeting and recommended approval of a new lease at an initial lease rent of \$272,027 per year. This ordinance was reviewed and forwarded to the Assembly by the Lands Housing & Economic Development Committee at its July 14, 2025 meeting.

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

5) Ordinance 2024-01(b)(BA) An Ordinance Appropriating \$299,970 to the Manager for the Off-Road Vehicle Park Capital Improvement Project; Grant Funding Provided by the Alaska Department of Natural Resources, Recreational Trails Program.

The CBJ has received a \$299,970 grant from the Alaska Department of Natural Resources for the Off-Road Vehicle Park CIP. These funds would be used for phase two of the project which is continuing to construct the Lower Loop and South Loop trails. The local match requirement would be met by previously appropriated funds in the project.

The Public Works and Facilitates Committee will review this request at the August 4,

2025, meeting.

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

6) Ordinance 2025-01(b)(E) An Ordinance Transferring \$3,500,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.

This ordinance would transfer \$3,500,000 of State Marine Passenger Fee funds from the Waterfront Seawalk CIP to the Marine Park Improvements CIP. This transfer would provide funding for the most recent project estimate. The current project work is estimated to be \$10.25 million. Sufficient funds will remain in the Waterfront Seawalk CIP for currently anticipated work. The Marine Park Improvements CIP is an eligible use of passenger fees.

The Public Works and Facilities Committee reviewed this request at the June 2, 2025, meeting.

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

B) Resolutions

1) Resolution 4019 A Resolution Setting Forth the Rules of Procedure for the Title 19, Title 53, and Title 69 Appeal Board.

This Resolution Establishes the Rules of Procedure for the Appeals Board created by Ordinance 2025-17(b).

The HRC committee reviewed this ordinance at its June 9, 2025, meeting.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4020 A Resolution Deappropriating \$1,150,000 from the Glacier Highway Sewer Improvements Capital Improvement Project; Funding Provided by the Alaska Department of Environmental Conservation, Alaska Clean Water Fund Loan.

This housekeeping resolution would deappropriate the Alaska Department of Environmental Conservation (ADEC) loan from the Glacier Highway Sewer Improvements CIP. The \$1,150,000 ADEC loan was appropriated to the CIP in FY14 via Ordinance 2013-11(AK). Existing funding in the project will fund work originally intended to be financed by the loan, making the loan no longer necessary.

The City Manager recommends the Assembly adopt this Resolution.

3) Resolution 4021 A Resolution Authorizing the Manager to Apply For, and Enter Into, a Loan Agreement of Up to \$3,391,000 with the State of Alaska Department of Environmental Conservation, State Revolving Fund, for the

Design and Construction of a Pyrolysis Unit at the Mendenhall Wastewater Treatment Plant.

The CBJ Utility was allocated \$1,955,000 of grant money from the ADEC SRF emerging contaminants program for the design phase of a pyrolysis unit at the Mendenhall Treatment Plant. The SRF program has now indicated that there is an opportunity to apply for an additional loan of \$3,391,000, necessary to cover the subsequent costs of construction and consignment of the pyrolysis unit. SRF funds come with AIS (American Iron and Steel) and BABA (Build America, Buy America Act) requirements that may complicate completion of this project. Regardless, it is prudent to apply for and secure SRF loan funding, since SRF loan allocations and CBJ appropriations can be reversed without consequence if AIS/BABA conditions prove to be overly restrictive.

The PWFC committee reviewed this resolution at its June 14, 2025, meeting.

The City Manager recommends the Assembly adopt this Resolution.

4) Resolution 4022 A Resolution of the City and Borough of Juneau Adopting the 2025 Multi-Jurisdictional Hazard Mitigation Plan Update.

The 2025 Draft Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) reflects over six months of collaboration between CBJ, CCTHIA, and state and federal partners. It identifies key hazards, assesses risks, and outlines non-regulatory mitigation strategies that improve resilience. It includes 104 proposed projects informed by public and technical input and other existing plans and data. Once finalized by state and federal partners, it will position CBJ to pursue funding as opportunities arise. This resolution was reviewed at the July 14, 2025, Committee of the Whole.

The City Manager recommends the Assembly adopt this Resolution.

5) Resolution 4023 A Resolution Authorizing the Execution of an Agreement Between the City and Borough of Juneau and the Alaska Department of Transportation & Public Facilities for Community Transportation Program (CTP) Funding for the Reconstruction of Vintage Boulevard and Clinton Drive in the Mendenhall Valley.

This resolution authorizes the City Manager to enter into an agreement with the Alaska Department of Transportation and Public Facilities (DOT) for a grant through the Community Transportation Program (CTP) funding for the design and reconstruction of Vintage Boulevard and Clinton Drive in the Mendenhall Valley. The roadway systems are over 40 years old and have deteriorated due to age and heavy usage. The area has recently undergone a positive surge in development with substantial new construction of residences and commercial facilities, occupying almost all the properties within the area. The grant award requires the CBJ to provide a 25% match, estimated to be \$2.6 million, which will be provided from funds already appropriated to the Vintage Boulevard and Clinton Drive CIP. The CBJ will retain ownership and continue maintenance responsibilities for the streets after the CTP reconstruction project.

The City Manager recommends the Assembly adopt this Resolution.

6) Resolution 4024 A Resolution Amending the Assembly Rules of Procedure.

This resolution amends the Assembly Rules of Procedure to move regular meeting start times from 7:00 p.m. to 6:00 p.m. and the standard adjournment time from 11:00 p.m. to 10:00 p.m. The change is intended to improve meeting efficiency, reduce late-night sessions, and support better participation by Assembly members, staff, and the public. If adopted, the new times would take effect at the next regular meeting.

This topic was discussed at the July 14, 2025, Committee of the Whole.

The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

Liquor License Actions

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

Liquor License - Renewal

Licensee: Juneau Elks Club No 420 d/b/a BPO Elks Lodge #420

License Type: Club License: #5414 Location: 9321 Glacier Hwy.

Licensee: DJ LLC d/b/a Asiana Gardens

License Type: Restaurant Eating Place License: #4731 Location: 9116 Mendenhall Mall Rd.

Staff from the 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.

D) Other

1) Professional Services - DH25-045 - Aurora Harbor Drive Down Float.

A Request for Proposal (RFP) was advertised on April 10 and closed May 19. A four-person selection committee evaluated two submissions and unanimously selected PND Engineers. A posting notice was made on May 27, with the protest period expiring at 4:30pm on May 28.

On May 29, the Docks and Harbors Board of Directors reviewed and approved Port Director Uchytel's recommended contract award to PND Engineers for developing preliminary design and NEPA documentation not to exceed \$700K to meet Maritime Administration (MARAD) requirements for a Port Infrastructure Development Program (PIDP) Grant.

Final engineering design would be awarded through a contract modification to PND

Engineers following MARAD approval of preliminary design.

The City Manager recommends the Assembly approve professional services contract DH25-045 to PND Engineers for engineering design/planning/NEPA documentation for Aurora Harbor Drive Down Float not to exceed \$700,000. Funding is provided by Harbors Enterprise Funds.

I. PUBLIC HEARING

1. Ordinance 2025-32am An Ordinance Amending the Sales Tax Code of the City and Borough of Juneau.

The Assembly directed staff to draft an ordinance for the October 2025 ballot which would modify CBJ sales tax rates and exempt food and utilities from sales tax. This ordinance implements a new permanent sales tax at a rate of 2.5% October 1 through March 31 and 6.5% April 1 through September 30, and repeals the temporary 3% sales tax and permanent 1% sales tax. This ordinance is based on the discussion points, recommendations, and amendments at the AFC on May 21 and July 9, 2025.

The Systemic Racism Review Committee reviewed this ordinance at its July 15, 2025, meeting.

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

2. Ordinance 2025-33 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$8,000,000 to Finance Water and Wastewater Utilities Capital Improvements within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 7, 2025.

This ordinance would send a bond package to the voters to consider in the municipal election on October 7, 2025. This ordinance would send one general obligation bond proposition of up to \$8 million for water and wastewater utility infrastructure improvements, including, but not limited to, work at the Mendenhall Wastewater Treatment Plant. As part of the utility rate-setting process, the Assembly determined a rate structure that would require cash infusion from outside the utility in order to maintain the water and wastewater infrastructure. This bond proposal addresses the capital project needs in the short-term. Project costs exceeding the bond amount will be funded from Wastewater fund balance.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 7, 2025 election ballot during the Assembly Finance Committee meeting on May 21, 2025. The Systemic Racism Review Committee reviewed this ordinance at its July 15, 2025, meeting.

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

3. Ordinance 2025-34 An Ordinance Authorizing the Issuance of General Obligation Bonds

in the Principal Amount of Not to Exceed \$10,735,000 to Finance Capital Improvements at Various Schools within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 7, 2025.

This ordinance would send a bond package to the voters to consider in the municipal election on October 7, 2025. This ordinance would send one general obligation bond proposition of up to \$10.735 million for school capital improvements in the borough. School improvement projects identified include reroofing projects at several schools, security and safety upgrades districtwide, boiler room renovation and upgrades at several schools, and playground site preparation at Dzantik'i Heeni school.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 7, 2025, election ballot during the April 30, 2025, Assembly Finance Committee meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 15, 2025, meeting.

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

4. Ordinance 2025-01(b)(B) An Ordinance Appropriating up to \$50,000 to the Manager for October 2025 Ballot Initiative Advocacy; Funding Provided by General Funds.

This ordinance would appropriate up to \$50,000 for October 2025 ballot initiative advocacy. Several ballot initiatives are being considered by the citizens of Juneau for the October 2025 election which may have a direct impact on the finances of the CBJ. The Assembly has determined that due to the specialized nature of the CBJ budget and financial considerations, it is important for the Assembly and City staff to robustly communicate with voters and provide up-to-date financial projections. These funds would be used to hire a marketing firm to provide communications to the public regarding ballot initiatives before the voters in 2025.

The Committee of the Whole directed staff to draft this appropriating ordinance at the June 2, 2025 meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 15, 2025, meeting.

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

5. Resolution 4013 A Resolution Authorizing October 2025 Ballot Advocacy, Including the Dissemination of Information That May Influence the Outcome of a Future Ballot Initiative.

This Resolution authorizes advocacy for the 2025 election and pairs with Ordinance 2025-01(b)(B) in compliance with APOC guidelines.

The Assembly Committee of the Whole discussed this topic at its June 2, 2025, meeting.

The City Manager recommends the Assembly adopt this Resolution.

6. Ordinance 2025-13(b) An Ordinance Amending the Election Procedures Code to Include General Procedures for Ballot Count, Related to Ranked Choice Voting.

Assemblymember Adkison has proposed this ordinance to implement rank choice voting for CBJ elections. If passed, ranked choice voting would be implemented for the October 2026 local elections. Ranked choice voting was discussed at the February 3 and March 3 HRC meetings. The Assembly reviewed the ordinance at its June 2 Committee of the Whole, directed staff to develop educational materials, and moved this ordinance to the full Assembly for Introduction.

This ordinance was introduced at the June 9, 2025, meeting with a motion to set it for public hearing at the July 28, 2025, and August 18, 2025, regular Assembly meetings. The Systemic Racism Review Committee reviewed this ordinance at the July 15, 2025, meeting.

The City Manager recommends the Assembly take public testimony and refer this ordinance to the August 18, 2025 regular Assembly meeting for a second public testimony opportunity.

7. Ordinance 2025-17(b) Building Code Advisory Committee & Building Code Board of Appeals Dissolution

This ordinance is a culmination of work completed by the Assembly HRC. It creates a streamlined appeals board and process.

The original ordinance was introduced at the May 19, 2025, Regular Assembly meeting and referred to the Assembly Human Resources Committee (HRC) for deliberation. The Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025, meeting and the HRC committee reviewed this ordinance at its June 9, 2025, meeting.

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

8. Ordinance 2025-19 An Ordinance Amending the Purchasing Code to Remove the Juneau Bidder Preference.

This is a housekeeping ordinance. Local proposer requirements and preferences have been litigated extensively. Repeatedly, at numerous levels, they have been found to be unconstitutional. This ordinance removes the Juneau Bidder Preference language contained in the purchasing code.

The Systemic Racism Review Committee reviewed this ordinance at their July 15, 2025, meeting and made the following note to the Assembly: *the SRRC encourages the Assembly, upon review of CBJ's procurement and bidding policies, to take a look at programs such as the Small Business Association 8A program that allow for priority and promotion of socially and economically disadvantaged businesses or other similar programs.*

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

9. Ordinance 2025-30 An Ordinance Amending the City and Borough Chapter 36.70 Code Relating to Chronic Nuisance Properties.

In 2019, the Assembly enacted this code provision in Ordinance 2019-30. The Assembly

designated that the code would sunset after three years. The Juneau Police Department requested the reinstatement of this code provision to assist with their response to chronic nuisance properties, as they experienced positive changes by property owners in response to the code. This ordinance removes the sunset provision and makes small housekeeping updates. The Systemic Racism Review Committee reviewed this ordinance at their July 15, 2025, meeting.

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

10. Ordinance 2025-31 An Ordinance Amending the Definitions of Chapter 69.08, Excise Tax on Tobacco Products.

This is a housekeeping ordinance. The purpose of this ordinance is to update the definition of tobacco and other tobacco products to include a variety of items in the market that are not specifically included in the original definitions of code. The Systemic Racism Review Committee reviewed this ordinance at their July 15, 2025.

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

J. UNFINISHED BUSINESS

1. Resolution 4017 A Resolution Authorizing the Manager to Grant an Access and Utility Easement Across City and Borough Property U.S. Survey 3846 Lot 1.

In April, Zach and Nicole Liscio, the owners of U.S.S. 1287 TR B1, a property without road frontage north of the Juneau Douglas Bridge on Douglas Island, applied to acquire an easement on CBJ property in order to provide access and utilities to their property. The applicants first approached the CBJ for a grading permit. When they learned the existing easements did not allow for vehicular access to their property line, they applied for an access and utility easement. Fair market value has been determined to be approximately \$4,300.

The Lands, Housing and Economic Development Committee reviewed this request at the May 5, 2025, meeting and passed a motion of support for granting this easement.

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

2. Request to Purchase CBJ Property Located at 2nd and Franklin Streets, Juneau

In April 2025, the Lands Office received a request to purchase the CBJ property located at the corner of 2nd Street and Franklin Street from James Bibb at NorthWind Architects, representing The Great North Inn & Residences. The application proposes purchasing the property from the CBJ at fair market value to build a project of about 7 floors with street access for commercial tenants along Franklin Street. This property has been included in the 2025 Adopted Assembly Goals under "Continue planning and implementation of (re)development of Telephone Hill, Pederson Hill, 2nd/Franklin, and CBJ land recently re-zoned to encourage density." CBJ Code 53.09.260 (a) states that "the proposal shall be reviewed by the assembly for a determination of whether the proposal should be further

considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.” The LHED Committee reviewed this application at the May 5, 2025 meeting and passed a motion to forward this application to the Full Assembly with a motion for direct negotiations with the original proposer.

The City Manager recommends the Assembly adopt a motion to further consider this disposal by direct negotiations with the original proposer.

K. NEW BUSINESS

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

There are 32 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 only.

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

2. Certification of Initiative Petition: Sales Tax Exemptions

[CBJ Charter §7.10](#) states in part: “(a) When an initiative or referendum petition has been determined sufficient, the clerk immediately shall submit it to the Assembly. If the assembly fails to adopt a proposed initiative measure without any change in substance within forty-five days... after the date the petition was determined sufficient, it shall submit the proposed initiative or referred measure to the electorate of the municipality.”

By forwarding this certification to the Assembly during this meeting, the Assembly has until August 14 to adopt a substantially similar ordinance. However, due to timing with our ballot printing, the Clerks must be informed about the Assembly intention no later than July 28, 2025. This question will appear on the October 7, 2025, Regular Municipal Election ballot as the Assembly has not adopted the proposed initiative measure.

3. Certification of Charter Amendment Petition: Mill Rate Cap Amendment

The Charter Amendment petition has been certified and will be placed on the October 7, 2025, Regular Municipal Election ballot in accordance with CBJ Charter [§ 14.5](#). This is informational only, no Assembly action required.

4. Juneau Animal Rescue Request to Lease CBJ Property for Less Than Fair Market Value

Juneau Animal Rescue (JAR) submitted a proposal to lease a fraction of the CBJ parcel located at 10020 Crazy Horse Drive, for less than fair market value. A fraction of this property is also leased to the Southeast Alaska Foodbank for less than fair market value.

CBJ code 53.09.260(a) states that “the proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.” The Lands Housing and Economic Development (LHED) Committee reviewed this application at the January 27, 2025, meeting and provided a motion of support for this lease. If an affirmative motion is provided, terms and conditions will be negotiated and provided to the LHED Committee prior to a lease ordinance being introduced.

The Manager requests a motion of support to work with Juneau Animal Rescue towards the disposal of City property through a negotiated lease for less than fair market value.

L. STAFF REPORTS

1. Flood Updates and Preparedness Efforts

M. ASSEMBLY REPORTS

1. Mayor's Report

2. Committee, Liaison Reports, Assemblymember Comments and Questions

A) Short-Term Rental Task Force (STRTF) Report to Assembly

3. Presiding Officer Reports

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

O. EXECUTIVE SESSION

1. Executive Session - Updates on Labor Negotiations

If needed:

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

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

P. SUPPLEMENTAL MATERIALS

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

R. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, e-mail: city.clerk@juneau.gov.

**Office of the Mayor
City and Borough of Juneau**

PROCLAMATION

WHEREAS, since its founding on August 4, 1790, the United States Coast Guard has steadfastly served our nation with honor, respect, and devotion to duty, safeguarding our shores, protecting maritime commerce, conducting life-saving operations, and defending our national interests at home and abroad; and

WHEREAS, August 11, 2025, celebrates the commissioning of the US Coast Guard Cutter STORIS in Juneau; and

WHEREAS, August 17 – 22, 2025, marks the US Coast Guard Arctic District’s annual Buoy Tender Round-up, a week-long event in Juneau offering participants an opportunity to receive specialized training, provide discussions to enhance operations, and test their seamanship skills; and

WHEREAS, the Juneau business community, Departments of the City and Borough of Juneau, the United States Navy League – Juneau Council, the American Legion Post 25, and the Veterans for Foreign Wars Post 5559 celebrate the 365 officers and crew attending the Buoy Tender Round-up and the commissioning of the STORIS by offering thanks and appreciation; and

WHEREAS, the Juneau maritime community is grateful for the security, enforcement, and emergency response from the Coast Guardsmen who maintain aids to navigation, conduct search and rescue, law enforcement missions, and assist in containing and recovering oil spills throughout the Great State of Alaska; and

WHEREAS, Juneau has demonstrated its ability and commitment to support the Coast Guard; and, in particular, has been proud to have served as the homeport for the buoy tender USCGC PLANETREE, the USCGC STORIS (WMEC 38), USCGC CAPE CARTER, USCGC LIBERTY and now the USCGC REEF SHARK; and

WHEREAS, the Juneau community is committed to ensuring that newly commissioned STORIS (WAGB 21) will be as welcomed now as was her STORIS predecessor: *The Galloping Ghost of the Alaskan Coast*.

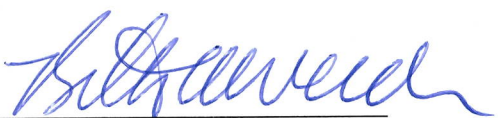
NOW THEREFORE, I, Beth A. Weldon, Mayor of the City and Borough of Juneau, Alaska, now officially designated a Coast Guard City, on behalf of the City and Borough Assembly, do hereby proclaim August 2025 as:

US COAST GUARD APPRECIATION MONTH

I urge all citizens to join in recognizing the dedicated service and enduring legacy of the United States Coast Guard, to participate in events and educational activities that highlight the Coast Guard’s contributions, and to show support and appreciation for those who wear the uniform and uphold the proud traditions of this exceptional branch of the Armed Forces.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City and Borough of Juneau, Alaska to be affixed this 28th day of July 2025.




Beth A. Weldon, Mayor

**Office of the Mayor
City and Borough of Juneau**

**PROCLAMATION
In Recognition of Dave Ringle**

WHEREAS, after growing up in Wisconsin and going to college, Dave joined the Jesuit Volunteer Corps and taught at the St. Mary's Boarding School in St. Mary's on the lower Yukon River, falling in love with Alaska; and

WHEREAS, Dave moved with his wife and two children to Juneau in 1993 to teach, eventually settling at Dzantik'i Heeni Middle School, where he taught until he retired in 2018; and

WHEREAS, he came out of retirement as a former middle school teacher to take the position of executive director of Saint Vincent de Paul (SVdP) in 2020; and

WHEREAS, in the coming months he met with staff and board members, finding their talents, and coming up with a game plan to move the organization forward; and

WHEREAS, Dave was the driving force behind securing funds to re-pave the SVdP parking lot, re-side and paint the shelter, fix the leaky shelter roof, and replace rotting and deteriorating second floor emergency exits with galvanized steel; and

WHEREAS, when SVdP facilities were faced with major crises, Dave responded by making sure residents and staff were safe, got housing for those who could not stay in damaged apartments, mobilized maintenance workers, hired contractors, secured funds to cover costs, and overcame the difficulties; and

WHEREAS, from March 2020 to July 2021, during the COVID-19 pandemic, Dave established health and safety protocols in line with CDC recommendations such as proper distancing for cots, masking, and developing referral options for quarantine and isolation, while SVdP provided more than 20,795 bed nights at the JACC that included meals and personal protective equipment, effectively safeguarding the majority of the community's most vulnerable through the crisis; and

WHEREAS, as a former basketball coach, Dave excels at motivating others, even when they're struggling, and was able to persevere and get tasks done; and

WHEREAS, Dave will be stepping down as executive director of Saint Vincent de Paul, and while he'll still be actively supporting the SVdP mission, he will surely work plenty more bike trips into his life.

NOW THEREFORE, I, Beth A. Weldon, Mayor of the City and Borough of Juneau, Alaska, and the City and Borough Assembly, do hereby formally acknowledge and congratulate Dave Ringle for his contributions to the community, especially to our most vulnerable populations.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City and Borough of Juneau, Alaska to be affixed this 28th day of July 2025.




Beth A. Weldon, Mayor

REGULAR ASSEMBLY MEETING 2025-07

DRAFT MINUTES

April 07, 2025 at 7:00 PM



Assembly Chambers/Zoom Webinar

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

A. FLAG SALUTE - Led by Deputy Mayor Smith.

B. LAND ACKNOWLEDGEMENT

Mr. Kelly provided the following land acknowledgement: We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

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

Assemblymembers absent: none

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

D. SPECIAL ORDER OF BUSINESS

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

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

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

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

E. APPROVAL OF MINUTES

3. **August 19, 2024, Regular Assembly Meeting 2024-20 Minutes-DRAFT**
4. **March 3, 2025, Regular Assembly Meeting 2025-05 Minutes-DRAFT**

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

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

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

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

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

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

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

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

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

H. CONSENT AGENDA

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

Assembly Request for Consent Agenda Changes - None

Assembly Action

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

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

I. Ordinances for Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

J. Resolutions

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

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

The City Manager recommends the Assembly adopt this Resolution.

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

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

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

The City Manager recommends that the Assembly adopt this Resolution.

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

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

The City Manager recommends that the Assembly adopt this Resolution.

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

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

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

K. Bid Awards

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

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

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

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

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

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

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

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

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

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

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

L. Transfers

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

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

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

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

The City Manager recommends approval of this transfer.

M. Liquor/Marijuana Licenses

20. Liquor License Actions

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

Liquor License - Renewal

Licensee: MSE, LLC d/b/a Lucky Lady

License Type: Beverage Dispensary License: #674 Location: 192 S. Franklin St.

Licensee: Alaska Red Dog Saloon LLC d/b/a Red Dog Saloon

License Type: Beverage Dispensary License: #2766 Location: 278 S. Franklin St.

Licensee: DeHart's Grocery d/b/a Statter Harbor Food & Fuel, LLC

License Type: Package Store License: #300 Location: 11735 Glacier Hwy.

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

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

N. PUBLIC HEARING

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

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

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

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

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

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

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

Public Comment:

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

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

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

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

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

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

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

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

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

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

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

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

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

Assembly Action:

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

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

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

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

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

OBJECTION by Ms. Adkison to offer an amendment.

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

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

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

Ms. Hughes-Skandijs withdrew her objection.

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

OBJECTION by Mr. Steininger to offer an amendment.

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

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

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

Roll Call Vote on Amendment #2

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

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

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

Mr. Smith, in speaking to the main motion, said tourism was a point of tension in the community. He outlined things the Assembly has done to manage cruise ship tourism including imposing a 5-ship limit, a daily passenger limit, the Tourism Best Management Practices program, investments in public transit infrastructure, limitations of what can be taken to the dump, and noted they were looking at a revolving loan fund for additional

improvements. He said there will still be five ships in town and that this dock would bring a 200 million dollar development, disperse traffic, and reduce emissions.

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

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

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

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

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

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

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

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

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

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

Nays: Ms. Hughes-Skandijs

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

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

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

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

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

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

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

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

Public Comment: -- None

Assembly Action:

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

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

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

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

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

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

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

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

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

Public Comment: -- None

Assembly Action:

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

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

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

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

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

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

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

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

Public Comment:

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

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

Assembly Action:

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

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

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

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

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

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

OBJECTION by Mayor Weldon to offer an amendment.

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

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

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

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

Roll Call Vote on Amendment #1:

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

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

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

OBJECTION by Ms. Hughes-Skandijs for an amendment.

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

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

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

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

Roll Call Vote on Amendment #2:

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

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

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

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

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

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

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

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

Public Comment: -- None

Assembly Action:

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

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

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

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

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

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

Public Comment: -- None

Assembly Action:

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

OBJECTION by Mr. Kelly for an amendment.

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

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

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

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

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

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

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

Public Comment: -- None

Assembly Action:

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

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

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

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

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

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

Public Comment: -- None

Assembly Action:

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

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

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

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

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

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

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

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

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

Public Comment -- None

Assembly Action:

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

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

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

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

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

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

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

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

Public Comment -- None

Assembly Action

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

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

O. UNFINISHED BUSINESS

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

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

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

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

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

Assembly Action:

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

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

P. NEW BUSINESS

Q. STAFF REPORTS

R. ASSEMBLY REPORTS

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

Committee and Liaison Reports

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

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

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

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

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

Presiding Officer Reports

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

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

S. ASSEMBLY COMMENTS & QUESTIONS

T. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

U. EXECUTIVE SESSION

33. Discussion on Collective Bargaining - if needed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

V. SUPPLEMENTAL MATERIALS

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

W. ADJOURNMENT

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

Signed: _____

Andi Hirsh, Deputy Clerk

Signed: _____

Beth A. Weldon, Mayor

REGULAR ASSEMBLY MEETING 2025-09

DRAFT 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 Uchytel, 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 Creek 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.

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'I Heeni Playground Design.

This request would transfer \$35,000 from the Juneau School District Deferred Maintenance CIP to the Dzantik'I Heeni Playground Design CIP. This funding corrects the current overage of approximately \$30,000 on the Dzantik'I 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.

Liquor License - Renewal

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 its 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.

Public Comment

None.

Assembly Action

MOTION 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.

Public Comment

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 pursuing 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 that was 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 pursued 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 ~~Tribes~~ 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 unceded 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 brought 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.

Assembly Action

MOTION 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 are outside their purview. She said that she does not 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 a 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 threatening 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 pursuing 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: _____

Elizabeth J. McEwen
Municipal Clerk

Signed: _____

Beth Weldon
Mayor

REGULAR ASSEMBLY MEETING 2025-10

DRAFT - MINUTES



June 9, 2025 at 7:00 PM

Assembly Chambers/Zoom Webinar

MEETING NO. 2025-10: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 7:15 p.m. by Mayor Beth Weldon. The meeting was conducted as a hybrid format, allowing for both in-person attendance and virtual participation via Zoom webinar.

A. FLAG SALUTE - Led by Ms. Adkison

B. LAND ACKNOWLEDGEMENT

Ms. Hall 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 (on Zoom), Assemblymembers Maureen Hall, Neil Steininger, Paul Kelly, Christine Woll, Ella Adkison, and Wade Bryson.

Assemblymembers Absent: Alicia Hughes-Skandijs

Staff Present: City Manager Katie Koester, Deputy Manager Robert Barr, City Attorney Emily Wright, Municipal Clerk Beth McEwen, Incoming Municipal Clerk Breckan Hendricks

D. SPECIAL ORDER OF BUSINESS

Mayor Weldon read a heartfelt proclamation honoring City Clerk Beth McEwen on the occasion of her retirement, recognizing her many years of dedicated and exemplary service to the city.

E. APPROVAL OF MINUTES

1. **2024 Assembly Retreat December 7, 2024 - Worksession Draft Minutes**
2. **January 23, 2025, Special Assembly Meeting 2025-05 Minutes-DRAFT**
3. **April 7, 2025, Regular Assembly Meeting 2025-07 - Minutes DRAFT**
4. **May 19, 2025, Regular Assembly Meeting 2025-09 Minutes-DRAFT**

MOTION by Mr. Kelly to approve December 7, 2024, and January 23, 2025, meeting minutes and asked for unanimous consent. *Hearing no objection, the minutes were approved.*

The minutes of the April 7, 2025, Regular Assembly meeting and the May 19, 2025, Regular Assembly meeting will be presented for approval at the July 28, 2025, Regular Assembly meeting.

F. MANAGER'S REQUEST FOR AGENDA CHANGES

Manager Koester requested the following agenda changes:

[Move Ordinance 2025-13 \(b\) from the Consent Agenda Item 8 and set public hearings for July 28, 2025, and August 18, 2025.](#)

[Move Ordinance 2024-01\(b\)\(AY\) from Public Hearing Item 4 to Public Hearing Item 1.](#)

[Move Resolution 4016 from Public Hearing Item 25 to Public Hearing Item 5.](#)
[Move Ordinance 2025-27 from Public Hearing Item 11 to Public Hearing Item 6.](#)

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.)*

Mayor Weldon explained that, because the Assembly added a second public hearing on the ranked choice voting ordinance, public testimony would not be taken at tonight's meeting. She also noted that for people who wish to testify on the request to purchase CBJ property located at Second and Franklin Street, the item was moved to under New Business.

Joyce Van Sickle, an Auke Bay resident, and grandmother of a newly sworn CBJ firefighter/paramedic, spoke in support of the proposed revisions to Chapter 35. She urged the Assembly to support the change allowing subdivisions on arterial roads to follow the underlying zoning rather than defaulting to the D1 lot size. Ms. Van Sickle shared that when she purchased her property in Auke Bay in 2012, she did so with the understanding that subdivision in the future would be possible. She stated that the time has come as she wants to help her grandchild build a home on a portion of her property; however, a 2015 code change now prohibits this as her lot is just 5,798 square ft, short of meeting the D1 minimum despite being in a D3 district. She said this code has been flagged by planning staff as a barrier to development for years, and that revising it now would remove restrictions.

Mr. Smith asked if Ms. Van Sickle was aware of the Title 49 re-write currently in the works and shared that there is a CBJ website where people can submit suggested changes. Ms. Van Sickle answered yes.

Liam Van Sickle, a Mendenhall Valley resident and the grandson previously mentioned, said his family has spent the past two years seeking contractors to subdivide their land so he can purchase a portion and build a home. He explained that the 2015 code revision has prevented this and requested that the Assembly review the regulation. Aware a revision may be forthcoming, he said the outcome would determine whether he could remain in town.

Marie Connerton, a downtown resident, stated that all the property listings on Zillow are in the Mendenhall River flood zone and urged that the proposed \$5 million for Telephone Hill redevelopment be redirected to valley flood protection.

Ron Peterson, a downtown resident, expressed concern that his daughter cannot safely walk home due to homeless-related issues in the valley. He shared reports from property owners about trespassing and attempted camping under decks. He requested that the Assembly form a task force to address the issue, including participation from service organizations such as the Glory Hall, St. Vincent de Paul, AWARE, veteran and Alaska Native organizations, and members of the homeless community.

Scott Jenkins, a Mendenhall Valley resident, spoke about vagrancy issues near the airport and

on private property. He referenced Municipal Code § 53.09.340, which prohibits camping in public rights-of-way not designated for that purpose, and questioned why the code is not being fully enforced. He noted a recent cleanup effort by the police and CBJ Streets and suggested that those involved in changing the law should have participated in the cleanup.

Mr. Bryson asked Mr. Jenkins how many times he has contacted the police regarding incidents on his property. Mr. Jenkins responded that he had not done so.

Megan Jenkins, a Mendenhall Valley resident, stated that the Glory Hall is publicly funded and questioned why individuals are not camping its property. She asked why there isn't a plan in place to assist people who were rejected by the Glory Hall. She suggested establishing a temporary campground on CBJ land in Hidden Valley, near services that support individuals in need, and requested the formation of a task force to address homeless camping.

Bree Jenkins, a Mendenhall Valley resident, and 11-year-old community member, expressed fear about playing outside due to safety concerns and asked the Assembly to take action.

Ke Mell, a Juneau resident, recounted that there was a decision the city made to not open the campground, and so the model of distributed camping is being used, which she believes is ineffective. She emphasized the need for designated spaces and suggested reopening the campground during the summer and the warming shelter during the winter.

Shoshana Seligman, a downtown resident, spoke in reference to her recent application to purchase CBJ land. She said she is willing to include the Assembly's desire for increased urban density downtown. She expressed willingness to incorporate the Assembly's goal of increased urban density and proposed developing an upscale tiny house village for seniors, in addition to housing current renters. She stated that if her proposal is not accepted, she would consider purchasing the property and selling it back once the City has a plan in place, developers engaged, and RFPs fulfilled. She asked the Assembly to consider her application.

Christine Millay, a Mendenhall Valley resident, expressed concern about ongoing vagrancy issues. While acknowledging compassion for those experiencing homelessness, she stated it is the City's responsibility to direct enforcement and the community's role to set boundaries. She shared that she has contacted the police multiple times regarding panhandling near businesses around the airport, but felt no action had been taken. She urged the Assembly to take action to prevent potential violence.

Karla Hart, a Mendenhall Valley resident, stated that she had sent an email regarding the Goldbelt and Royal Caribbean announcement and expressed concern about a lack of transparency. She requested that the Assembly consider meeting twice a month to allow more time for public comment and reduce the number of items on each agenda.

Mr. Kelly asked when the email was sent. Ms. Hart responded that she had sent it to the Assembly email and received a reply from Ms. Hall.

Dan Peters, a downtown resident and bike commuter, shared that he was nearly hit by a motorist who ran a stop sign. He questioned the hostility some drivers show toward cyclists and emphasized that bicycles are legally considered traffic. He referenced an online video showing cyclists briefly using a roundabout and said his testimony was intended to start a conversation about cyclist safety, as he fears for his life on the road.

Ms. Woll agreed that Juneau is not a cyclist-friendly community and asked what Mr. Peters would like to see from the City. Mr. Peters suggested implementing traffic calming measures, noting that excessive speeding is common. He added that he is speaking out because he regularly faces hostility while commuting by bike.

H. CONSENT AGENDA

(A brief at ease was observed at 7:52 p.m.)

1. Public Request for Consent Agenda Changes Other Than Ordinances For Introduction

Ms. Hart requested that Resolution 4012, Resolution 4015, and Resolution 4018 be removed from the Consent Agenda for individual consideration.

These items were moved from the Consent Agenda and placed under New Business. However, due to time constraints, they were not taken up during the meeting and were deferred to a future Assembly meeting for consideration.

2. Assembly Request for Consent Agenda Changes - None

3. Assembly Action

MOTION by Mr. Bryson to adopt the consent agenda, as amended, and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

A) Ordinances for Introduction

1) Ordinance 2025-19 An Ordinance Amending the Purchasing Code to Remove the Juneau Bidder Preference.

Local proposer requirements and preferences have been litigated extensively. Repeatedly, at numerous levels, they have been found to be unconstitutional. This ordinance removes the Juneau Bidder Preference language contained in the purchasing code.

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

2) Ordinance 2025-30 An Ordinance Amending the City and Borough Chapter 36.70 Code Relating to Chronic Nuisance Properties.

In 2019, the Assembly enacted this code provision in Ordinance 2019-30. The Assembly designated that the code would sunset after three years. The Juneau Police Department requested the reinstatement of this code provision to assist with their response to chronic nuisance properties, as they experienced positive changes by property owners in response to the code. This ordinance

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removes the sunset provision and makes small housekeeping updates.

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

3) Ordinance 2025-31 An Ordinance Amending the Definitions of Chapter 69.08, Excise Tax on Tobacco Products.

The purpose of this ordinance is to update the definition of tobacco and other tobacco products to include a variety of items in the market that are not specifically included in the original definitions of code.

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

4) Ordinance 2025-32 An Ordinance Amending the Sales Tax Code of the City and Borough of Juneau.

The Assembly directed staff to draft an ordinance for the October 2025 ballot which would modify CBJ sales tax rates and exempt food and utilities from sales tax. This ordinance implements a new permanent sales tax at a rate of 2.5% October 1 through March 31 and 6.5% April 1 through September 30, repeals the temporary 3% sales tax and permanent 1% sales tax, and exempts essential food and utilities from sales tax.

This ordinance is based on the discussion points and recommendations presented at the AFC on May 21, 2025.

The City Manager recommends the Assembly introduce this ordinance and refer it to the next AFC meeting.

5) Ordinance 2025-33 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$8,000,000 to Finance Water and Wastewater Utilities Capital Improvements within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 7, 2025.

This ordinance would send a bond package to the voters to consider in the municipal election on October 7, 2025. This ordinance would send one general obligation bond proposition of up to \$8 million for water and wastewater utility infrastructure improvements, including, but not limited to, work at the Mendenhall Wastewater Treatment Plant. As part of the utility rate-setting process, the Assembly determined a rate structure that would require cash infusion from outside the utility in order to maintain the water and wastewater infrastructure. This bond proposal addresses the capital project needs in the short-term. Project costs exceeding the bond amount will be funded from Wastewater fund balance.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 7, 2025 election ballot during the Assembly Finance Committee meeting on May 21, 2025.

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

6) Ordinance 2025-34 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$10,735,000 to Finance Capital Improvements at Various Schools within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 7, 2025.

This ordinance would send a bond package to the voters to consider in the municipal election on October 7, 2025. This ordinance would send one general obligation bond proposition of up to \$10.735 million for school capital improvements in the borough. School improvement projects identified include reroofing projects at several schools, security and safety upgrades districtwide, boiler room renovation and upgrades at several schools, and playground site preparation at Dzantik'i Heenia school.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 7, 2025 election ballot during the April 30, 2025 Assembly Finance Committee meeting.

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

7) Ordinance 2025-01(b)(B) An Ordinance Appropriating up to \$50,000 to the Manager for October 2025 Ballot Initiative Advocacy; Funding Provided by General Funds.

This ordinance would appropriate up to \$50,000 for October 2025 ballot initiative advocacy. Several ballot initiatives are being considered by the citizens of Juneau for the October 2025 election which may have a direct impact on the finances of the CBJ. The Assembly has determined that due to the specialized nature of the CBJ budget and financial considerations, it is important for the Assembly and City staff to robustly communicate with voters and provide up-to-date financial projections. These funds would be used to hire a marketing firm to provide communications to the public regarding ballot initiatives before the voters in 2025.

The Committee of the Whole directed staff to draft this appropriating ordinance at the June 2, 2025 meeting.

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

8) Ordinance 2025-13(b) An Ordinance Amending the Election Procedures Code to Include General Procedures for Ballot Count, Related to Ranked Choice Voting.

Assemblymember Adkison has proposed Ordinance to implement rank choice voting for CBJ elections. If passed, ranked choice voting would be implemented for the October 2026 local elections. Ranked choice voting was discussed at the February 3 and March 3 HRC meetings. The Assembly reviewed the ordinance at its June 2 Committee of the Whole, directed staff to develop educational materials, and moved this ordinance to the full Assembly for Introduction.

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

Note: Removed from the Consent Agenda and set for public hearings for July 28, 2025, and August

18, 2025, during the Manager's request for agenda changes.

B) Resolutions

1) Resolution 3087 A Resolution Authorizing the Execution of an Agreement with the Alaska Department of Transportation & Public Facilities for Transportation Alternatives Program (TAP) Funding for a Replacement Bridge Over Montana Creek.

This resolution authorizes the City Manager to enter into an agreement with the Alaska Department of Transportation and Public Facilities (DOT) for a grant through the Transportation Alternatives Program (TAP) funding for the design and construction of a 130 foot bridge. The bridge will replace a failed bridge that connects Montana Creek Road to the Montana Creek Recreation Area. This area is used by hikers, bikers, skiers, anglers, hunters, foragers and dog walkers. The bridge connects the Mendenhall Valley to the Windfall Lake and Eagle Beach Recreational area via the Montana Creek Trail. The grant award requires the CBJ to provide a \$25,000 match and DOT has committed to providing the remainder of the 9.03% match. The CBJ match will be provided from existing funds within the Parks and Recreation Trails CIP. Upon construction completion, CBJ will take over management, maintenance and ownership of the bridge and a short section of trail that is within CBJ parkland.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4012 A Resolution Reserving up to \$3,045,800 of the Restricted Budget Reserve for the Eaglecrest FY26 Budget Deficit.

This resolution formally reserves the amount of budgeted deficit for Eaglecrest operations in the FY2026 budget as required by Charter.

The Assembly approved the deficit budget and source of reserve during the Assembly Finance Committee meeting on May 21, 2025.

Note: *This agenda item was not discussed due to time constraints.*

The City Manager recommends the Assembly adopt this Resolution.

3) Resolution 4014 Resolution 4014 A Resolution Providing for Interest Rates For The General Obligation Bonds Being Issued Through Negotiated Sale by Piper Sandler & Co.

On or about July 10, 2025, CBJ is scheduled to sell approximately \$22.75 million in general obligation bonds approved by voters in the October 1, 2024 municipal election.

The issuance of bonds was authorized by the Assembly in Ordinance 2025-24 adopted May 19, 2025. The final Assembly action, per CBJ Charter, related to these bonds is to "prescribe" (set/accept) by resolution the interest rates and annual principal maturity payment dollar amounts.

CBJ legal counsel, K&L Gates, has prepared Resolution 4014 to adopt the interest rates, via delegation to the City Manager, and set other final bond sale terms.

Schedule A of the resolution lists the years and amounts when the bonds will mature and sets the maximum interest rates authorized. The aggregate interest cost for all the bonds is estimated to be near 4.50%.

The City Manager recommends the Assembly adopt this Resolution.

4) Resolution 4015 A Resolution Ratifying the Labor Agreement between the City and Borough and the Marine Engineers Beneficial Association for Fiscal Years 2026, 2027, and 2028.

This resolution would provide Assembly ratification, as required by CBJ 44.10.020, of the terms of the tentative agreement negotiated between the City and Borough of Juneau and the Marine Engineers' Beneficial Association (MEBA) for a collective bargaining agreement that will go in effect on July 1, 2025, and expire on June 30, 2028.

The tentative agreement includes economic modifications of annual wage increases of 3%, 3%, and 5% during the three years of the contract, provides lump sum payments of \$2,750 and \$2,000 in the first two years of the contract, and increases to the employer contribution to health insurance of up to approximately 5% for the second and third year of the contract. There are also increases to swing, grave, and weekend shift differential, standby pay, and tool allowance, effective in the first year of the contract.

The tentative agreement also includes adding Juneteenth as an observed holiday for MEBA members, starting on June 19, 2025. Finally, there are minor housekeeping language changes to the collective bargaining agreement.

This tentative agreement has been put out for ratification vote by the MEBA membership, but the voting period is scheduled to be completed on June 8, 2025. Assembly ratification of this tentative agreement is conditioned on MEBA ratification of the tentative agreement.

The economic terms are in keeping with Assembly direction.

The City Manager recommends the Assembly adopt this Resolution.

***Note:** This agenda item was not discussed due to time constraints.*

5) Resolution 4018 A Resolution Amending the Personnel Rules and Approving Economic Terms between the City and Borough of Juneau and Non-represented Employees for Fiscal Years 2026, 2027, and 2028.

This resolution would provide Assembly approval for certain economic terms of employment in FY23 to FY25 for non-represented employees and approve the corresponding changes to the Personnel Rules. Specifically, this resolution approves annual wage increases of 3%, 3%, and 5% for FY26, FY27, and FY28, lump sum payments of \$2750 and \$2000 in FY26 and FY27, and increases to the employer contribution to health insurance by up to approximately 5% each year in FY27 and FY28. Starting in FY26, there are also increases to shift differentials, standby pay, and tool allowance that are provided in the Personnel Rules and other language changes in Personnel Rules 7, 11, and 18.

The resolution is in accordance with previous Assembly direction.

The City Manager recommends the Assembly adopt this Resolution.

Note: This agenda item was not discussed due to time constraints.

C) Liquor/Marijuana Licenses

Liquor & Marijuana License Actions

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

Liquor License - Renewal

Licensee: Shayz LLC d/b/a Squirez

License Type: Beverage Dispensary License: #76 Location: 11806 Glacier Hwy.

Liquor License - Transfer (New Owner)

Transfer From: MSE, LLC d/b/a The Lucky Lady Pub (previous owner - Erickson) Transfer To: MSE, LLC d/b/a The Lucky Lady Pub (new owner - Haas & Rider) License Type: Beverage Dispensary License: #674 Location: 192 S. Franklin St.

Marijuana License - Transfer of Controlling Interest (w/in the licensed entity) Licensee: Top Hat, Inc. d/b/a Top Hat

License Type: Standard Marijuana Cultivation Facility License: #10270 Location: 2315 Industrial Blvd Suite A

Licensee: Top Hat Concentrates, Inc. d/b/a Top Hat Concentrates

License Type: Marijuana Product Manufacturing Facility License: #10271 Location: 2315 Industrial Blvd Suite B

Marijuana License - Transfer of Ownership

Transfer From: ForgetMeNot Enterprises, Inc. d/b/a Glacier Valley Shop Transfer To: Prestige WorldWide MGMT LLC d/b/a Glacier Valley Shop

License Type: Retail Marijuana Store License: #13217 Location: 8505 Old Dairy Rd. Suite 1

Transfer From: ForgetMeNot Enterprises, Inc. d/b/a Glacier Valley Enterprises Transfer To: Prestige WorldWide MGMT LLC d/b/a Glacier Valley Enterprises License Type: Standard Marijuana Cultivation Facility License: #13221 Location: 8505 Old Dairy Rd. Suite 2

Transfer From: ForgetMeNot Enterprises, Inc. d/b/a Southeast Essentials Transfer To: Prestige WorldWide MGMT LLC d/b/a Southeast Essentials

License Type: Marijuana Product Manufacturing Facility License: #13222 Location: 8505 Old Dairy Rd. Suite 3

Staff from the 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 hard copy upon request to the Clerk's Office.

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

D) Bid Awards

1) Bid Award - DH25-021 Taku Harbor Improvements

Bids opened for the subject project on May 28, 2025. The bid protest period expired at 4:30 p.m. on May 29, 2025. Results of the bid opening are: **BIDDER TOTAL BID**

Trucano Construction Company	\$ 930,330.00
Duwamish Services, LLC	\$ 2,711,320.00
Engineer's Estimate	\$1,295,400.00

This Project consists of demolition of existing timber boarding floats, steel pipe piles and installation of new steel pipe piles, aluminum gangway and catwalks and other miscellaneous improvements for the approach floats at Taku Harbor.

The Docks and Harbors Board of Directors reviewed and recommended bid award at the May 29, 2025 regular Board meeting.

The City Manager recommends the Assembly approve DH25-021 (Taku Harbor Improvements) award to Trucano Construction Company for \$930,330.

Funding is provided by 2022 1% Sales Tax Initiative and Dingell-Johnson Sport Fish Grant.

E) Transfers

1) Transfer Request 2518 A Transfer of \$114,199 from P41-101 Savikko Park Improvements to P41-110 Sports Field Resurfacing and Repairs.

This request would transfer \$114,199 from the Savikko Park CIP to the Sports Field Resurfacing and Repairs CIP. The Savikko Park CIP is ready to be closed and does not require the remaining funds. These funds would contribute toward ongoing work in the Sports Field Resurfacing and Repairs CIP.

The Public Works and Facilities Committee approved this request at the September 9, 2024 meeting.

The City Manager recommends approval of this transfer.

2) Transfer Request 2519 A Transfer of \$395,948 from CIP B55-088 Emergency Department Emergency Records Update to B55-083 Emergency Department Addition.

This request would transfer \$395,948 from the Emergency Department Emergency Records Update CIP to the Emergency Department Addition CIP. These funds would contribute toward costs associated with the hospital's emergency department expansion and improvements. The Emergency Department Emergency Records Update CIP is complete and ready to close.

The City Manager recommends approval of this transfer.

3) Transfer Request 2520 A Transfer of \$45,000 from CIP A50-102 Terminal Construction to CIP A50-104 Ramp Improvements.

This request would transfer \$45,000 of Airport Funds from the Terminal Construction CIP to the Ramp Improvements & RON CIP. These funds would provide for the modification of previously installed light poles on the 121 apron to meet Federal Aviation Agency (FAA) height requirements. The modification work is not FAA reimbursable. The Terminal Construction CIP will retain sufficient funds for project work.

The Airport Board approved this request at the June 3, 2025 Special Airport Board meeting.

The City Manager recommends approval of this transfer.

F) Other

1) Request to Purchase CBJ Property Located at 2nd and Franklin Streets, Juneau

In April 2025, the Lands Office received a request to purchase the CBJ property located at the corner of 2nd Street and Franklin Street from James Bibb at NorthWind Architects, representing The Great North Inn & Residences. The application proposes purchasing the property from the CBJ at fair market value to build a project of about 7 floors with street access for commercial tenants along Franklin Street. This property has been included in the 2025 Adopted Assembly Goals under “Continue planning and implementation of (re)development of Telephone Hill, Pederson Hill, 2nd/Franklin, and CBJ land recently re-zoned to encourage density.” CBJ Code 53.09.260 (a) states that “the proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.” The LHED Committee reviewed this application at the May 5, 2025 meeting and passed a motion to forward this application to the Full Assembly with a motion for direct negotiations with the original proposer.

The City Manager recommends the Assembly adopt a motion to further consider this disposal by direct negotiations with the original proposer.

***Note:** This agenda item was not discussed due to time constraints.*

I. PUBLIC HEARING

1. Resolution 3090(b) A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2026 through 2031, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2026.

This resolution would adopt the Capital Improvement Program (CIP) for Fiscal Years 2026 through 2031, as required by Charter Section 9.4, and lists the capital projects that will be initially appropriated by ordinance in FY26.

The Public Works and Facilities Committee reviewed the preliminary CIP at its March 17, 2025 meeting and forwarded the plan to the Assembly.

The CIP resolution was introduced at the April 5, 2025 Special Assembly meeting and referred to the Assembly Finance Committee (AFC) for deliberation. An opportunity for public comment was provided at the Special Assembly meeting on April 30, 2025.

The AFC referred the amended resolution to the full Assembly for adoption at the May 21, 2025 meeting. The Charter requires adoption of the FY26 CIP by June 15.

The City Manager recommends the Assembly take public testimony and adopt this resolution, as amended by the Assembly Finance Committee.

Public Comment

None

Assembly Action:

MOTION by Ms. Woll to adopt ordinance 3090(b) and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

2. Ordinance 2025-03(b) An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2025 Based Upon the Proposed Budget for Fiscal Year 2026.

This ordinance establishes the mill rates for property taxes for 2025, which funds a significant portion of the City and Borough of Juneau's FY26 operating budget. The Charter requires the Assembly to adopt, by ordinance, the tax levies necessary to fund the budget before June 15. The mill levies presented in this ordinance support the Manager's FY26 Proposed Budget as amended by the Assembly Finance Committee (AFC). As part of the budget review process, the AFC reviews, amends and recommends to the Assembly the final mill levies. For FY26, the AFC recommends an increase of 0.20 mills from the FY25 Adopted Budget, resulting in a total mill levy of 10.24 mills, the components of which are:

Operating Mill Rate by Service Area

Areawide: 6.40 (an increase of 0.20 from FY25 Adopted) Roaded Service

Area: 2.45 (flat from FY25 Adopted)

Fire Service Area: 0.31 (flat from FY25 Adopted)

**Operating Total: 9.16 (an increase of 0.20 from FY25 Adopted) Debt Service:
1.08 (flat from FY25 Adopted)**

Total Millage: 10.24 (an increase of 0.20 from FY25 Adopted)

An opportunity for public comment was provided at a Special Assembly meeting on April 30, 2025. The AFC reviewed the mill rate ordinance at its meetings on April 5, May 14 and May 21, 2025, referring the amended ordinance to the full Assembly for adoption.

The City Manager recommends the Assembly take public testimony and adopt this ordinance, as amended by the Assembly Finance Committee.

Public Comment

Ke Mell, a Downtown resident, requested the Assembly to increase the mill rate and pass a balanced budget.

Assembly Action

MOTION by Ms. Adkison to adopt Ordinance 2025-03(b) and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

3. Ordinance 2025-01(b) An Ordinance Appropriating Funds from the Treasury for FY26 City and Borough Operations.

This ordinance appropriates \$535,301,600 in expenditure authority for the City and Borough of

Juneau's FY26 operating budget, excluding the School District. This ordinance appropriates all transfers between funds that support operations, debt service and capital projects as well as the associated expenditures within the funds themselves.

This ordinance also recognizes \$517,361,800 of forecast revenue and transfers-in and decreases fund balances, across all funds, by \$17,939,800. The forecast revenue and draw from fund balance are sufficient to fund the budgeted expenditures.

The original ordinance was introduced at the April 5, 2025, Special Assembly meeting and referred to the Assembly Finance Committee (AFC) for deliberation. An opportunity for public comment was provided at the Special Assembly meeting on April 30, 2025. The AFC referred the amended budget ordinance to the full Assembly for adoption at the May 21, 2025, meeting. The Charter requires adoption of the FY26 operating budget by June 15.

The City Manager recommends the Assembly take public testimony and adopt this ordinance, as amended by the Assembly Finance Committee.

Public Comment

Pat Harris, a Mendenhall Valley resident, expressed concern about the proposed cuts to the Jensen-Olson Arboretum. She recalled that the city and Carolyn Jensen made a deal to acquire the property, and that it was a gift to the city that came with an endowment. She spoke about the community functions that are held at the Arboretum and asked the Assembly to keep it well-funded.

Assembly Action:

MOTION by Mr. Steininger to adopt Ordinance 2025-01(b) and asked for unanimous consent.

Mayor Weldon objected for the purposes of an amendment and passed the gavel to Mr. Bryson.

AMENDMENT #1 by Mayor Weldon to reduce the appropriation to the Juneau Economic Development Council (JEDC) by \$100,000.

Mayor Weldon explained that, with the City's budget facing potential impacts from a mill rate cap and declining sales tax revenue, she looked for small reductions. She proposed a \$100,000 cut to JEDC, citing its \$4 million fund balance.

Ms. Woll objected to the amendment, noting that the budget process began in December, when discussions about service reductions should have occurred. She emphasized that the City provides operational funding to partner organizations and that last-minute cuts are not appropriate. Regarding the proposed JEDC reduction, she explained that fund balances are treated differently from operational funds, and it is not standard practice to rely on reserves for ongoing operations. She said the logic behind the proposed cut does not align with how the Assembly typically approaches funding.

Deputy Mayor Smith also objected, stating that JEDC's fund balance is not idle. He explained that portions of it support a revolving loan fund and other economic development initiatives, emphasizing that the funds are actively used.

Ms. Hall said she opposes the amendment because JEDC is an important organization. She said this

conversation underscores the need for the Assembly to strengthen its partnership and direction.

Mr. Steininger said he opposes the amendment. He suggested that the Assembly was too optimistic in its discussions in December about choosing to keep the budget flat. He explained that he would be more comfortable with today's conversation if the Assembly were to apply this same conversation to all of the city's community partners. He said that the Assembly needs to have a more robust conversation about how it is distributing money and using its tax revenues. He said he also does not have an understanding of how this reduction would impact the city's ability to address economic development in Juneau.

Mayor Weldon withdrew Amendment #1.

Mayor Weldon objected for the purposes of an amendment.

AMENDMENT #2 by Mayor Weldon to reduce the appropriation to Jensen-Olsen Arboretum by \$112,100.

Mayor Weldon stated that this served as a lesson to the public, noting she had attempted to cut \$212,000 from the budget that evening without success. She encouraged the community to consider, over the summer, the implications of reducing City revenue and what services they would be willing to cut as a result. She closed by noting that she personally likes the Jensen-Olsen Arboretum, one of the two budget cuts she had proposed.

Mayor Weldon withdrew Amendment #2

Chair Bryson noted the importance of the discussion, pointing out that the Assembly could not agree on a \$200,000 cut today, despite potentially facing cuts in the millions in the future. He then returned the gavel to Mayor Weldon.

Hearing no objection, the motion to adopt Ordinance 2025-01(b) passed by unanimous consent.

(The Assembly a brief 10 minute at-ease)

4. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public Comment

Joshua Adams, a Douglas resident, urged members to consider the funding implications of the Telephone Hill project, noting it would divert money from voter-approved projects such as Pederson Hill and the Second and Franklin St. project, as well as other housing initiatives. He expressed strong opposition to the project, citing financial and social concerns.

Maureen Conerton, a downtown resident and Telephone Hill resident, asked about the project's costs. She recalled that the demolition was initially estimated at \$500,000, but now that figure is \$9 million. She questioned why this increase wasn't on the ballot emphasized that the public should be consulted.

Tony Tengs, a downtown resident, opposed the proposal, stating that it would allocate \$9 million in public funds to demolish historically significant homes. He questioned whether the investment could be recovered and urged the Assembly to delay the project.

Mark Whitman, recounted that on May 5, the Assembly directed funding for phase one of the Telephone Hill redevelopment. He stressed that the construction cost would be \$5.5 million, with a total cost of \$9 million, which would be taken from other projects. He said that work would be done on the hill without a developer even signing on to the project. He pointed to comments from the City Manager that nobody would be evicted without a timeline and redevelopment plan. He urged that the Assembly approve option four to wait and build reserves to build the entire project.

Skip Gray, Twin Lakes resident, asked that the Assembly not approve this ordinance. He said that demolishing the homes and spending \$9 million to make the site look attractive to developers puts the cart before the horse. He said that if the city does find a developer, it would still take several years from concept to construction. He asked that the Assembly wait until a solid plan for construction is in place before the city evicts people and knocks down the homes.

John Ingalls, a Juneau resident, said he invested significant effort into his home but was never had the opportunity to buy it. He expressed dissatisfaction with the three project alternatives and worried that the trees he planted would be removed to make way for dense housing. He characterized the proposal as a poor reflection on Juneau, noting the city's high concentration of millionaires, and suggested the project might prompt some wealthy residents to relocate.

Shoshana Seligman, a Telephone Hill resident questioned the legality of eviction notices sent after the ordinance was introduced but before it was finalized. She noted that the City Manager's May 5 memo set evictions for July 15, but at the May 19 meeting, residents were given until October 1. She requested that eviction notices be issued on November 15, during a lull in the rental market.

Linda Buckly, an Auke Bay resident, expressed appreciation for the beauty of green spaces and emphasized the sense of community on the hill, stating she would hate to see it destroyed.

Ms. Woll asked about the proposed designs that include green spaces. Ms. Buckley said trees take a long time to grow, and she's worried that the hill would become an undeveloped mudhole.

Karla Hart, a Mendenhall Valley resident, expressed concern that the City is neglecting its financial foundation by planning to displace 13 families. She questioned the Assembly's apparent rush to

approve the project. Hart noted that while the ordinance prohibits project work before October 1, 2025, it does not address the displaced families. She urged that residents be allowed to stay and that the City develop a clear vision before proceeding with demolition.

Susan Clark, a downtown resident said there is no rush to proceed, especially given the national economic climate. She noted that the 19 properties on the hill were taken over by the state in 1983 and formally transferred to the city in February of last year, allowing time for careful consideration. She stated that the 4.2-acre site includes the downtown parking transit center, an adjacent parking lot, and the current park. She added that developers may be reluctant to bid on the project due to uncertain costs and timelines for completing the high-rises.

Roald Simonson, a downtown resident, stated that the hill is a focal point and expressed concern that the proposed buildings would be inappropriate and an eyesore. He referenced examples of 20th-century urban design projects that were initially seen as necessary but later widely regretted. He urged the City to reconsider the project with greater focus on community identity.

Will Muldoon, downtown resident expressed confusion over the rush to complete this phase of the project and noted a lack of a clear collective vision in the proposed timelines. He encouraged the Assembly to research the Grace Harbor levy rebuild project in Aberdeen, Washington, which was canceled by the federal government after eight years.

Michelle Seidman, a downtown resident recalled that the state acquired the property in the 1980s through eminent domain, relocating residents, but no development occurred since then. She expressed concern that a similar situation could happen again. She noted that developers might envision costly demolition and stated she does not want the City to bear that expense or displace residents before a clear plan is in place.

Assembly Action:

MOTION by Mr. Bryson to adopt Ordinance 2024-01(b)(AY) and asked for unanimous consent.

Mr. Kelly objected to the adoption of the ordinance. He noted the Assembly is proceeding with only one interested party and no signed commitment. He expressed a preference to delay the project until a developer is formally committed, as the project will not increase housing stock otherwise.

Ms. Woll objected for the purposes of a question. She asked about the willingness in the development community to make such a commitment before the Assembly takes action. Manager Koester responded that there is no firm plan yet, which prompted the City's request for information to obtain clearer details from developers. She noted only one response was received, lacking planning specifics. Manager Koester explained that local developers are hesitant to assume the risks of property demolition, which is why she recommends proceeding with site preparation and demolition to advance the project.

Ms. Woll spoke in support of the ordinance, acknowledging the concerns raised by many testifiers about the high costs and uncertainties involved. She explained that building affordable, high-density housing in Juneau requires significant investment. She expressed desire that the Assembly could sign an agreement with a contractor that would ensure that families would not be evicted until there's a plan to get ten times the current number of residents. She said she is excited to

move forward with investing the necessary resources to develop affordable high-density housing.

Mr. Bryson spoke in support of the motion. He noted that many of the arguments raised were similar to those made during the Peterson Hill investment debate, when critics said the project was too expensive and beyond the City's scope. He pointed out that development is now occurring there because the City undertook the difficult and costly groundwork. In response to testimony suggesting the project is being rushed, he asked Telephone Hill residents how much time would be considered sufficient, noting the project has been discussed for five years and should not come as a surprise.

Mayor Weldon objected and asked for the current cost of maintaining the homes on Telephone Hill. Manager Koester responded that she did not have an estimate but noted that the City has been an absent landlord, with no maintenance performed on the properties. As a result, some structures have leaky roofs and rot. She stated that continued neglect poses health and safety risks. Manager Koester offered to provide a site assessment to Assembly members. Mayor Weldon then withdrew her objection.

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

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

Nays: Kelly

Motion passed, 7 Yeas: 1 Nay

Note: *Moved to Public Hearing Item 1 during Manager's request for agenda changes.*

5. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public Comment:

None

Assembly Action:

MOTION by Mr. Kelly to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

6. EXECUTIVE SESSION - Discussion on Collective Bargaining

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

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

The City Manager requested that the Assembly pause Public Hearing at this point in the agenda and enter into Executive Session to discuss Collective Bargaining.

MOTION by Mr. Smith that the Assembly enter into executive session.

Ms. Woll requested to be recused from any discussion related to the AFF union, citing a conflict of interest due to a family member's affiliation with the union. She stated that she would participate in discussions regarding other collective bargaining agreements but would recuse herself if and when the AFF union becomes a topic of discussion.

Hearing no objection, the motion was adopted by unanimous consent. The Assembly retired into Executive Session at 9:40 p.m. The Assembly returned from Executive Session at 10:28 p.m.

7. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public Comment

None

Assembly Action

MOTION by Ms. Woll to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

8. 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 sight 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 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 the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

9. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 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 the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

10. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 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 the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

11. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public comment:

Karla Hart, a Mendenhall Valley resident, said these rate increases are hard on single family households. She said there is no incentive for people to be efficient with their water and sewer, and that the small households are paying a disproportionate amount.

Assembly Action:

MOTION by Mr. Bryson to adopt Ordinance 2025-27 and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

Note: Item moved to Public Hearing Item 6 during the Manager's request for agenda changes.

12. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public Comment

None

Action:

MOTION by Mr. Kelly to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

13. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public comment

None

Action

MOTION by Mr. Bryson to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

14. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public Comment

None

Action

MOTION by Ms. Woll to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

15. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

The bid award for this project is located in the Unfinished Business section of this meeting agenda.

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

Public Comment

None

Action

MOTION by Ms. Adkison to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

16. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public Comment

None

Action

MOTION by Mr. Steininger to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

17. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public Comment

None

Action

MOTION by Ms. Hall to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

18. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public Comment

None

Action

MOTION by Mr. Kelly to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

19. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025 meeting.

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

Public Comment

None

Assembly Action

MOTION by Mr. Bryson to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

20. Transfer Request 2517 A Transfer of \$1,400,000 from CIP D14-101 Outburst Flooding Improvements to CIP D14-105 HESCO Barriers Additional Phases.

This request would transfer \$1,400,000 from the Outburst Flooding Improvements CIP to the HESCO Barriers Additional Phases CIP. After reviewing the outburst flood inundation maps provided by Michael Baker International (MBI), it is evident that more flood mitigation is necessary to protect high-value CBJ assets and private infrastructure from the potential of a 17 foot or 18-foot flood level.

These funds would contribute toward the installation of approximately 3,200 feet of HESCO barriers from the end of HESCO barriers Phase 1 at Rivercourt Way and continue downstream along the maintenance road and trail that runs along the west side of Dimond Park to the CBJ Dimond Park property line beyond the Kaxdigoowu Heen Elementary School. Phase 1A is estimated to be \$500,000. The remaining funds would be used for potential future extensions of the HESCO barriers upon approval by the Assembly.

The Committee of the Whole approved this request at the May 12, 2025 special meeting.

The City Manager recommends approval of this transfer.

Public Comment

None

Action

MOTION by Ms. Woll to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

21. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 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 the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

22. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 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 the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

23. 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 Systemic Racism Review Committee reviewed this ordinance at its May 20, 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 the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

MOTION by Mr. Bryson to suspend rules and the extend meeting to 11:15pm.

Roll Call Vote Suspend Rules to Extending Meeting

Yeas: Hall, Steininger, Adkison, Weldon

Nays: Kelly, Woll, Bryson

Motion fails, 4 Yeas: 3 Nay

24. Resolution 4017 A Resolution Authorizing the Manager to Grant an Access and Utility Easement Across City and Borough Property U.S. Survey 3846 Lot 1.

In April, Zach and Nicole Liscio, the owners of U.S.S. 1287 TR B1, a property without road frontage north of the Juneau Douglas Bridge on Douglas Island, applied to acquire an easement on CBJ property in order to provide access and utilities to their property. The applicants first approached the CBJ for a grading permit. When they learned the existing easements did not allow for vehicular access to their property line, they applied for an access and utility easement. Fair market value has been determined to be approximately \$4,300.

The Lands, Housing and Economic Development Committee reviewed this request at the May 5, 2025, meeting and passed a motion of support for granting this easement.

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

***Note:** This agenda item was not discussed due to time constraints.*

25. Resolution 4016 A Resolution Authorizing the Manager to Acquire the Property with the Legal Description of Juneau Island by Donation to the City and Borough of Juneau from the U.S. Department of Interior Bureau of Land Management.

The Secretary of the U.S. Department of the Interior is authorized to convey the property and facilities located on Mayflower Island to the City and Borough of Juneau without reimbursement, title, and all interest of the United States. Earlier this year, the Bureau of Land Management informed the CBJ that if the CBJ does not accept this property as a donation, then BLM will sell the property through a BLM competitive disposal process. Douglas Indian Association has requested that, if the CBJ acquired this property, the CBJ would then transfer ownership to DIA. The 2025 Assembly Goals for Community, Wellness, and Public Safety include Goal E: "Support Douglas Indian Association's efforts to acquire Mayflower Island". This resolution is a step forward in achieving that Assembly goal.

The Lands, Housing and Economic Development Committee reviewed this topic at the May 5, 2025 meeting and passed a motion of support to draft a resolution to forward to the full Assembly for public hearing, accepting this property from BLM with the intention of disposing of it to DIA for less than fair market value.

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

Public comment

Barbara Cadiente-Nelson, a downtown resident, said she is here on behalf of Douglas Indian

Association President Clarence Laiti to bear witness to passage of this resolution. She recalled being present in 2012 as a school district staff member when the graves were unearthed and said that, since that time, the tribe and the city collaborated to bring about wellness to the community. She said even some non-tribal members reached out to help resolve and bring about healing. She highlighted that while the island is referred to as Juneau Mayflower Island 3844 Lot 1 Survey 13967 Lot 2, its indigenous name is Where the Sun's Rays Touch First (Tlingit translation), a name that belongs to the tribe.

Norene Nelson, a Douglas Indian Association tribal member, said this is a step to healing and thanked the Assembly for doing the right thing.

Dionne Cadiente-Laiti a Mendenhall Valley resident, read an excerpt from a 1995 report. "In 1946, the Douglas Indian Association approached the Alaskan Native Service for a loan to purchase small boats for the Native American fishermen of the Douglas Indian Village because, for insurance reasons, such a loan could not be secured without a proper harbor. The Alaskan Native Service approached the City of Douglas and the Army Corps of Engineers for help building a small boat harbor to be located directly in front of the Douglas Indian village. The City of Douglas and Corps of Engineers responded to this request with a promise to 1) dredge a harbor 2) to use the dredge material to backfill the tidelands where the Indian village was located, and 3) rebuild the Indian village on the new backfilled site." She said that, instead of any of that happening, the village was burned 16 years later, and here is this resolution 63 years later. She thanked the Assembly for writing this resolution that affirms a promise made 63 years ago that this land be restored to the tribe. She shared that, out of the 1995 report, the Indian Law Center made two recommendations: one was to return Mayflower School to the tribe, and the other was to return Mayflower Island.

Alyssa Cadiente-Laiti-Blattner, a Mendenhall Valley resident, shared that she works at the Douglas Indian Association and said tonight is a powerful moment for the community. She said the tribe is grateful to the city's support in returning stewardship of Mayflower Island, a traditional subsistence site, and that it the return represents a restoration of a sacred connection and a step forward in healing the harm of the 1962 fire. She said this transfer shows what is possible when entities work together. She said her daughter is a descendent and will learn the history of what was taken and this new history of recognition. She thanked all those at the city for assisting in this effort.

Karla Hart, a Valley resident, said she is in support of the resolution.

Assembly Action:

MOTION by Ms. Hall to adopt Resolution 4016 and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

Note: *Moved to Public Hearing Item 5 during the Manager's request for agenda changes.*

J. UNFINISHED BUSINESS

1. Bid Award - DH25-049 Statter Harbor Office Re-roof

Bids opened for the subject project on June 4, 2025. The bid protest period expired at 4:30 p.m. on June 5, 2025. Results of the bid opening are:

BIDDER	TOTAL BID
Dawson Construction	\$ 199,300.00
Carver Construction	\$ 204,955.59
Wolverine Supply	\$ 347,000.00
Day Night Construction	\$ 409,999.69
Engineer's Estimate	\$ 300,000.00

The project is a replacement of metal roofing, roof curb and flashing on the Statter Harbor Office building. The work includes removal of existing roofing, temp removal and support of electrical and mechanical equipment as required to install new underlayment, metal roofing and metal flashing.

The Docks and Harbors Board of Directors reviewed and recommended bid award at the June 5, 2025 Special Board meeting.

The City Manager recommends the Assembly approve DH25-049 (Statter Harbor Office Re-roof) award to Dawson Construction for \$199,300. Funding is provided by Harbors Enterprise.

***Note:** This agenda item was not discussed due to time constraints. meeting.*

K. NEW BUSINESS

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

There are 13 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.

***Note:** This agenda item was not discussed due to time constraints.*

L. STAFF REPORTS

1. Proposed Changes to Meeting Times

***Note:** This agenda item was not discussed due to time constraints.*

M. ASSEMBLY REPORTS

1. Mayor's Report - None

2. Committee, Liaison Reports, Assemblymember Comments and Questions - None

3. Presiding Officer Reports - None

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

O. ADJOURNMENT

A motion to extend the meeting beyond the scheduled end time was made but failed. *There being no further business the Assembly could address within the allotted time, the meeting was adjourned at 10:57 p.m.*

Signed: _____

Breckan L. Hendricks,
Municipal Clerk

Signed: _____

Beth A. Weldon,
Mayor



SPECIAL ASSEMBLY MEETING 2025-11

DRAFT - MINUTES

June 11, 2025 at 1:15 PM

Zoom Only

-
- A. CALL TO ORDER** *Chair Wade Bryson called Special Assembly Meeting No. 2025-11 to order, via zoom, at 1:17 p.m.*
- B. ROLL CALL**
Assemblymembers Present: Wade Bryson, Christine Woll, Paul Kelly, Ella Adkison, Neil Steininger, and Maureen Hall
Assemblymembers Absent: Mayor Beth Weldon, Deputy Mayor Greg Smith, and Alicia Hughes-Skandijs
Staff/Others Present: City Manager Katie Koester, City Attorney Emily Wright, Deputy City Clerk Di Cathcart, Deputy City Manager Robert Barr, E/PW Director Denise Koch, Port Director Carl Uchytel, HRRM Director Dallas Hargrave, Budget Manager Adrien Wendel, E/PW Deputy Director Nate Rumsey, E/PW Streets & Fleet Superintendent Scott Gray, Grants Manager Ashley Heimbigner, KTOO Reporter Yvonne Krumrey, and Juneau Empire Report Mark Sabbatini
- C. CONSENT AGENDA**
Public Request for Consent Agenda Changes, Other than Ordinances for Introduction - None
Assembly Request for Consent Agenda Changes - None
Assembly Action
MOTION: by Ms. Woll to adopt the Consent Agenda and asked for unanimous consent. *Hearing no objection, the Consent Agenda passed by unanimous consent.*
- 1. Resolution 4012 A Resolution Reserving up to \$3,045,800 of the Restricted Budget 7 Reserve for the Eaglecrest FY26 Budget Deficit.**
- This resolution formally reserves the amount of budgeted deficit for Eaglecrest operations in the FY2026 budget as required by Charter.
The Assembly approved the deficit budget and source of reserve during the Assembly Finance Committee meeting on May 21, 2025.
- The City Manager recommends the Assembly adopt this Resolution.**
- 2. Resolution 4015 A Resolution Ratifying the Labor Agreement between the City and Borough and the Marine Engineers Beneficial Association for Fiscal Years 2026, 2027, and 2028.**
- This resolution would provide Assembly ratification, as required by CBJ 44.10.020, of the terms of the tentative agreement negotiated between the City and Borough of Juneau and the Marine Engineers' Beneficial Association (MEBA) for a collective bargaining agreement that will go in effect on July 1, 2025, and expire on June 30, 2028.
- The tentative agreement includes economic modifications of annual wage increases of 3%, 3%, and 5% during the three years of the contract, provides lump sum payments of \$2,750 and \$2,000 in the first two years of the contract, and increases to the employer

contribution to health insurance of up to approximately 5% for the second and third year of the contract. There are also increases to swing, grave, and weekend shift differential, standby pay, and tool allowance, effective in the first year of the contract.

The tentative agreement also includes adding Juneteenth as an observed holiday for MEBA members, starting on June 19, 2025. Finally, there are minor housekeeping language changes to the collective bargaining agreement.

This tentative agreement has been put out for ratification vote by the MEBA membership, but the voting period is scheduled to be completed on June 8, 2025. Assembly ratification of this tentative agreement is conditioned on MEBA ratification of the tentative agreement.

The economic terms are in keeping with Assembly direction.

The City Manager recommends the Assembly adopt this Resolution.

3. Resolution 4018 A Resolution Amending the Personnel Rules and Approving Economic Terms between the City and Borough of Juneau and Non-represented Employees for Fiscal Years 2026, 2027, and 2028.

This resolution would provide Assembly approval for certain economic terms of employment in FY23 to FY25 for non-represented employees and approve the corresponding changes to the Personnel Rules. Specifically, this resolution approves annual wage increases of 3%, 3%, and 5% for FY26, FY27, and FY28, lump sum payments of \$2750 and \$2000 in FY26 and FY27, and increases to the employer contribution to health insurance by up to approximately 5% each year in FY27 and FY28. Starting in FY26, there are also increases to shift differentials, standby pay, and tool allowance that are provided in the Personnel Rules and other language changes in Personnel Rules 7, 11, and 18.

The resolution is in accordance with previous Assembly direction.

The City Manager recommends the Assembly adopt this Resolution.

4. Bid Award - DH25-049 Statter Harbor Office Re-roof

Bids opened for the subject project on June 4, 2025. The bid protest period expired at 4:30 p.m. on June 5, 2025. Results of the bid opening are:

BIDDER	TOTAL BID
Dawson Construction	\$ 199,300.00
Carver Construction	\$ 204,955.59
Wolverine Supply	\$ 347,000.00
Day Night Construction	\$ 409,999.69
Engineer's Estimate	\$ 300,000.00

The project is a replacement of metal roofing, roof curb and flashing on the Statter Harbor Office building. The work includes removal of existing roofing, temp removal and support of electrical and mechanical equipment as required to install new underlayment, metal roofing and metal flashing.

The Docks and Harbors Board of Directors reviewed and recommended bid award at the June 5, 2025 Special Board meeting.

The City Manager recommends the Assembly approve DH25-049 (Statter Harbor Office Re-roof) award to Dawson Construction for \$199,300. Funding is provided by Harbors Enterprise.

D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

(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.)

1. INSTRUCTIONS FOR PUBLIC TESTIMONY

This Special Meeting is a Zoom Only meeting so members of the public wishing to testify will need to contact the Municipal Clerk's office **by 4pm on Tuesday, June 10** (the day prior to this Special Meeting) by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify. Testimony time will be limited by the Mayor based on the number of participants.

Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

E. SUPPLEMENTAL MATERIALS - None

F. ADJOURNMENT

There being no further business to come before the Assembly, Chair Bryson adjourned the meeting at 1:21 p.m.

Deputy City Clerk, Diane Cathcart

Chair Wade Bryson



SPECIAL ASSEMBLY MEETING 2025-12

DRAFT - MINUTES

June 23, 2025 at 8:00 PM

Zoom Webinar

8:00pm start time is approximate; meeting will start immediately following adjournment of the Full Assembly sitting as the Human Resources Committee.

<https://juneau.zoom.us/j/95241164899> or 1-253-215-8782 Webinar ID: 952 4116 4899

A. CALL TO ORDER: Mayor Weldon called the Special Assembly Meeting No. 2025-12 to order via Zoom at 8:30 p.m.

B. ROLL CALL

Assemblymembers Present: HRC Chair Ella Adkison, Mayor Beth Weldon, Deputy Mayor Greg Smith, Wade Bryson, Alicia Hughes-Skandijs, Christine Woll, Paul Kelly, and Neil Steininger

Assemblymembers Absent: Maureen Hall

Staff Present: Deputy Municipal Clerk Di Cathcart

Others In Attendee Mode: Harbormaster Matt Creswell, and Journalist Mark Sabbatini

C. AGENDA TOPICS

1. Planning Commission Appointment

This appointment will fill an unexpired term due to Commissioner Bell resigning from the Planning Commission.

MOTION: by Ms. Adkison to appoint Larry Gamez to the Planning Commission vacant seat for a term beginning immediately and ending December 31, 2027 and asked for unanimous consent. **Hearing no objection, motion passed.**

2. Docks & Harbors Board Appointments

There are three Docks & Harbor Board seats up for action by the Assembly for terms running July 1, 2025 - June 30, 2028.

MOTION: by Ms. Adkison to reappoint Annette Smith and to appoint Robert Horchover and Mark Ridgway to the Docks and Harbors Board all for full terms beginning July 1, 2025 and ending June 30, 2028 and asked for unanimous consent. **Hearing no objection motion passed.**

3. Parks & Recreation Advisory Committee Appointment

Due to the June 9, 2025 Regular Assembly meeting adjourned prior to action taking place for the Parks & Recreation Advisory Committee (PRAC) appointment, Chair Adkison requested this agenda topic be placed on the June 23, 2025 Special Assembly meeting after Empowered Board appointments.

MOTION: by Ms. Adkison that the Assembly Human Resources Committee forwards to the full Assembly for approval the appointment of **Susan Crandall** to the Parks and Recreation Advisory Committee for an unexpired term beginning immediately and ending April 30, 2026, and asked for unanimous consent. *Hearing no objection, motion passed.*

D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

E. ADJOURNMENT

There being no further business to come before the Assembly meeting adjourned at 8:32 p.m.

Diane Cathcart, Deputy Municipal Clerk

Beth Weldon, Mayor



SPECIAL ASSEMBLY MEETING 2025-13

DRAFT - MINUTES

July 9, 2025 at 5:00 PM

Assembly Chambers/Zoom Webinar

A. CALL TO ORDER: *Mayor Beth Weldon called the Special Assembly Meeting No. 2025-13 to order at 5:00 p.m.*

B. ROLL CALL

Assemblymembers Present: Mayor Beth Weldon, Deputy Mayor Greg Smith, Wade Bryson, Christine Woll, Ella Adkison, Mauren Hall, Paul Kelly, and Neil Steininger.

Assemblymembers Absent: Alicia Hughes-Skandijs,

Staff Present: City Manager Katie Koester, Municipal Clerk Breckan Hendricks

Others In Attendee Mode: Journalist Mark Sabbatini

C. APPROVAL OF AGENDA

Approved without objection.

D. EXECUTIVE SESSION

1. Executive Session - Updates on Labor Negotiations

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

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

Ms. Woll acknowledged a conflict of interest related to negotiations with the IAFF (International Association of Fire Fighters) and confirmed she would recuse herself from the discussion if IAFF negotiations were discussed.

MOTION: by Mr. Bryson that the Assembly enter into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which could adversely affect the finances of the municipality and asked for unanimous consent. Hearing no objection, the motion was adopted by unanimous consent. The Assembly retired into Executive Session at 5:02 p.m. The Assembly returned from Executive Session at 5:27 p.m.

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

F. ADJOURNMENT

There being no further business to come before the Assembly, the meeting was adjourned at 5:28 p.m.

Breckan L. Hendricks,
Municipal Clerk

Beth A. Weldon,
Mayor



SPECIAL ASSEMBLY MEETING 2025-14

DRAFT - MINUTES

July 23, 2025 at 8:00 PM

Zoom Webinar Only

A. CALL TO ORDER – Mayor Weldon called the Special Assembly Meeting No. 2025-14 to order via zoom at 8:56 p.m.

B. ROLL CALL

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

Assemblymembers Absent: None

Staff Present: Deputy Municipal Clerk Di Cathcart

Others In Attendee Mode: None

C. AGENDA TOPICS

1. Airport Board Appointments

There are five seats up for action for various terms: 3 seats for full-terms (7/1/2025-6/30/2028), 1 seat for an unexpired term (7/1/2025-6/30/2026), and 1 seat for an unexpired term (7/1/2025-6/30/2027)

MOTION: by Ms. Adkison to reappoint Yvette 'Eve' Soutiere and Angela Rodell to full terms beginning immediately and ending June 30, 2028; to appoint Jeff Redmond to an unexpired term beginning immediately and ending June 30, 2026; and to appoint Nolan Davis to the Airport Tenant Liaison seat for a one-year term beginning immediately and ending June 30, 2026, all to the Airport Board and asked for unanimous consent. *Hearing no objection, motion passed.*

2. Eaglecrest Ski Area Board Appointments

There are three seats up for action with full terms running July 1, 2025, to June 30, 2028.

MOTION: by Ms. Adkison to reappoint Brandon Cullum, appoint Wayne Stevens and Jim Calvin all to full terms beginning immediately and ending June 30, 2028 to the Eaglecrest Ski Area Board and asked for unanimous consent. *Hearing no objection, motion passed.*

D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

E. ADJOURNMENT

With no further business to come before the Assembly meeting adjourned at 8:57 p.m.

Diane Cathcart, Deputy City Clerk

Beth A. Weldon, Mayor

Presented by: The Manager
Presented: 7/28/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-28

An Ordinance Amending CBJC 42.20.090, Disorderly Conduct.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 42.20.090, Disorderly conduct, is amended to read:

42.20.090 Disorderly conduct.

(a) It is unlawful for a person to:

- (1) In a public or private place, challenge another to fight or engage in fighting other than in self-defense or in the defense of a third person under circumstances which would be justified under AS 11.81.340;
- (2) At the scene of a fire or accident or in a public place where a crime has occurred, fail to comply with the lawful order of a peace or fire officer to leave the scene or place;
- (3) Sit, ~~or~~ lie, stand, walk, or camp on any public street, public path, public parking lot, or public parking garage in such a manner as to interfere with the free passage of pedestrian, bicycle, or vehicle traffic;

- 1
- 2 (4) In that part of the street which is designated or set aside for vehicle use,
- 3 including a pedestrian crosswalk stand in such a manner as to interfere with the
- 4 free and unimpeded use of the street by vehicles;
- 5
- 6 (5) On a public sidewalk, public stairwell, public path, or other public way intended
- 7 for pedestrian use, sit, lie, stand, or walk, or camp in such a manner that another
- 8 person may not easily pass without leaving the sidewalk, stairwell, path, or way
- 9 ~~after being requested to move in order to create room for another person to pass~~
- 10 ~~or having been informed that they are blocking the sidewalk or way;~~
- 11
- 12 (6) While on grounds adjacent to a building in which school is in session, knowingly
- 13 create any noise or diversion which materially disrupts class work or otherwise
- 14 substantially interferes with the peace and good order of the school after being
- 15 informed by a school employee or a peace officer that their conduct is having such
- 16 an effect;
- 17
- 18 (7) Act in a manner, including throwing an object, under circumstances or in a
- 19 manner whereby the person or property of another is placed in danger of injury,
- 20 damage, or destruction;
- 21
- 22 (8) Knowingly provoke or encourage or attempt to provoke one or more persons
- 23 present to hostile or violent reactions under circumstances where a clear and
- 24 present danger of unjustified violence exists;
- 25
- (9) No person shall urinate or defecate or intentionally expose the buttock or anus to
another person, in or upon any street, sidewalk, alley, plaza, park, public
building, public property, public or private parking lot, or in any place open to

1
2 the public or exposed to the public view. This section shall not apply to urination
3 or defecation utilizing appropriate fixtures in any restroom or other facility
4 designed for the sanitary disposal of human waste.
5

6 (b) In this section the following words and phrases have the following meanings:

7 (1) *Lawful order.* An order shall be a lawful order if it is one which is given where
8 the person's presence, conduct or speech significantly impedes an officer in the
9 performance of official duties in effecting an arrest, in investigating a crime or
10 possible crime, in investigating or assisting at an accident, in ensuring or
11 securing public safety and similar acts where the presence, conduct or speech of
12 the person is not constitutionally protected.
13

14 (2) *Public place* means a place where the public is permitted to assemble, enter or
15 pass through, whether publicly or privately maintained, including streets,
16 sidewalks, parks, places of accommodation, transportation, business and
17 entertainment, or any other places or premises which by their physical nature,
18 function, custom, usage, notice, or lack thereof would cause a reasonable person
19 to believe that no permission to enter or remain is required.
20

21 (c) Violating 42.20.090(a)(1)—(a)(8) is a Class B misdemeanor. A court may not impose a
22 sentence of imprisonment for a definite term (i) of more than 72 hours for a person
23 convicted of disorderly conduct under 42.20.090(a)(1)—(a)(8) if the offense is a first
24 conviction and (ii) not more than ten days if the offense is a second or subsequent
25 conviction. Disorderly conduct under 42.20.090(a)(9) is an infraction punishable by a
fine of \$150.00.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 07/28/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-35

An Ordinance Authorizing the Manager to Negotiate and Execute Lease of 24,050 Square Feet of Waterfront at 1076 Jacobsen Drive from Petro 49, Inc. for Above Market Value for the Purpose of Constructing a Waterfront Seawalk.

WHEREAS, the Assembly has adopted the Long Range Waterfront Plan; and

WHEREAS, that plan included a pedestrian walkway (the seawalk), intended to provide a continuous pedestrian path along the entire downtown waterfront area; and

WHEREAS, the seawalk is also a key community priority of the Visitor Industry Task Force; and

WHEREAS, the current seawalk runs along the waterfront from Bill Overstreet Park to Gold Creek at Egan Drive and from Marine Park to Franklin Dock on South Franklin Street; and

WHEREAS, the City and Borough desires to extend the seawalk from the Franklin Dock to the AJ Dock located on Jacobsen Drive; and

WHEREAS, in order to extend the seawalk, the CBJ will need to acquire an interest in certain lands and tidelands; and

WHEREAS, Petro 49, Inc. owns lands and tidelands between Franklin Dock and the AJ dock and desires to maintain long-term ownership of the property; and

WHEREAS, Petro 49, Inc. will lease those lands and tidelands to the City and Borough for the purpose of building and maintaining a seawalk at well above the appraised value; and

1 WHEREAS, the estimated value of the subject tidelands, as of November 1, 2023 was
2 \$192,400; and

3 WHEREAS, the proposed lease is for \$75,000 per year, indexed annually to the Consumer
4 Price Index (CPI).

5 BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

6 **Section 1. Classification.** This ordinance is a noncode ordinance.

7 **Section 2. Lease.** The Manager is authorized to negotiate and complete the lease, as
8 outlined in the attached letter, Exhibit A, and above the appraised rate of \$75,000 per year.

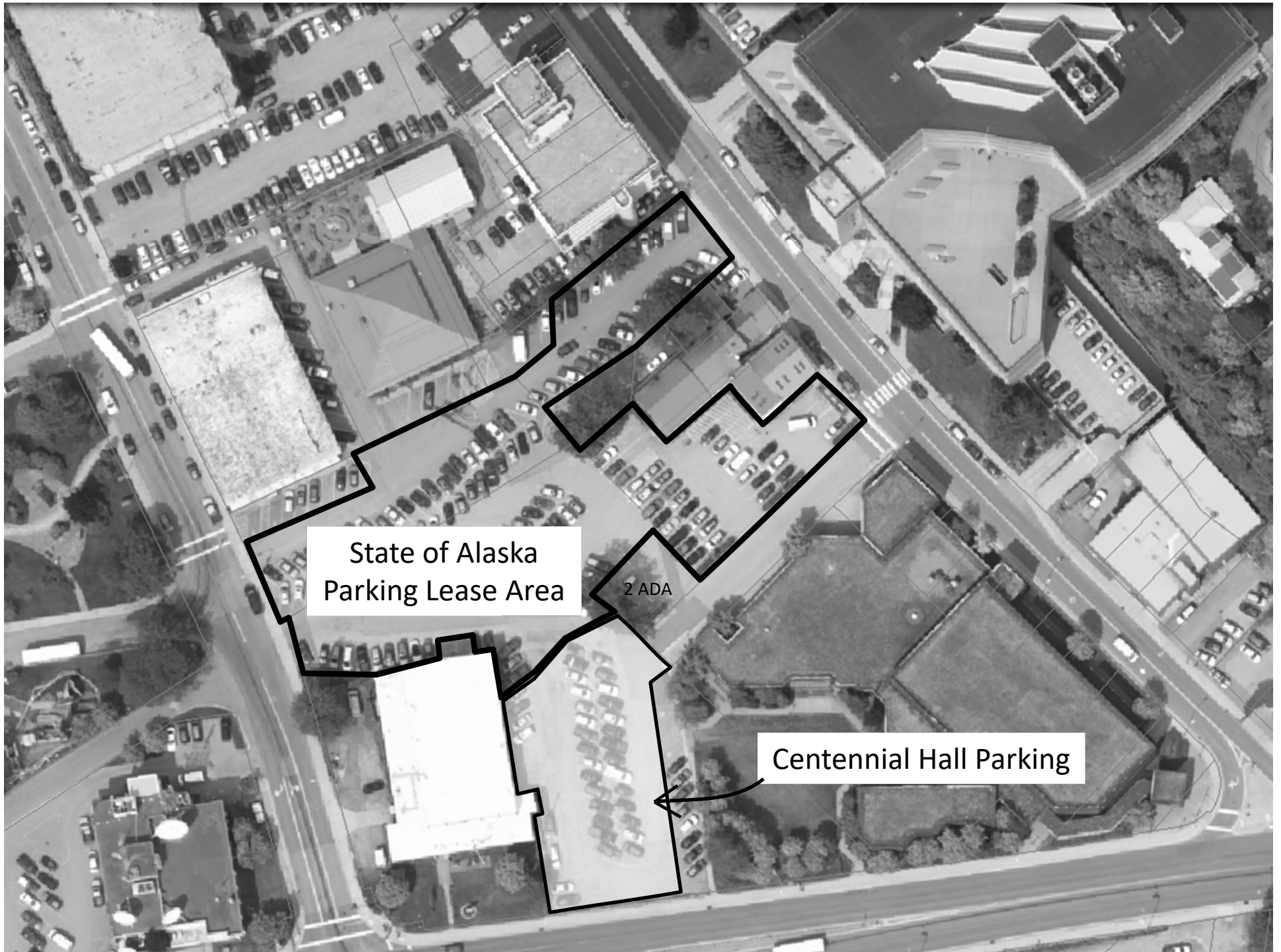
9 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its
10 adoption.

11 Adopted this _____ day of _____, 2025.

12
13
14
15 _____
Beth A. Weldon, Mayor

16 Attest:

17 _____
18 Breckan L. Hendricks, Municipal Clerk
19
20
21
22
23
24
25



Presented by: The Manager
Introduced: 07/28/2025
Drafted by: Law

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-36

An Ordinance Authorizing the Manager to Negotiate and Execute a Lease Approximately 1.25 Acres, Located between the Juneau Arts and Culture Center and Centennial Hall, to the State of Alaska for Employee Parking.

WHEREAS, the City and Borough has a lease with the State of Alaska, Department of Administration, for State use of a portion of the parking area adjacent to Centennial Hall, which will expire on August 31, 2025; and

WHEREAS, State employees park on the property under the current lease agreement; and

WHEREAS, the purpose of this lease agreement would be to accommodate the State of Alaska, Department of Administration, with continued State employee parking; and

WHEREAS, the lease rate has been determined to be \$138,800 per year, which is equivalent to the 2020 appraised value adjusted to the compounded Anchorage Cost Price Index (CPI) since 2020.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Authorization. The Manager is authorized to lease approximately 1.25 acres (57,063 square feet or approximately 155 parking spaces) depicted on Exhibit A, which is a portion of the following described properties:

Lot A, Juneau Subport Subdivision; Lot 12, Block 68 of the Tidelands Addition to the City of Juneau; Lot 12A, Block 68 of the Tidelands Addition to the City of Juneau; and Lot 11, Block 68 of the Tidelands Addition to the City of Juneau.

No structures or buildings are included in the leased premises. The final lease shall be subject to the following essential terms and conditions:

- (A) **Purpose.** The leased premises may be used only for personal vehicle parking. Four parking spaces directly adjacent to the Juneau Arts and Cultural Center entrance will remain dedicated exclusively to building tenant use. The Lessee shall identify the four parking spaces with signage installed and maintained at its expense.

(B) Term. The lease term shall be for two years.

(C) Renewal. The lease may be extended for up to four two-year terms upon written request at the discretion of the City and Borough. Requests for extensions must be provided to the City and Borough not less than 90 days prior to the date the lease would otherwise expire. It is within the City and Borough's sole discretion to accept or reject a request for extension with any or no reason. If the City and Borough fails to give written notice of its acceptance of a request for an extension at least thirty days prior to the lease expiring, the lease will expire as specified in the lease agreement.

(D) Other terms and conditions. The Manager may include other lease terms and conditions as the Manager determines to be in the public interest.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this ____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: Manager
Introduced: 7/28/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-37

An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease Renewal with Goldbelt Aerial Tramway, LLC, (“Goldbelt”) of Approximately 10,000 Square Feet Within Lots 1 and 2A, Dockside Subdivision and Lots 13B, 16, and 17, Block 83, Tidelands and Approximately 21,815 Square Feet in Air Rights.

WHEREAS, in January 1995, the City and Borough of Juneau and the Mount Roberts Development Corporation entered a 35-year lease agreement for approximately 10,000 square feet within lots 1 and 2A, Dockside Subdivision and Lots 13B, 16, and 17, Block 83 Tidelands and approximately 21,815 square feet in air rights; and

WHEREAS, on July 18, 1995, the lease was assigned from Mount Roberts Development Corporation to Mount Roberts Tramway Limited Partnership, with Goldbelt, Inc. as a limited partner; and

WHEREAS, on February 26, 2015, the lease was amended by Ordinance 2015-06 to modify the base rent, include an appraisal dispute process, and acknowledge the assignment to Goldbelt; and

WHEREAS, Goldbelt approached the Port Director requesting to activate their lease renewal option five years prior to the termination of the lease term; and

WHEREAS, on May 19, 2025, Horan & Company appraised the lease property at \$3,022,300 which based on the contract rent rate of 9% resulted in a base rent of \$272,007; and

WHEREAS, the Docks and Harbors Board reviewed this lease proposal at its meeting on May 29, 2025, and at its Operations Board meeting on June 11, 2025; and

Recorder return to: City and Borough of Juneau
Attn: Carl Uchytel
155 Heritage Way
Juneau, AK 99801

**GOLDBELT TRAM LEASE AGREEMENT
FOR APPROXIMATELY 10,000 SQUARE FEET WITHIN LOTS 1 AND 2A,
DOCKSIDE SUBDIVISION AND LOTS 13B, 16, 17, BLOCK 83, TIDELANDS AND AIR
RIGHTS OF APPROXIMATELY 21,815 SQUARE FEET.**

PART I. PARTIES. This lease is between the City and Borough of Juneau, Alaska, a municipal corporation in the State of Alaska, hereafter “CBJ” or “Lessor,” and Goldbelt Aerial Tramway, LLC, hereafter “Lessee.”

PART II. LEASE ADMINISTRATION. All communication about this lease shall be directed as follows, any reliance on communication with a person other than listed below is at the party’s own risk.

CBJ:

Attn: Carl Uchytel, Port Director
Docks and Harbors Department
City and Borough of Juneau
155 Heritage Way
Juneau, AK 99801
Phone: (907) 586-0292
Email: Carl.Uchytel@juneau.gov

Lessee:

Attn: Steven Sahlender
Goldbelt Aerial Tramway, LLC
3025 Clinton Drive
Juneau, AK 99801
Phone: (907) 790-4990
Email: steven.sahlender@goldbelt.com

PART III. LEASE DESCRIPTION. This lease agreement is identified as the **Goldbelt Tram Site Lease (the “Lease”)**. The following appendices are attached and are considered part of this Lease as well as anything incorporated by reference or attached to those appendices.

- Appendix A: Property Description & Additional Lease Provisions
- Appendix B: Lease Provisions Required by CBJ 53.20
- Appendix C: Standard Provisions

If in conflict, the order of precedence shall be: this document, Appendix A, B, and then C.

PART IV. LEASE EXECUTION. The CBJ and Lessee agree and sign below. This Lease is not effective until signed by the CBJ.

CBJ:

Date: _____

By: _____

Carl Uchytel, Port Director
CBJ Docks and Harbors

Lessee:

Date: _____

By: _____

McHugh Pierre, President & CEO
Goldbelt Aerial Tramway LLC

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

WITNESS my hand and official seal the day and year in the certificate first above written.

LESSEE ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

WITNESS my hand and official seal the day and year in the certificate first above written.

Notary Public in and for the State of Alaska
My Commission Expires:

Risk Management Review: _____, Risk Manager

Approved as to Form: _____, Law Department

**APPENDIX A:
PROPERTY DESCRIPTION & ADDITIONAL LEASE PROVISIONS**

1. DESCRIPTION OF PROPERTY

Subject to the terms and conditions of this Lease, the CBJ hereby leases to Goldbelt Aerial Tramway, LLC certain real property including the **lower tram terminal site, of approximately 10,000 square feet within Lots 1 and 2A, Dockside Subdivision and lots 13B, 16, 17, Block 83, Tidelands, and an air rights easement over other described lands ascending the lower slopes of Mount Roberts across South Franklin Street of 21, 815 square feet**, depicted in Exhibit A (attached and incorporated herein by reference), and further described as follows:

Legal Description Lease Area:

Lot 13B, Block 83, TIDELANDS ADDITION TO JUNEAU, according to Plat 355, Records of the Juneau Recording District, First Judicial District, State of Alaska, excepting therefrom that portion conveyed to the State of Alaska in Corporate Warranty Deed recorded April 18, 1997 In Book 469 Page 777; AND

That portion of Lot 16, Block 83, TIDELANDS ADDITION TO JUNEAU, according to Plat 340, lying Northwesterly of Dockside Subdivision, Records of the Juneau Recording District, First Judicial District, State of Alaska; AND

That portion of Lot 17, Block 83, TIDELANDS ADDITION TO JUNEAU, according to Plat 340, lying Northwesterly of Dockside Subdivision, Records of the Juneau Recording District, First Judicial District, State of Alaska; AND

Lot 1, DOCKSIDE SUBDIVISION, according to Plat 89-9, Records of the Juneau Recording District, First Judicial District, State of Alaska, excepting therefrom that portion conveyed to the State of Alaska in Corporate Warranty Deed recorded April 18, 1997 In Book 469 Page 777; AND

Lot 2A, DOCKSIDE SUBDIVISION, according to Plat 91-71, Records of the Juneau Recording District, First Judicial District, State of Alaska, excepting therefrom that portion conveyed to the State of Alaska in Corporate Warranty Deed recorded April 18, 1997 In Book 469 Page 777; AND

Commencing at Corner No. 1 "IT" Lode, Mineral Survey No. 1027 A; thence along the Southeasterly boundary of said "IT" Lode S 47°54'00"W 336.38 feet to the Easterly most corner of this description, the true point of beginning; thence continuing along the aforementioned Southeasterly boundary of the "IT" Lode S47°54'00"W 79.94 feet to the Southerly most corner of this description; thence departing the Southeasterly boundary crossing through the "IT" Lode the following courses; N50°35'39"W 73.46 feet; S87°39'15"W 233.44 feet to the Southwesterly most corner of this description; thence continuing N2°18'27"W 100.00 feet to the Westerly most corner of this description; thence continuing N 87°39'15"E 101.68 feet; N47°39'20"E 16. 73 feet; N42°20'40"W 93.18 feet; N47°39'20" E 105.00 feet to the Northerly most corner of this description; thence continuing S42°20'40"E 222.71 feet;N47°39'20"E 5.37 feet; S42°20'40"E 104.78 feet to the true point and place of beginning. Records of the Juneau Recording District, First Judicial District, State of Alaska; AND

Aerial Tram Route Centerline ("E" Alignment)

A certain tract of land lying and being situate within Mineral Survey No. 1027 A, known as the "IT" Lode, said parcel lying and being situate within protracted Sections 24, T41S, R67E, CRM, Juneau Recording District, First Judicial District, State of Alaska, more particularly described as follows:

Beginning at U.S.L.M. No. 1 cor. monument; thence N3°49'55"E 7,566.04 feet to Cor. No. 1, "IT" Lode; Mineral Survey No. 1027 A, the true point of beginning; thence N41°57'00"W 598.10 feet to Cor. No. 4, "IT" Lode; thence S47°54'00"W 1,500.00 feet to Cor. No. 3, "IT" Lode; thence S41°57'00"E 598.10 feet to Cor. No. 2, "IT" Lode; thence N47°54'00"E 1,500.00 to Corner No. 1, "IT" Lode, the true place of beginning.

Aerial Rights, Tram Centerline within the "IT" Lode:

From which and air rights easement to a strip of land 100 feet in width, lying and being situate within MS 1027A, "IT" Lode, said strip of land being 50 feet wide on each side of parallel with and adjacent to the following described centerline of a proposed aerial tramway, being more particularly described as follows:

Beginning at Cor. No. 4, "IT" Lode, Mineral Survey 1027A; thence S47°54'00"W 966.07 feet along the line 4-3, "IT" Lode to a point intersecting the centerline of a proposed aerial tramway, said point also being the true centerline point and place of beginning for the 100 foot wide strip of land; thence along said tram centerline N87°47'30"E 556.91 feet to the tram centerline terminus and point of beginning for the upper tram terminal building.

In addition, the aerial tram platform walkway begins N2°10'15"E 50.00 feet from the aerial tram's centerline terminus; thence by metes and bounds; S87°47'30"W 32.00 feet; thence N2°10'15"E 39.18 feet; thence N87°49'45"E 4.44 feet to the tram terminal lease line; thence along the tram terminal lease line S49°41'30"E 161.08 feet; thence S69°21'15"W 96.41 feet to the SE Cor. terminus of the trams aerial rights easement; thence N2°10'15"E 50.00 feet to the tram terminus centerline position. Records of the Juneau Recording District, First Judicial District, State of Alaska; AND

Air Rights Easements for an Aerial Tram Route Centerline

A certain tract or parcel of land lying and being situated within fractions of the "B", "F", "H" and "P" Millsites, Mineral Survey No. 982B, said parcel lying and bearing situate within protracted Sections 23 & 24, T41S, R67E, CRM, Records of the Juneau Recording District, First Judicial District, State of Alaska, described as follows:

Beginning at Car. 1, "8" Millsite, M.S. No. 9828, from which U.S.L.M. No. 1 bears S11°23'15"E 7,340.69 feet; thence N51°56'30"W 143.08 feet along the line 1-4, "B" Millsite to a point intersecting the centerline of a proposed aerial tramway, said point also being the true centerline point and place of beginning for a 100 foot wide strip of land, 50 feet each side of parallel and adjacent to the following described tram centerline to wit; S87°47'30"W 806.08 feet through fractions of "B", "F", "G" and "P" Millsites to a point intersecting Line 8-9, U.S. Survey No. 7a (Amended).

2. AUTHORITY

This Lease is entered into pursuant to the authority of City Code CBJC 85.02.060(a)(5) and CBJ Chapter 53.20; and CBJ Ordinance No. 2025-37 introduced to the Assembly on July 28, 2025. Should the Assembly fail to pass Ordinance No. 2025-37 or Ordinance No. 2025-37 fails to take effect, this lease is void.

3. TERM

The effective date of this lease shall be the date this lease is signed by the City. This lease revokes all prior leases between the parties. The term of the lease is 35 years, commencing on the effective date of the lease, unless terminated earlier by mutual written agreement or by either party pursuant to the terms of

this Lease.

4. LEASE PAYMENTS AND ADJUSTMENTS

(a) Base rent shall be set at nine percent (9%) of the appraised value of the Leased Premises, including air rights, without consideration of lease restrictions.

(b) Base rent for City fiscal years 2026 through 2030 (the period from July 1, 2025 through June 30, 2030) is \$272,007 per year beginning on the effective date. The base rent will be adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor and Workforce Development each fiscal year beginning July 1, 2026.

(c) Beginning with the first year after the initial five-year period of the term, the Port Director will re-evaluate and adjust the annual lease payment for the Leased Premises for the next five-year period of this lease, and then every five years thereafter, pursuant to Appendix B, Section 3(2) of this lease, CBJ 53.20.190(2), CBJ 85.02.060(a)(5), and the Docks and Harbors lease administration regulations, 05 CBJAC Chapter 50. The new annual lease payment amount shall be paid retroactively to the beginning of that lease payment adjustment period.

(d) Lessee shall pay all appraisal costs associated with re-evaluating and adjusting the annual lease payment.

(e) The basis of the appraisal shall be the fair market value of the unimproved land of the Leased Premises, including the Air Rights Easements at its highest and best use. The appraisal shall not consider any buildings or structural improvements above or below ground, landscaping, or paving. The appraisal shall consider the Leased Premises as unimproved land without consideration of any lease restriction.

(f) The Port Director will have a certified appraiser provide an appraisal 90 days before the date of the five-year adjustment period for setting the rent.

5. AUTHORIZED USE OF LEASED PREMISES

The Leased Premises are to be used solely for the operation, maintenance, and repair of an aerial tramway base terminal and associated structures and uses in a manner that does not cause interference to the CBJ or third party users in the vicinity of the Leased Premises, and as provided in this Lease. As used herein, “associated structures and uses” means:

- a. a waiting room;
- b. a ticket office;
- c. public restrooms; lessee shall provide public restrooms as specified by the planning commission;
- d. an area for the exhibition of tram models, photographs, and similar historical and explanatory materials;
- e. administrative space; and
- f. retail space, with this use being at Goldbelt’s discretion.

The Leased Premises shall be used only for purposes within the scope of the application and the terms of the Lease, and in conformity with the provisions of the City and Borough Code, and applicable state and federal laws and regulations. Use or development for other than the allowed uses shall constitute a violation of the Lease and subject the Lease to cancellation at any time.

- 1) Tramway Specifications. All uphill equipment and systems shall be properly certified as being in accordance with the American National Standards Institute's Safety Requirements for Aerial and Surface Passenger Tramways and Surface Tows (B77.1) A complete set of drawings, specifications, and records for each lift shall be maintained by the Lessee and made available to

Lessor upon request. These documents shall be retained by Lessee for a period of three years after removal of the system from the Leased Premises.

- 2) **Plan Preparation and Certification.** All plans for development, layout, construction, reconstruction or alteration of improvements on the site, as well as revisions of such plans, must be prepared by a licensed engineer, architect, or other qualified individual acceptable to Lessor's authorized officer. Design and construction specifications of buildings must be prepared and certified by an architect licensed in the State of Alaska. Plans and specifications for tramway mechanical and cable systems must be prepared and certified by a mechanical engineer licensed in the State of Alaska. Such plans must be accepted by Lessor's authorized officer before the commencement of any work. Lessee may be required to furnish as-built plans, maps, or surveys upon the completion of construction.
- 3) **Preconstruction and Construction Supervision.** Preconstruction and construction activities must be personally supervised by a qualified representative of Lessee, approved by Lessor's authorized officer. In the event that the Lessee's designated representative is unavailable, Lessee must either immediately designate a similarly qualified individual (and immediately seek approval by Lessor's authorized officer for the change) or all work must stop. In addition, Lessee must provide for all major construction activities to be supervised by a qualified engineer or architect licensed in the State of Alaska who is experienced in commercial construction. Construction of aerial passenger tramways must be supervised by an engineer qualified and experienced in this type of construction. Construction activities within the Lease site shall be minimized throughout the period of May through September to prevent disruption of tourist use of the cruise ship terminal. A detailed construction mobilization and staging plan shall be submitted to Lessor for approval.
- 4) **Operations.**
 - a) Lessee shall maintain its facilities, improvements and operations on the Leasehold Lands to standards of repair, orderliness, neatness, sanitation, and safety generally applicable to general industry standards.
 - b) A qualified representative(s) of Lessee, approved in advance by Lessor's authorized officer, shall conduct and manage all operations, services and facilities authorized by the Lease.
 - c) The designated, approved representative(s) of Lessee shall be present at the resort, on or adjacent to the Leased Lands, at all times when the facilities authorized by the Lease are open to the public.
 - d) The tramway shall be operated and maintained in accordance with the American National Standards Institute's Safety Requirements for Aerial and Surface Passenger Tramways and Surface Tows (B77.1)
- 5) **Lift Inspections.** Lessee shall have all passenger tramways inspected by a qualified mechanical engineer or tramway specialist registered in the State of Alaska. Inspections shall be made in accordance with the American National Standards Institute's Safety Requirements for Aerial and Surface Passenger Tramways and Surface Tows (B77.1) A certificate of inspection, signed by an officer of Lessee, attesting to the adequacy and safety of the installations and equipment for public use, shall be received by Lessor prior to public operation. Lessee shall make the certificate available to Lessor upon request and shall post the certificate in a conspicuous location available to the general public.
- 6) **Damage to or Destruction of Improvements.** In the event that any buildings, facilities, or improvements constructed or managed by Lessee located on the Leasehold Lands are declared

unsafe or unfit for use or occupancy, Lessee shall immediately commence and diligently pursue to completion the necessary repair, replacement, or reconstruction.

- 7) Operating Plan. Lessee or its designated representative shall prepare and annually revise by September 30 of each year an Operating Plan. The Operating Plan shall be prepared in consultation with the Lessor's authorized officer and cover winter and summer operations as appropriate. The provisions of the Operating Plan and the annual revisions submitted by Lessee shall become a part of the Lease. The Operating Plan shall consist of at least the following sections:
 - a) First aid.
 - b) Communications.
 - c) Signs.
 - d) General safety and sanitation.
 - e) Erosion control.
 - f) Accident reporting.
 - g) Search and rescue.
 - h) Designation of representatives.
 - i) Lift system operation.
 - j) Public access.
 - k) An updated organization chart with names and qualifications of managers,
 - l) Employee safety plan.
- 8) Refuse Disposal. Lessee shall dispose of solid waste resulting from activities on the Leasehold Lands, including materials, garbage, rubbish of all lands, by hauling the waste to an approved transfer site or sanitary landfill disposal area.
- 9) Temporary Suspension. Lessor reserves the right pursuant to law to suspend Lessee's operations, in whole or in part, in response to an immediate and direct threat to public health on municipal lands. Any such suspension shall occur only after consultation with Lessee and, if within the reasonable control of Lessee, after Lessee has been given an opportunity to resolve the threat in a timely manner and thereby prevent suspension of operations.
- 10) Lessee assumes the full responsibility, cost and expense for all cleaning, repair and maintenance of the Leased Premises and leasehold improvements in a good and workmanlike manner, whether such repair or maintenance is ordinary or extraordinary, structural or otherwise, unless specifically provided otherwise in this Lease.

6. NO EXPRESS OR IMPLIED WARRANTY

The CBJ does not warrant, or make any representations whatsoever concerning, the adequacy, suitability or fitness for a particular purpose of the Leased Premises for Lessee's purposes, which determinations and risks are solely the responsibility of Lessee, as are all risks arising from potential interference due to CBJ or third party users or operations in the vicinity of the lease area.

7. PROTECTION OF EXISTING PROPERTY RIGHTS

Lessee shall follow any existing land and property rights including easements. Lessee shall place no building or structure over any portion of the Leased Premises which shall prevent the use of such rights.

8. TERMINATION

This Lease may be terminated in the following manner:

- (a) By written agreement of the parties.
- (b) By Lessee, in the event Lessee's improvements are substantially destroyed, by giving the CBJ 90

days written notice. Should Lessee elect to restore the same or construct other authorized improvements, this Lease shall continue in full force and effect. In either event, the parties shall have no duty to each other for loss of operation. Rent will not be reduced.

(c) By Lessee, by giving the CBJ 90 days written notice of termination.

(d) By the CBJ, in the event of default by Lessee. The condition of default must be conveyed in writing to the Lessee, providing thirty (30) days grace period during which Lessee may cure said default. Should Lessee fail to cure such default by the end of the grace period, this Lease shall automatically terminate and Lessee shall quit and restore the Leased Premises as described below.

Upon the termination of this Lease, Lessee shall quit the Leased Premises, unless otherwise agreed by the parties in writing, remove all improvements, and restore the Leased Premises to its pre-Lease condition.

9. DEFAULT

Delay in declaration of, or non-declaration of, default shall not waive or estop the CBJ from any subsequent declaration of default under this Lease.

10. DESIGNATION OF THE LESSEE'S REPRESENTATIVE

The Lessee must designate in writing the name and title of the person who is authorized to act in all matters connected with this Lease and keep such information current with the CBJ.

11. INSURANCE

Lessee shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the Lessee's operation and use of the leased premises. The cost of such insurance shall be borne by the Lessee.

Lessee understands that CBJ carries no fire or other casualty insurance on the Leased Premises or improvements located thereon belonging to Lessee, and that it is Lessee's obligation to obtain adequate insurance for protection of Lessee's personal property located on the Leased Premises.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability:** Covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. **Workers' Compensation** insurance as required by the State of Alaska, with Statutory Limits, and Employer's Liability Insurance with limits of no less than **\$1,000,000** per accident for bodily injury or disease.
3. **Property insurance** against all risks of loss to any tenant improvements or betterments, at full replacement cost with no coinsurance penalty provision.

If the Lessee maintains broader coverage and/or higher limits than the minimums shown above, the Entity requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Lessee. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Entity.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured Status:** The Entity, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance.
2. **Primary Coverage:** For any claims related to this contract, the **Lessee's insurance coverage shall be primary and non-contributory** and at least as broad as ISO CG 20 01 04 13 as respects the Entity, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Entity, its officers, officials, employees, or volunteers shall be excess of the Lessee's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.

Umbrella or Excess Policy

The Lessee may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions, indemnity, and defense requirements. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

Legal Liability Coverage

The property insurance is to be endorsed to include Legal Liability Coverage with a limit equal to the replacement cost of the leased property.

Notice of Cancellation

Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the Entity.

Waiver of Subrogation

Lessee hereby grants to Entity a waiver of any right to subrogation which any insurer of said Lessee may acquire against the Entity by virtue of the payment of any loss under such insurance. Lessee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the Entity has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the Entity. The Entity may require the Lessee to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Entity. Any and all deductibles and SIRs shall be the sole responsibility of Lessee who procured such insurance and shall not apply to the Indemnified Additional Insured Parties. Entity may deduct from any amounts otherwise due Lessee to fund the SIR/deductible. Policies shall NOT contain any self-insured retention (SIR) provision that limits the satisfaction of the SIR to the Named. The policy must also provide that Defense costs, including the Allocated Loss Adjustment Expenses, will satisfy the SIR or deductible. Entity reserves the right to obtain a copy of any policies and endorsements for verification.

Verification of Coverage

Lessee shall furnish the Entity with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause **and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements**. All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by the Entity before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Lessee's obligation to provide them. The Entity reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. Entity reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Special Risks or Circumstances

Entity reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

**APPENDIX B: LEASE PROVISIONS REQUIRED BY
CBJ CHAPTER 53.20 and CBJ CHAPTER 50**

1. RESPONSIBILITY TO PROPERLY LOCATE ON LEASED PREMISES.

As required by CBJ 53.20.160, it shall be the responsibility of Lessee to properly locate Lessee's improvements on the Lease Premises and failure to so locate shall render Lessee's liable as provided by law.

2. APPROVAL OF OTHER AUTHORITIES.

As required by CBJ 53.20.180, the issuance by City of leases, including this lease, under the provisions of CBJ Title 53 does not relieve Lessees of responsibility for obtaining licenses, permits, or approvals as may be required by City or by duly authorized state or federal agencies.

3. TERMS AND CONDITIONS OF LEASES REQUIRED BY CBJ 53.20.190.

As required by CBJ 53.20.190, the following terms and conditions govern all leases and are incorporated into this lease unless modified by the Assembly by ordinance or resolution for this specific lease. Modifications of the provisions of Appendix B applicable to this specific lease, if any, must specifically modify such provisions and be supported by the relevant ordinance or resolution to be effective.

(1) **Lease Utilization.** The Leased Premises shall be utilized only for purposes within the scope of the application and the terms of the lease, and in conformity with the provisions of City code, and applicable state and federal laws and regulations. Utilization or development of the Leased Premises for other than the allowed uses shall constitute a violation of the lease and subject the lease to cancellation at any time.

(2) **Adjustment of Rental.** Lessee agrees to a review and adjustment of the annual rental payment by the Port Director not less often than every fifth year of the lease term beginning with the rental due after completion of each review period. Any changes or adjustments shall be based primarily upon the values of comparable land in the same or similar areas; such evaluations shall also include all improvements, placed upon or made to the land, to which the City has right or title, excluding landfill placed upon the land by Lessee, except that the value of any improvements credited against rentals shall be included in the value.

Adjustment Dispute Resolution. Should the Lessee disagree with the lease rent adjustment proposed by the Port Director, the Lessee shall pay for an appraisal and have the appraisal undertaken in accordance with the requirements set out in 05 CBJAC 50.050. In the event the Docks and Harbors Board disagrees with an appraisal, and the Board cannot reach an agreement with the lessee on the lease rent adjustment, the Board shall pay for an additional appraisal and have the appraisal undertaken in accordance with the requirements set out in 05 CBJAC 50.050. The Board shall establish the lease rent adjustment based on this additional appraisal. In the event the Lessee disagrees with the lease rent adjustment, the lessee may appeal to the Assembly. The decision of the Assembly shall be final.

(3) **Subleasing.** Lessee may sublease Leased Premises, or any part thereof leased to Lessee hereunder; provided, that the proposed sub-lessee shall first apply to City for a permit therefore; and further provided, that the improvements on the Leased Premises are the substantial reason for the sublease. Leases not having improvements thereon shall not be sublet. Subleases shall be in writing and be subject to the terms and conditions of the original lease; all terms, conditions, and covenants of the underlying lease that may be made to apply to the sublease are hereby incorporated into the sublease. The Parties agree that any subleases in effect at the date of signing of this agreement may continue. The Lessee must provide a copy of any subleases in effect to the Lessor prior to the execution of this agreement.

(4) **Assignment.** Lessee may assign its rights and obligations under this lease; provided that the proposed assignment shall be approved by City prior to any assignment. The assignee shall be subject to all of the provisions of the lease. All terms, conditions, and covenants of the underlying lease that may be made applicable to the assignment are hereby incorporated into the assignment.

(5) **Modification.** The lease may be modified only by an agreement in writing signed by all parties in interest or their successor in interest.

(6) **Cancellation and Forfeiture.**

- (a) The lease, if in good standing, may be cancelled in whole or in part, at any time, upon mutual written agreement by Lessee and City.
- (b) City may cancel the lease if it is used for any unlawful purpose.
- (c) If Lessee shall default in the performance or observance of any of the lease terms, covenants or stipulations thereto, or of the regulations now or hereafter in force, or service of written notice by City without remedy by Lessee of the conditions warranting default, City may subject Lessee to appropriate legal action including, but not limited to, forfeiture of the lease. No improvements may be removed by Lessee or other person during any time Lessee is in default.
- (d) Failure to make substantial use of the land, consistent with the proposed use, within one year shall in the discretion of City with approval of the Assembly constitute grounds for default.

(7) **Notice or Demand.** Any notice or demand, which under the terms of a lease or under any statute must be given or made by the parties thereto, shall be in writing, and be given or made by registered or certified mail, addressed to the other party at the address of record. However, either party may designate in writing such new or other address to which the notice or demand shall thereafter be so given, made or mailed. A notice given hereunder shall be deemed delivered when deposited in a United States general or branch post office enclosed in a registered or certified mail prepaid wrapper or envelope addressed as hereinbefore provided.

(8) **Rights of Mortgage or Lienholder.** In the event of cancellation or forfeiture of a lease for cause, the holder of a properly recorded mortgage, conditional assignment or collateral assignment will have the option to acquire the lease for the unexpired term thereof, subject to the same terms and conditions as in the original lease.

(9) **Entry and Reentry.** In the event that the lease should be terminated as hereinbefore provided, or by summary proceedings or otherwise, or in the event that the demised lands, or any part thereof, should be abandoned by Lessee during the term, City or its agents, servants, or representative, may, immediately or any time thereafter, reenter and resume possession of lands or such thereof, and remove all personals and property there from either by summary proceedings or by a suitable action or proceeding at law without being liable for any damages therefor. No reentry by City shall be deemed an acceptance of a surrender of the lease.

(10) **Lease.** In the event that the lease should be terminated as herein provided, or by summary proceedings, or otherwise, City may offer the land for lease or other appropriate disposal pursuant to the provisions of City code.

(11) **Forfeiture of Rental.** In the event that the lease should be terminated because of any breach by Lessee, as herein provided, the annual rental payment last made by Lessee shall be forfeited and retained by City as partial or total damages for the breach.

(12) **Written Waiver.** The receipt of rent by City with knowledge of any breach of the lease by Lessee or of any default on the part of Lessee in observance or performance of any of the conditions or covenants of the lease, shall not be deemed a waiver of any provision of the Lease. No failure on the part of the City to enforce any covenant or provision therein contained, nor any waiver of any right thereunder by City unless in writing, shall discharge or invalidate such covenants or provisions or affect the right of City to enforce the same in the event of any subsequent breach or default. The receipt, by City, of any rent or any other sum of money after the termination, in any manner, of the term demised, or after the giving by City of any notice thereunder to effect such termination, shall not reinstate, continue, or extend the resultant term therein demised, or destroy, or in any manner impair the efficacy of any such notice or termination as may have been given thereunder by City to Lessee prior to the receipt of any such sum of money or other consideration, unless so agreed to in writing and signed by City.

(13) **Expiration of Lease.** Unless the lease is renewed or sooner terminated as provided herein, Lessee shall peaceably and quietly leave, surrender and yield up to the City all of the leased land on the last day of the term of the lease.

(14) **Renewal Preference.** Any renewal preference granted Lessee is a privilege and is neither a right nor bargained for consideration. The lease renewal procedure and renewal preference shall be provided by ordinance in effect on the date the application for renewal is received by the designated official.

(15) **Removal or Reversion of Improvement upon Termination of Lease.** Improvements owned by Lessee shall within sixty calendar days after the termination of the lease be removed by Lessee; provided, such removal will not cause injury or damage to the lands or improvements demised; and further provided, that City may extend the time for removing such improvements in cases where hardship is proven. Improvements owned by Lessee may, with the consent of the City, be sold to the succeeding Lessee. All periods of time granted Lessee to remove improvements are subject to Lessee's paying the City pro rata lease rentals for the period.

- (a) If any improvements and/or chattels not owned by City and having an appraised value in excess of five thousand dollars as determined by the assessor are not removed within the time allowed such improvements and/or chattels on the lands, after deducting for City rents due and owning and expenses incurred in making such sale. Such rights to proceeds of the sale shall expire one year from the date of such sale. If no bids acceptable to the Port Director are received, title to such improvements and/or chattels shall vest in City.
- (b) If any improvements and/or chattels having an appraised value of five thousand dollars or less, as determined by the assessor, are not removed within the time allowed such improvements and/or chattels shall revert to, and absolute title shall vest in, City.

(16) **Rental for Improvements or Chattels not Removed.** Any improvements and/or chattels belonging to Lessee or placed on the lease during Lessee's tenure with or without his permission and remaining upon the premises after the termination date of the lease shall entitle City to charge Lessee a reasonable rent therefor.

(17) **Compliance with Regulations Code.** Lessee shall comply with all regulations, rules, and the code of the city and borough of Juneau, and with all state and federal regulations, rules and laws as the code or any such rules, regulations or laws may affect the activity upon or associated with the leased land.

(18) **Condition of Premises.** Lessee shall keep the premises of the lease in neat, clean, sanitary and safe condition and shall take all reasonable precautions to prevent and take all necessary action to suppress destruction or uncontrolled grass, brush or other fire on the leased lands. Lessee shall not undertake any activity that causes or increases the sloughing off or loss of surface materials of the leased land.

(19) **Inspection.** Lessee shall allow an authorized representative of the City to enter the lease land for inspection at any reasonable time.

(20) **Use of Material.** Lessee of the surface rights shall not sell or remove for use elsewhere any timber, stone, gravel, peat moss, topsoil, or any other materials valuable for building or commercial purposes; provided, however, that material required for the development of the leasehold may be used if its use is first approved by the City.

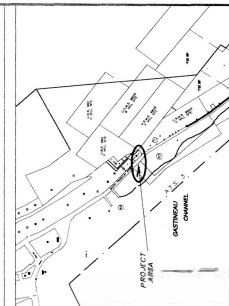
(21) **Rights-of-Way.** City expressly reserves the right to grant easements or rights-of-way across leased land if it is determined in the best interest of the City to do so. If the City grants an easement or right-of-way across the leased land, Lessee shall be entitled to damages for all Lessee-owned improvements or crops destroyed or damaged. Damages shall be limited to improvements and crops only, and loss shall be determined by fair market value. Annual rentals may be adjusted to compensate Lessee for loss of use.

(22) **Warranty.** The City does not warrant by its classification or leasing of land that the land is ideally suited for the use authorized under the classification or lease and no guaranty is given or implied that it shall be profitable to employ land to said use.

(23) **Lease Rental Credit.** When authorized in writing by City prior to the commencement of any work, Lessee may be granted credit against current or future rent; provided the work accomplished on or off the leased area results in increased valuation of the leased or other city and borough-owned lands. The authorization may stipulate type of work, standards of construction and the maximum allowable credit for the specific project. Title to improvements or chattels credited against rent under this section shall vest immediately and be in the City and shall not be removed by Lessee upon termination of the lease.

APPENDIX C: STANDARD PROVISIONS

- (1) **Holding Over.** If Lessee holds over beyond the expiration of the term of this lease and the term has not been extended or renewed in writing, such holding over will be a tenancy from month-to-month only.
- (2) **Interest on Late Payments.** Should any installment of rent or other charges provided for under the terms of this lease not be paid when due, the same shall bear interest at the rate established by ordinance for late payments or at the rate of 10.5 percent per annum if no rate has been set by ordinance.
- (3) **Taxes, Assessments, and Liens.** During the term of this lease, Lessee shall pay, in addition to the rents, all taxes, assessments, rates, charges, and utility bills for the Leased Premises and Lessee shall promptly pay or otherwise cause to be discharged, any claim resulting or likely to result in a lien, against the Leased Premises or the improvements placed thereon.
- (4) **Easements.** Lessee shall place no building or structure over any portion of the Leased Premises where the same has been set aside or reserved for easements.
- (5) **Encumbrance of Parcel.** Lessee shall not encumber or cloud City's title to the Leased Premises or enter into any lease, easement, or other obligation of City's title without the prior written consent of the City; and any such act or omission, without the prior written consent of City, shall be void against City and may be considered a breach of this lease.
- (6) **Valid Existing Rights.** This lease is entered into and made subject to all existing rights, including easements, rights-of-way, reservations, or other interests in land in existence, on the date of execution of this lease.
- (7) **State Discrimination Laws.** Lessee agrees, in using and operating the Leased Premises, to comply with applicable sections of Alaska law prohibiting discrimination, particularly Title 18 of the Alaska Statutes, Chapter 80, Article 4 (Discriminatory Practices Prohibited). In the event of Lessee's failure to comply with any of the above non-discrimination covenants, City shall have the right to terminate the lease.
- (8) **Unsafe Use.** Lessee shall not do anything in or upon the Leased Premises, nor bring or keep anything therein, which will unreasonably increase or tend to increase the risk of fire or cause a safety hazard to persons or obstruct or interfere with the rights of any other tenant(s) or in any way injure or annoy them or which violates or causes violation of any applicable health, fire, environmental or other regulation by any level of government.
- (9) **Hold Harmless.** Lessee agrees to defend, indemnify, and save City, its employees, volunteers, consultants, and insurers, with respect to any action, claim, or lawsuit arising out of the use and occupancy of the Leased Premises by Lessee. This agreement to defend, indemnify, and hold harmless is without limitation as to the amount of fees, and without limitation as to any damages resulting from settlement, judgment, or verdict, and includes the award of any attorneys' fees even if in excess of Alaska Civil Rule 82. The obligations of Lessee arise immediately upon notice to the City of any action, claim, or lawsuit. City Hall notifies Lessee in a timely manner if the need for indemnification, but such notice is not a condition precedent to Lessee's obligations and may be waived where Lessee has actual notice. This agreement applies and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against the City.
- (10) **Successors.** This lease shall be binding on the successors, administrators, executors, heirs, and assigns of Lessee and City.
- (11) **Choice of Law; Venue.** This lease shall be governed by the law of the State of Alaska. Venue shall be in the State of Alaska, First Judicial District at Juneau.



C U R V E T A B L E		
NUMBER	C1	C2
DELTA ANGLE	171°03'	02°29'19"
RADIUS	656.80	656.80
ARC LENGTH	129.73	25.53
TANGENT	65.08	14.27
CHORD DIRECTION	S39°37'.30"E	S44°48'15"E
CHORD LENGTH	129.52	25.53

SPECIAL NOTE
THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION
AS REQUIRED BY A.S. 40.1 90(2).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY
LICENSED AND QUALIFIED TO TAKE THE
FIELD MEASUREMENTS AND SURVEYING IN
ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.
THE MEASUREMENTS AND CALCULATIONS
HEREON SHOWN THEREON ACTUALLY
WAS FIRST AS DESCRIBED, AND THAT THE
DIMENSIONS AND OTHER DETAILS
ARE CORRECT.

STATE OF ALASKA
JAN 19 1981
RECEIVED
MARCH 10 1981
DIVISION OF LAND SURVEYING

RECORD OF SURVEY
A PLAT DENOTING REVISED
CITY & BOROUGH OF JUNEAU LEASE LANDS
AIR RIGHTS EASEMENTS
FOR

FOR
MOUNT ROBERTS TRAM
LOCATED WITHIN FRACTIONS OF
LOTS 13, 16 & 17, BLOCK 83
ALASKA TIDELANDS SURVEY NO. 3,
S 1 & 2, BLOCK 6, U.S. SURVEY NO. 7A &
LOTS 1 & 2A, DOCKSIDE SUBDIVISION

JUNEAU _____ ALASKA
JUNEAU RECORDING DISTRICT

DATE: _____ TIME: _____

BOYS 22420
JUNEAU, ALASKA 99902
MAY 10, 1987

RECORDS DEVELOPMENT CORP.
P.O. BOX 34378
JUNEAU, ALASKA 99903
RECORDS DEPT. NO. 001779

SHEET 1 OF 1

R&M ENGINEERING, INC.
SURVISOR:

GENERAL NOTES

- THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS
TO THE SOUTHERLY CORNER OF LOT 1 & A 98.80°
MONUMENTS AT THE NORTHERLY CORNER OF LOT 1 & A 98.80°
W.C. TO THE SOUTHERLY CORNER OF LOT 2C, DOCKSIDE SUBDIV-
ISION HAVING A COMPUTED RECD BEARING OF N43.02°00'W.
ALL BEARINGS HAVE BEEN ROUNDED TO THE NEAREST 00°15'
AND ANGLE.
- THE AREA FOR THE LOWER TRAM TERMINUS WAS A TOTAL LAND
AREA OF 10,000 SQUARE FEET. LEASE WAS NEGOTIATED BETWEEN
THE CITY & BOROUGH OF JAMELPA AND MOUNT ROBERTS DEVELOPMENT
CORP. AS DESCRIBED BY AN AGREEMENT DATED 1/19/93.
- THE AIR RIGHTS ASSUMING AREA SHOWN HEREON IS A ONE HUNDRED
FOOT WIDE STRIP, FIFTY FEET EACH SIDE OF THE TRAM CENTERLINE
AND FIFTY FEET EACH SIDE OF THE TRAM CENTERLINE
IN THE AFFOREMENTED LEASE AGREEMENT. THE LEASEMENT ENCOMPASSES
A TOTAL OF 21,815 SQUARE FEET.

LOT	BLOCK	SURVEY	LEASE AREA SQUARE FT.	AIR RIGHTS ESMT. AREA SQUARE FT.
1,3	83	A/S NO.3	4,882	269
16	83	A/S NO.3	399	1,634
1	84	A/S NO.3	669	3,663
1	84	U/S 7A		
2	4	U/S 7A		1,495
21	4	U/S 7A		1,495
2	1	DOCKSIDE SUBD.	3,850	1,220
2	1	DOCKSIDE SUBD.		1,220
ROBERTS R/W	U/S 7A		461	
TOTAL AREAS			10,000	21,815

SYMBOLS

- GLO BRASS CAP MONUMENT (RECOVERED)
6565-S PRIMARY MONUMENT (RECOVERED)
1410-S PRIMARY BRASS CAP MONUMENT (ESTABLISHED)
1410-S SECONDARY SPIKE MONUMENT (ESTABLISHED)

97-41

2D.00

JUNE 26 1971

DATE

TIME 2:16

LOCATION ON RIM ELEVATIONS

OFFICER MC

LEASE AREA

Presented by: The Manager
Introduced: July 28, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(BA)

An Ordinance Appropriating \$299,970 to the Manager for the Off-Road Vehicle Park Capital Improvement Project; Grant Funding Provided by the Alaska Department of Natural Resources, Recreational Trails Program.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$299,970 for the Off-Road Vehicle Park Capital Improvement Project (P46-111).

Section 3. Source of Funds

Alaska Department of Natural Resources	\$ 299,970
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: July 28, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(E)

An Ordinance Transferring \$3,500,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$3,500,000 be transferred:

From: CIP

H51-113	Waterfront Seawalk	(\$ 3,500,000)
---------	--------------------	----------------

To: CIP

P41-105	Marine Park Improvements	\$ 3,500,000
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Section 3. Source of Funds.

State Marine Passenger Fees	\$ 3,500,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 06/09/2025
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4019

A Resolution Setting Forth the Rules of Procedure for the Title 19, Title 53, and Title 69 Appeal Board.

WHEREAS, the Assembly has created an appeal board of three hearing officers to review decisions made under Title 19, Title 53, and Title 69; and

WHEREAS, this appeal board replaces the Bidding Review Board, Sales Tax Board of Appeals, Building Code Advisory Committee, and the Building Code Board of Appeals; and

WHEREAS, this Resolution codifies the Rules of Procedure for the new appeal board.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The Assembly hereby approves the Rules of Procedure for the Title 19, Title 53, and Title 69 Appeal Board, attached as Exhibit A.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

CITY AND BOROUGH OF JUNEAU
RULES OF PROCEDURE FOR TITLE 19, 53, AND 69 APPEALS BOARD

1. Intent and Construction

These Rules of Procedure are established pursuant to Ordinance 2025-17. A list of hearing officers will be established by the Manager's Office to handle appeals made under Title 19, Title 53, or Title 69. A hearing before the City and Borough of Juneau Hearing Officers Appeal Board is intended to be an informal, fair proceeding for review of a final agency decision not addressed by another hearing procedure. These rules of procedure are intended to ensure the expeditious resolution of appeals and protests and shall be interpreted in a manner consistent with that intent.

2. Parties

The parties to the hearing may include (a) protestor/appellant; (b) department representative; (c) any bidder or process participant; and (d) an intervener.

3. Rules of Evidence

Any relevant document, information, or testimony which a responsible person would rely on in the conduct of serious affairs may be considered, regardless of the existence of any common law, statutory, or court rule that might make such evidence inadmissible in a civil or criminal action. This shall include any documents or information relied upon by the agency decision maker. The Hearing Officers will rule on any objections to the evidence presented.

4. Attendance

A party or the party's designated representative may attend the hearing. A party who has received timely notice and fails to attend the hearing, without good cause, waives the right to participate in the hearing.

5. Burden of Proof

The protestor/appellant bears the burden of proof of establishing by a preponderance of the evidence that the decision should be reversed or modified.

6. Prehearing Procedures

The Hearing Officers may hold a prehearing conference to settle, simplify, or identify the issues in a proceeding and to set timeframes as necessary if briefing is requested by the parties, or to consider other matters that may aid in the expeditious disposition of the proceeding.

7. Conduct of Hearing

- a. The Hearing Officers shall preside over the hearing, maintain decorum, and assure that all parties have a reasonable opportunity to present their cases.
- b. The hearing shall be recorded. A party may request a copy of the recording or a transcript of the hearing from the Clerk's Office. The requesting party shall bear the cost of copying or transcription.
- c. The Hearing Officers may ask the parties questions concerning any matter related to the hearing at any time. The Hearing Officers may recess and reconvene the hearing for the convenience of the participants and the Hearing Officers.

- d. Unless otherwise determined by the Hearing Officers, the hearing shall proceed as follows:
 - (1) Each party may make a short opening statement summarizing their position and the evidence they intend to introduce (5 minutes);
 - (2) The party with the burden of proof shall present their evidence through testimony and introduction of exhibits (20 minutes);
 - (3) The other parties, starting with the CBJ staff, shall then present their evidence through testimony and introduction of exhibits (20 minutes each);
 - (4) The Hearing Officers may allow the party with the burden of proof to present additional rebuttal evidence and testimony (up to 10 minutes);
 - (5) Each party may make a short closing argument summarizing their case and stating what action, if any, they believe the Hearing Officers should take (up to 5 minutes each); and
 - (6) The Hearing Officers will then ask any final questions.
- e. After the parties have presented their evidence and argument, the Hearing Officers shall deliberate in executive session or may recess and reconvene its deliberations as appropriate.

8. Best Interest Finding

If at any point the Manager or Manager's Designee makes a Best Interest Finding, the Hearing Officers' role is deemed moot and the appeal will be closed. Parties shall be notified and will receive a copy of the finding within 24 hours of issuance. The Best Interest Finding must include findings of fact and a determination on each issue presented based on the record available. The Best Interest Finding shall be submitted to the Assembly for review at the next regular Assembly meeting. The parties may include an objection/response in writing to the Best Interest Finding for consideration by the Assembly. The objection/response must be provided no later than 3 days after receiving notice of the Best Interest Finding.

9. Hearing Officers' Recommendation

The Hearing Officers shall issue a written recommendation containing findings of fact and conclusions of law on each of the issues presented. A recommendation may affirm, modify, or set aside an agency decision in whole or in part. The decision shall be submitted to the Manager no later than 10 working days after the close of the hearing.

10. Manager Decision

The Manager shall review the recommended decision of the Hearing Officers. Within 10 working days the Manager shall (a) accept the recommendation, (b) reject the recommendation and issue an independent decision, or (c) remand to the Hearing Officers for additional findings. The Manager's decision shall be in writing and set forth the reasons for the decision with specificity.

11. Assembly Review

- a. Under CBJC 53.50.062(n), if the bid amount contested is over \$750,000, the hearing officers' decision and recommendation will go directly to the Assembly for review.

- b. Manager's Decision on the Hearing Officers Recommendation. The Decision may be appealed to the Assembly as designated in Chapter 01.50.
- c. Best Interest Finding. If a Best Interest finding has been made, at its next regular meeting the Assembly shall review the Best Interest Finding and any objection/response received from the parties. The Assembly may affirm or reject the Best Interest Finding. If affirmed, the decision of the Assembly is final. If rejected the case will go back to the Hearing Officers at the stage in the process when the Finding was made. The Assembly may provide comments for consideration to the Hearing Officers.

12. Judicial Review.

A final decision by the Assembly may be appealed to the superior court in accordance with the Alaska Rules of Appellate Procedure.

Presented by: The Manager
Introduced: July 28, 2025
Drafted by: Finance

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4020

A Resolution Deappropriating \$1,150,000 from the Glacier Highway Sewer Improvements Capital Improvement Project; Funding Provided by the Alaska Department of Environmental Conservation, Alaska Clean Water Fund Loan.

WHEREAS, under Article IX of the Home Rule Charter of the City and Borough of Juneau, the Assembly by resolution may reduce any appropriation, except for debt service or for cash deficit, provided that no appropriation may be reduced by more than the amount of the unencumbered balance; and

WHEREAS, fiscal year 2014 Ordinance 2013-11(AK) appropriated a \$1,150,000 Alaska Department of Environmental Conservation loan to the Glacier Highway Sewer Improvements Capital Improvement Project; and

WHEREAS, existing funds in the project will provide funding for the project work originally intended to be financed by the loan, making the loan no longer necessary; and

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Deappropriation. There is deappropriated from the Manager the sum of \$1,150,000 from the Glacier Highways Sewer Improvements Capital Improvement Project (U76-100).

Section 2. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: 7/28/2025
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4021

A Resolution Authorizing the Manager to Apply For, and Enter Into, a Loan Agreement of Up to \$3,391,000 with the State of Alaska Department of Environmental Conservation, State Revolving Fund, for the Design and Construction of a Pyrolysis Unit at the Mendenhall Wastewater Treatment Plant.

WHEREAS, the City and Borough of Juneau (CBJ) Utilities Division has spent over \$2M per year during the last two years to safely dispose of residual biosolids from its waste treatment facilities into secure landfills with diminishing capacity and seeks to eliminate this recurring cost; and

WHEREAS, the CBJ Utilities Division seeks to add to its waste treatment systems the capacity to process residual biosolids that currently require expensive shipment and disposal at a secure landfill; and

WHEREAS, the CBJ Utilities Division, in pursuit of its objectives for advanced treatment of residual biosolids, has identified technology appropriate for this purpose and has successfully solicited funding from the State of Alaska Department of Environmental Conservation (ADEC) SRF program to advance a design phase of this initiative; and

WHEREAS, the adoption of this resolution would authorize the City Manager to submit a loan application and enter into a loan agreement with the ADEC to provide funding for the following project:

Project: Design and Construction of a Pyrolysis Unit at the Mendenhall Wastewater Treatment Plant State Revolving Fund Loan

Funding amount: \$3,391,000

Forgiveness: 100%; and

WHEREAS, in order for the CBJ Engineering and Public Works Department to apply for the SRF loan, the Assembly must pass a resolution to (1) authorize the SRF loan application process, and (2) authorize a designated representative of the local government to execute the loan agreement; and

WHEREAS, the Assembly previously approved Resolution 3097 which authorized the execution of a loan agreement in the amount of \$1,955,000, however, CBJ was notified that additional total funding is now available;

WHEREAS, the Public Works and Facilities Committee, at its regular meeting on July 14, 2025, recommended adoption of this resolution; and

WHEREAS, upon receiving the loan agreement document, Assembly authorization will be required by ordinance to borrow the money.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. That the Manager is authorized to submit a loan application to the State of Alaska Department of Environmental Conservation, which will become a binding obligation in accordance with its terms when signed by both parties. The Manager is authorized to execute the loan agreement with the State of Alaska for the Design and Construction of a Pyrolysis Unit at the Mendenhall Wastewater Treatment Plant, not to exceed \$3,391,000.

Section 2. The Manager is authorized to carry out the City and Borough's responsibilities under the loan agreement. The Manager is authorized to delegate responsibility to appropriate CBJ staff to carry out technical, financial, and administrative activities associated with the loan agreement. The CBJ Utility and Public Works Department is established as the agent for the City and Borough for administration of this project.

Section 3. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Presented: 07/28/2025
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4022

A Resolution of the City and Borough of Juneau Adopting the 2025 Multi-Jurisdictional Hazard Mitigation Plan Update.

WHEREAS, the City & Borough of Juneau recognizes the threat that natural hazards pose to people and property within the City and Borough of Juneau; and

WHEREAS, the City & Borough of Juneau has partnered with the Central Council of the Tlingit & Haida Indian Tribes of Alaska to prepare a hazard mitigation plan, hereby known as the *City and Borough of Juneau and Tlingit and Haida Tribe 2025 Multi-Jurisdictional Hazard Mitigation Plan Update* in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the *City and Borough of Juneau and Tlingit and Haida Tribe 2025 Multi-Jurisdictional Hazard Mitigation Plan Update* identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Juneau from the impacts of future hazards and disasters; and

WHEREAS, The City and Borough of Juneau and the Central Council of the Tlingit & Haida Indian Tribes of Alaska are both independently reviewing and adopting the *City and Borough of Juneau and Tlingit and Haida Tribe 2025 Multi-Jurisdictional Hazard Mitigation Plan Update*; and

WHEREAS, adoption by the City & Borough of Juneau Assembly demonstrates its commitment to hazard mitigation and achieving the goals outlined in the *City and Borough of Juneau and Tlingit and Haida Tribe 2025 Multi-Jurisdictional Hazard Mitigation Plan Update*.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The City & Borough of Juneau Assembly adopts the *City and Borough of Juneau and Tlingit and Haida Tribe 2025 Multi-Jurisdictional Hazard Mitigation Plan Update*.

Section 2. While content related to the City & Borough of Juneau may require revisions to meet the plan approval requirements, changes occurring after adoption will not

require the City & Borough of Juneau to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

Section 3. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



Office of the City Manager

155 Heritage Way
Juneau, Alaska 99801
PHONE: (907) 586-5240
FAX: (907) 586-5385
ryan.oshaughnessy@juneau.gov

TO: Deputy Mayor Smith, and Assembly Committee of the Whole

FROM: Ryan O'Shaughnessy, Emergency Programs Manager

DATE: July 10, 2025

RE: Multi-Jurisdictional Hazard Mitigation Plan

The [2025 Multi-Jurisdictional Hazard Mitigation Plan \(MJHMP\)](#) represents a comprehensive and collaborative effort to improve community resilience for the CBJ and CCTHIA. This plan is the product of more than six months of coordinated work between CBJ staff, tribal representatives, state and federal partners, and community stakeholders.

A Hazard Mitigation Plan (HMP) is a forward-looking planning document that identifies the natural and human-caused hazards that pose the greatest risk to life, property, and infrastructure in a community. Most important, it outlines a range of potential mitigation actions that can reduce or eliminate those risks over time. It's important to note that this plan is not regulatory; it does not impose land use restrictions or affect development regulations. However, it is a key document for accessing federal mitigation funding. HMPs operate on a 5-year approval cycle. Maintaining a current state and FEMA-approved plan is a requirement for eligibility under many federal grant programs.

CBJ's previous hazard mitigation plans were completed in 2004 and 2012. A 2017 update was drafted but never adopted, due in part to changes in FEMA guidance. The 2025 plan has been developed through a more inclusive process that incorporates a wider range of partners, expands the scope of hazards addressed, and modernizes the approach to risk assessment. A key strength of this effort has been the close coordination with the State of Alaska Division of Homeland Security and Emergency Management (DHSEM) and FEMA Region 10. Their ongoing involvement has helped ensure the plan aligns with current state and federal requirements and gives us confidence that it will meet approval standards.

The risk assessment in this plan was developed using FEMA's requirement to rely on the best available data and science. No new studies were initiated; instead, the planning team reviewed existing hazard maps, technical reports, historical records, and recent events to identify which hazards pose the greatest risk to Juneau. Each hazard profile includes a review of past events, potential severity, likelihood of future occurrence, and the general areas where impacts may be felt.

While CBJ received new landslide hazard maps from Tetra Tech in 2022, they were not adopted. To reflect landslide risk appropriately, the planning team overlaid the Tetra Tech data with the earlier 1992 CBJ landslide study to identify areas with consistent underlying conditions and a history of landslide activity. These are described in the plan as historic landslide hazard areas. The draft plan uses this



Office of the City Manager

155 Heritage Way

Juneau, Alaska 99801

PHONE: (907) 586-5240

FAX: (907) 586-5385

ryan.oshaughnessy@juneau.gov

general overlay to support community-level mitigation planning and does not assign risk to individual parcels. FEMA and the State of Alaska have indicated that this approach, when paired with a clear explanation of the decision-making process, is acceptable and does not pose a risk to plan approval.

The mitigation actions included in this plan consist of 104 prioritized project ideas (94 for CBJ and 85 for CETHIA) drawn from past plans, public input, technical recommendations, and input from the CBJ–Tlingit Haida planning team. These projects span a range of hazard types and represent potential future actions that CBJ or its partners could take. Inclusion in the plan does not obligate implementation, but it does position the community to pursue funding and take coordinated steps if opportunities or resources become available.

Looking ahead, the Assembly will be asked to consider formal adoption of the MJHMP later this month, followed by a similar and independent action by T&H. Upon adoption, the plan will be submitted to the State of Alaska and FEMA for final review and approval. Once approved, the MJHMP will serve as the guiding framework for hazard mitigation efforts through 2029, with annual reviews and a full update and re-adoption process slated for 2030.

At the time of this memo, the full draft plan is not yet published but will be made available to the public on **Monday, July 14**. Until then, the draft risk assessment is accessible through the online StoryMap. However, it does not yet reflect the final approach described above regarding landslide mapping and will be updated upon release of the complete draft.

Recommendation: Forward Resolution 4022 adopting the Multi-jurisdictional Hazard Mitigation Plan Update to the Assembly for adoption.

Enc:

1. MJHMP PowerPoint
2. Resolution 4022 Hazard Mitigation Plan Consent

Presented by: The Manager
Presented: 07/28/2025
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4023

A Resolution Authorizing the Execution of an Agreement Between the City and Borough of Juneau and the Alaska Department of Transportation & Public Facilities for Community Transportation Program (CTP) Funding for the Reconstruction of Vintage Boulevard and Clinton Drive in the Mendenhall Valley.

WHEREAS, the Alaska Department of Transportation & Public Facilities (DOT&PF) sponsors the Community Transportation Program (CTP) which provides funding for improvements to local roadways; and

WHEREAS, DOT&PF administers the CTP through a competitive grant process and the City and Borough of Juneau has been successful in receiving CTP Funding for Vintage Boulevard and Clinton Drive; and

WHEREAS, the City and Borough of Juneau owns and maintains Vintage Boulevard and Clinton Drive; and

WHEREAS, the roadway systems at Vintage Boulevard and Clinton Drive are over 40 years old and, with the passage of time, have deteriorated due to age and heavy usage; and

WHEREAS, there has recently been a positive surge in development and new construction in the Vintage Boulevard and Clinton Drive areas including the opening of Trillium Landing, an Americans with Disabilities Act-accessible apartment community designed for residents aged 55 years and older, Riverview Senior Assisted Living Facility and the Southeast Alaska Regional Health Consortium's Community Health Clinic; and

WHEREAS, there are a significant number of recently built private condominiums and business structures which add to the increased residential activity and traffic in the Vintage Boulevard and Clinton Drive areas; and

WHEREAS, this area of the Mendenhall Valley is home to a large number of businesses including the Mendenhall Valley Post Office, the Mendenhall Mall and its many tenants, several banks, and numerous other businesses; and

WHEREAS, the City and Borough of Juneau has agreed to contribute a 25% match towards the project cost, with CBJ's estimated cost at \$2,601,812.50 of the \$8,522,500 DOT&PF estimated total project cost; and

WHEREAS, the Assembly adopted the City and Borough of Juneau 2023–2028 Capital Improvement Program project list which identified Vintage Boulevard and Clinton Drive as priority projects for Fiscal Years 2023, 2024, and 2025.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The Manager is authorized to enter into an agreement with DOT&PF for the reconstruction of Vintage Boulevard and Clinton Drive.

Section 2. The City and Borough acknowledges the requirement for a local match for CTP grant funding and commits to providing matching funds in the amount of \$2,601,812.50 as a local match for the reconstruction of Vintage Boulevard and Clinton Drive, CTP Grant Funding.

Section 3. The City and Borough commits to continue operating and maintaining Vintage Boulevard and Clinton Drive upon successful completion of the project and acceptance of the roadways by the Manager.

Section 4. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: 07/28/2025
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4024

A Resolution Amending the Assembly Rules of Procedure.

WHEREAS, it is necessary for the orderly conduct of business that rules of procedure be adopted for the Assembly.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Rules of Procedure. Resolution 2986 remains in full force and effect except as amended below. The following rules of procedure are amended:

RULE 2. MEETINGS.

A. Date and Time of Regular Meetings. The Assembly shall regularly meet at 6:00 p.m. ~~every third Monday's~~ according to a schedule approved by the Assembly and published by the Clerk's office, unless otherwise designated. The Assembly may by motion or otherwise change the date of a meeting as may be necessary or convenient.

D. Time of Adjournment. Meetings will adjourn at 10:00 p.m. unless extended by a vote of at least six members.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 28th day of July, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

June 13, 2025

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: Juneau Elks Club No. 420

DBA: BPO Elks Lodge #420

VIA email: shinkle@hotmail.com;

CC: None

Local Government 1: City and Borough of Juneau

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov;

Community Council: n/a

Via Email: n/a

Re: Club License #5414 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#5414
License Type:	Club
Licensee:	Juneau Elks Club No. 420
Doing Business As:	BPO Elks Lodge #420
Physical Address:	9321 Glacier Highway Juneau, AK, 99801
Designated Licensee:	Steven R. Hinckle
Phone Number:	907-586-2420; 907-321-3485
Email Address:	shinkle@hotmail.com ;

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **June 24th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Alysha Pacarro, Licensing Examiner II
For
Kevin Richard, Director



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

June 4, 2025

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: **DJ LLC**

DBA: Asiana Gardens

VIA email: milee0865@yahoo.com

CC: None

Local Government 1: City and Borough of Juneau

Local Government 2:

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Re: Restaurant Eating Place License #4731 Combined 2025-2026 Renewal Notice

License Number:	#4731
License Type:	Restaurant Eating Place License
Licensee:	DJ LLC
Doing Business As:	Asiana Gardens
Physical Address:	9116 Mendenhall Mall Rd Juneau, AK 99801
Designated Licensee:	DJ LLC
Phone Number:	(907) 463-3119; (907) 957-1515
Email Address:	milee0865@yahoo.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 16th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

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If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Kyle Helie, Licensing Examiner II
For
Kevin Richard, Director



Port of Juneau

155 Heritage Way • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: Carl Uchytel
Port Director

To: Docks & Harbor Board

Via: Docks & Harbor Operations-Planning Committee

Date: June 10th, 2025

Re: Aurora Harbor Drive Down Float (DDF) – Pre-Award Efforts

1. In November 2024, Docks & Harbors was notified of successful MARAD PIDP grant to design and construct an Aurora Harbor Drive Down Float. The maximum federal grant is for \$11,154,002 and our local committed match is 20% (\$2.8M) for a total project cost of \$14M. We have concurrently applied for a FY26 ADOT Harbor Facility Grant to be applied to half of our local match and will know with certainty after July 1st to whether we were successful.
2. The US DOT Maritime Administration is very prescriptive in how PIDP (Port Infrastructure Development Program) grants are managed. Docks & Harbors is keenly aware of their protocols and endeavors to following the guidance precisely. Enclosure (1) is a welcome aboard letter which outlines key milestones in the execution of the PIDP grant. Before a federal grant agreement can be consummated, also known as “grant award”, the following milestones must be completed.

Complete pre-award Federal requirements, including:

- a. National Environmental Policy Act (NEPA) review,
- b. Section 106 of the National Historic Preservation Act (NHPA) consultations,
- c. Recipient’s Letter of Funds Availability, and
- d. Title VI Assessment, as applicable.

MARAD is very clear that no funds can be expended on the project without proper authority and before grant agreement execution, you should NOT:

Begin any construction activities – No construction (i.e., activities that disturb the land in any way or involve in-water work) can take place prior to NEPA completion or you risk jeopardizing your entire Federal award. Certain activities, such as field surveys, studies, and/or investigations that require minimally invasive environmental disturbances may be permitted only with prior notification to and approval from MARAD.

3. To comply with NEPA documentation, MARAD recognizes it is necessary development design documents sufficient to determine impacts to resources, both environmental and historical. Following guidance from MARAD, we received authorization to advertise and negotiate a “pre-award” activity with an Architecture/Engineering (A/E) consultant. We advertise for this professional work in encl (2) and a Docks & Harbors evaluation committee selected PND Engineers as the successful proposer with public notification provided in encl (3).
4. MARAD provided the following authority (via email) to contract with an A/E consultant for efforts:

This message constitutes MARAD's written approval for the Port to incur the following pre-award costs effective May 27, 2025, to be counted towards the non-federal cost share, assuming such costs would have been allowable if incurred subsequent to grant agreement execution. The Port may, at its own risk, incur obligations and expenditures associated with the following activities prior to grant execution up to the following estimated costs:

- \$350,000: *Pre-Engineering and Design up to 35% level*
- \$150,000: *NEPA Environmental costs to 100% level, including:*
 - o *Section 106 documentation*
 - o *Title VI assessment*
 - o *Environmental evaluations*
- \$200,000: *Permits, including but not limited to:*
 - o *U.S. Army Corps of Engineers*
 - o *Incidental Harassment Authorization application, if required*

The Port acknowledges that the incurrence of pre-award costs in anticipation of a Federal award imposes no obligation on MARAD to either make the award or increase the amount of the Federal award if an award is made for less than the amount anticipated or is inadequate to cover the pre-award costs incurred.

5. We are awaiting a proposal from the A/E to negotiate the pre-award cost which is anticipated before the June regular Board meeting. To keep the rhythm of the project steadily advancing, I recommend the Docks & Harbors Operations Planning Committee consider this motion at the June 11th meeting:

MOTION: TO RECOMMEND APPROVAL OF CONTRACT AWARD TO PND ENGINEERS TO DEVELOP PRELIMINARY DESIGN AND NEPA DOCUMENTATION NOT TO EXCEED \$700K TO MEET MARITIME ADMINISTRATION REQUIREMENTS FOR GRANT AWARD.

#

- Encl: (1) MARAD PIDP 2024 – Welcome Aboard Letter
(2) RFP DH25-045 Design Services for Aurora Harbor Drive Down Float dated April 10, 2025
(3) RFP DH25-045 Posting Notice dated May 27, 2025

Welcome Aboard!

Congratulations on your selection to receive a Port Infrastructure Development Program (PIDP) FY 2024 grant award. Now that you have been selected for an award, the Maritime Administration (MARAD) would like to move towards executing a grant agreement and fully obligating the funds as soon as possible, so that you may begin work on your project. To that end, we have created this document to provide some early guidance on what the next steps will be as well as provide pertinent information that you need to know regarding the goals, expectations, and requirements for managing your grant.

Next Steps

1. Kick-off webinar to provide an overview of the program, including background and details related to scope, schedule, and budget.
2. Initial call between the MARAD and recipient team members.
3. Complete pre-award Federal requirements, including:
 - a. National Environmental Policy Act (NEPA) review,
 - b. Section 106 of the National Historic Preservation Act (NHPA) consultations,
 - c. Recipient's Letter of Funds Availability, and
 - d. Title VI Assessment, as applicable.
4. Develop scope, schedule, budget, and any other areas requiring Recipient input in the draft grant agreement.

Estimated Grant Agreement Execution Process Timeline:

Action	Responsible Entity	Estimated Time
Kick-Off Webinar	MARAD	Within one month of receiving this document
Initial team meetings	MARAD	Within 2 months of receiving this document
Complete NEPA	Recipient and MARAD	5-20 months
Complete Section 106 of NHPA	Recipient and MARAD	5-20 months
Title VI Assessment	Recipient	6-9 months
Letter of Funds Availability	Recipient	Any time before grant execution, but should not be submitted until after the project budget is finalized
Execute Grant Agreement	Recipient and MARAD	1-4 months after NEPA completion
Estimated total time until Grant Execution		6-24 months

Point of Contact:

Your grant will be assigned to a Grant Management Specialist. This person serves as the primary point of contact for your grant until grant execution. Your Grants Manager should be the first person you contact when questions or issues related to your grant arise, as well as when technical

assistance, clarification, or other resolution is needed. Your Grants Manager will provide a full list of the contacts related to your project.

Before grant agreement execution, you should:

1. Assist MARAD in the NEPA review process – All grant projects must undergo a NEPA review before execution of the grant agreement, even those projects that will result in a Categorical Exclusion class of action. Review the environmental documents when provided by the MARAD Office of Environmental Compliance and start to formulate the action plan to complete the required documentation as soon as possible. If your project will require consultation or coordination with other service agencies (e.g., National Marine Fisheries Service (NMFS), U.S. Fish and Wildlife Service (FWS)), please begin that process as early as possible to avoid delaying the NEPA process.
2. Assist MARAD in the NHPA Section 106 consultation process – Section 106 requires MARAD to identify and assess the effects its actions may have on historic properties. Please review your project and what may be required to complete this process. The MARAD National Historic Preservation Officer will help with this requirement.
3. If your project includes a non-Federal cost match, submit to MARAD your non-Federal match documentation – MARAD requires that you provide a letter of match commitment confirming that the non-Federal match outlined in your application is secured and dedicated to the project. We cannot execute a grant agreement without this funding commitment letter. MARAD will provide an example of what this documentation should look like, upon request.
4. Develop draft Grant Agreement – Work with MARAD on finalizing the draft Grant Agreement, including project scope, schedule, and budget.
5. Ensure Build America, Buy America Act (“BABA” or “Buy America”) compliance – Review the materials required to execute the project scope to ensure compliance with the applicable Buy America requirements (see Buy America Requirements below). MARAD cannot obligate PIDP funds unless all steel, iron, manufactured products, and construction materials are made in the US or a waiver applies.
6. Complete the Title VI Assessment. These requirements may vary depending on whether you are an existing or new MARAD grant recipient. MARAD’s external civil rights coordinator will assist you with these requirements.

Before grant agreement execution, you should NOT:

1. Begin any construction activities – No construction (i.e., activities that disturb the land in any way or involve in-water work) can take place prior to NEPA completion or you risk jeopardizing your entire Federal award. Certain activities, such as field surveys, studies, and/or investigations that require minimally invasive environmental disturbances may be permitted only with prior notification to and approval from MARAD. For more information on which activities are and are not allowable before NEPA is complete, refer to MARAD’s “Process on pre-NEPA Field Surveys Prior to Grant/Loan Award Execution” document provided by MARAD’s Office of Environmental Compliance.

After NEPA completion but before grant agreement execution, construction activities can only begin with written pre-approval by MARAD.

2. Incur any project costs without MARAD's written approval (regardless of whether the costs would be reimbursed with PIDP grant funds or charged to your non-Federal cost share) – Pursuant to 46 U.S.C. 54301(a)(10)(B) and 2 CFR 200.458, PIDP recipients must apply to MARAD for approval to incur and expend any Federal or non-Federal project costs prior to grant agreement execution. If you would like to begin incurring certain eligible project costs, please contact your Grants Manager and they can explain the process and provide you with the "Pre-award costs application." Generally, to be allowable, at a minimum, the costs must:
 - a. Be for pre-construction activities (unless NEPA is already completed);
 - b. Not yet be incurred or expended;
 - c. Comply with all Federal requirements;
 - d. Be included in the applicable PIDP grant application as future eligible costs;
 - e. Be necessary for the efficient and timely performance of the scope of work; and
 - f. Be directly pursuant to the negotiation and in anticipation of the Federal award.

Additional Things to Consider:

Procurement methods:

The acquisition of goods and services must follow the procurement standards described in 2 C.F.R. 200.317-327. A State or Indian Tribe must follow the same policies and procedures it uses for procurements from its non-Federal funds. All other non-Federal entities must conduct all procurement transactions for the acquisition of property or services in a manner providing full and open competition consistent with the standards described in 2 C.F.R. 200.319-320. Noncompetitive procurements can only be awarded in accordance with 2 C.F.R. 200.320(c) and with the written approval of MARAD.

Minimum Wage Rates:

You must include, in all contracts in excess of \$2,000 for work on the project that involves labor, provisions establishing minimum rates of wages, to be predetermined by the United States Secretary of Labor, in accordance with the Davis-Bacon Act, 40 U.S.C. 3141–3148, that contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

Small and Disadvantaged Business Enterprises Requirements:

If any funds under this award are administered by a State Department of Transportation, those funds must be expended in compliance with the requirements at 49 C.F.R. part 26. Otherwise, you must expend all funds under this award in compliance with the requirements at 2 C.F.R.

200.321 (“Contracting with small and minority businesses, women’s business enterprises, and labor surplus area firms”).

Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act):

The Uniform Act and implementing regulations at 49 CFR part 24 apply when Federal aid is used to fund any phase of the project. For example, if you use local funds for a right-of-way acquisition that is in anticipation of this USDOT project, you must still comply with the Uniform Act related to those right-of-way activities to be eligible to receive these Federal funds.

Buy America Requirements:

Your project is an infrastructure project. Therefore, all iron, steel, manufactured products, and construction materials used in the project for infrastructure expenditures¹ are subject to the domestic content requirements of the Build America, Buy America Act, Pub. L. No. 117-58, div. G, tit. IX, subtit. A, 135 Stat. 429, 1298 (2021) and 2 C.F.R. 184, as implemented in the terms and conditions and exhibits of the grant agreement.

You must not use funds provided under this award unless:

- (1) all iron and steel used in the project are produced in the United States—this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
- (2) all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product; and
- (3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

When necessary, you may apply for, and the USDOT may grant, a waiver from the Buy America preference if the USDOT determines that:

- (i) applying the Buy America preference would be inconsistent with the public interest;
- (ii) the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or
- (iii) the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent.

On August 16, 2023, USDOT announced a public interest [Waiver of Buy America Requirements for De Minimis Costs and Small Grants](#). Under this waiver, you may use a de minimis amount of non-compliant iron, steel, manufactured products, and construction materials in your project as long as the total value of the non-compliant products is no more than the lesser of \$1 million or

¹ Noninfrastructure spending should comply with the Buy American Act requirements at 41 U.S.C. chapter 83.

5% of total applicable costs for the project. Total applicable project costs are defined as the cost of materials (including the cost of any manufactured products but excluding labor costs) used in the project that are subject to a domestic preference requirement, including materials that are within the scope of an existing waiver.

Please notify MARAD as soon as possible when a potential Buy America issue arises.

Conflicts of Interest:

You must establish and maintain written Standards of Conduct covering conflicts of interest and governing the performance of your employees that are engaged in or otherwise involved in the award or administration of third-party contracts. Additionally, you must be aware of conflict of interest issues a prospective contractor might have, including lack of impartiality, impaired objectivity, or unfair competitive advantage. You must disclose, in writing, any potential or real conflicts of interest to MARAD in accordance with 2 CFR 200.112.



REQUEST FOR PROPOSALS

RFP DH25-045

DESIGN SERVICES For AURORA HARBOR DRIVE DOWN FLOAT

Issued by: Carl Uchytel
Carl Uchytel, P.E.,
Purchasing Officer

Date: April 10, 2025

Design Services for
Aurora Harbor Drive Down
Float RFP DH25-045

SCOPE OF SERVICES: The City and Borough of Juneau (CBJ) Docks & Harbors is requesting proposals from qualified consultants to provide design services for the Aurora Harbor Drive Down Float project.

PRE-PROPOSAL MEETING: A non-mandatory pre-proposal conference call will be held at **10:00 a.m., Alaska time on April 21, 2025.** Persons interested in submitting proposals are encouraged to attend. Proposers intending to participate shall request the call-in information from the CBJ Docks & Harbors by emailing Melody.Musick@juneau.gov by 4:30 p.m., on April 18, 2025.

QUESTIONS REGARDING THIS RFP: Carl Uchytel, P.E., Port Director, phone 907-586-0292, carl.uchytel@juneau.gov is the sole point of contact for all issues pertaining to this procurement.

NOTICE TO PROPOSERS: The City and Borough of Juneau only accepts proposals submitted electronically, through Public Purchase. All addenda and information items will be delivered via Public Purchase. Information regarding Public Purchase, a free e-procurement service, can be found at the following links: <https://juneau.org/finance/purchasing/bids-rfps> and <http://www.publicpurchase.com/>

DEADLINE FOR PROPOSALS: Electronic proposals are to be uploaded to Public Purchase **prior to 2:00 p.m. Alaska Time on May 19, 2025,** or such later time as the Contract Administrator may announce by addendum to planholders at any time prior to the submittal date. It is the responsibility of the Proposer to submit all solicitation documents, by the advertised deadline. Submitting any response to a solicitation shall be solely at the Proposers risk. The City and Borough of Juneau will attempt to keep all office equipment used in methods of document receipt, in working order but is **NOT** responsible for communications or documents that are late, **regardless of cause.** No Proposer documentation will be accepted as proof of receipt. Prior to any deadline, Proposers are strongly encouraged to confirm receipt of any submitted documents with the City and Borough of Juneau. All electronic submittals must be uploaded as an Adobe Portable Document Format (PDF). Proposers will not secure, password protect or lock uploaded files; the City must be able to open and view the contents of the file. Proposers will not disable or restrict the ability of the City to print the contents of an uploaded file. Scanned documents or images must be of sufficient quality, no less than 150 dpi, to allow for reading or interpreting the words, drawings, images or sketches. The City may disqualify any Submittal Response that does not meet the criteria stated in this paragraph.

Disadvantaged Business Enterprises are encouraged to respond.

CONTACT INFORMATION REGARDING ELECTRONIC SUBMITTALS

City and Borough of Juneau, Docks & Harbors
155 Heritage Way
Juneau, AK 99801

The Port Office phone number is 907-586-0292 and fax number 907-586-0295.

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1.0 GENERAL INFORMATION

This Class 3 Request for Proposals (RFP) defines the scope of the project, explains the procedures for selecting a firm to provide the requested services, and defines the documents required to respond to the RFP.

1.1 Purpose

The purpose of this document is to solicit proposals from qualified consultants to provide Design Services for the Aurora Harbor Drive Down Float.

The Class 3 process is used for the acquisition of professional service contracts estimated to be more than \$50,000.

This project may be amended to include additional services.

1.2 Scope of Services

The Consultant shall provide all professional engineering services necessary to prepare complete bid-ready construction drawings, specifications, permits to include NEPA documentation, bid schedule and engineer's estimate to install 48-foot-wide by 120-foot-long, vehicle-accessible Aurora Harbor drive down float, approach dock improvements and vehicle access bridge, consistent with the requirements provided by the Maritime Administration (MARAD). Project Cost Estimates are expected at each design submittal milestone. The consultant shall assist in obtaining all State and local permits necessary for completion of the project including but not limited to a building permit submittal package(s) necessary for obtaining CBJ Development Department permits as required by CBJ.

The site of the work is at Aurora Harbor Small Boat Basin, Juneau, Alaska.

General Design Requirements

- A. The Consultant shall conduct one design workshop open to the public in coordination with the CBJ Docks & Harbors Project Manager. The initial public workshop will be to refine the scope the project prior to 35% design submission.
- B. The Consultant shall work with the CBJ Project Manager to develop conceptual and final project designs which respond to the estimated construction budget. The Consultant shall prepare and submit to the CBJ Project Manager a preliminary construction cost estimate after the scoping meeting. The CBJ Project Manager shall be kept informed of design modifications to the original scope which result in cost increases to the original construction estimate. An upgrade of the construction estimate shall be submitted at each design review meeting.

- C. The Consultant shall ensure that the design remains in conformity with the estimated construction budget. If the design's cost estimate or the construction low bid amount is greater than 10% higher than the available construction budget, the Consultant shall redesign the project to conform to the estimated construction budget at no additional charge to the City. The 2024 estimated construction budget was \$14M.
- D. Given the extreme volatility in the construction materials and labor markets, the consultant shall provide documented correspondence from cranes and electrical components and other long lead time and/or specialty items that could impact schedule and cost. This information shall be presented with the project estimates, expected at 65%, 95% and final, bid ready documents.
- E. The Consultant shall submit to the CBJ Project Manager with the 90% design submittal an estimated construction schedule identifying: the lead times for major procurement items; estimated time duration of primary construction segments; and any mandated shutdowns (i.e., inclement weather, anadromous fish closures, etc.).
- F. The Consultant shall attend all required public meetings and shall be available to present the design and project schedule to the Docks & Harbors at a dated determined by the Port Director.
- G. The Consultant shall research all as-built records, property surveys, and government or private sources necessary to define right-of-way limits, required or existing easement conditions and/or requirements, and existing public and private utility locations. The Consultant's design engineer shall field-verify as-built information used in design.
- H. The Consultant shall conduct all necessary field surveys for design, including a comprehensive as-built survey with elevations and field-located public and private utilities giving particular attention to potential conflicts with all utilities, and to surface and subsurface drainage from adjacent properties. The surveys shall extend up the intersecting streets a sufficient distance to provide a complete assessment of design needs at the intersection and to allow for future utility expansion as applicable. The Consultant shall establish the design control lines at the project site during the design phase. The horizontal and vertical data for the control lines shall be shown on the contract drawings and shall set a minimum of two (2) fixed control points, within sight of each other, for each control line.

- I. The Consultant shall assist CBJ Docks & Harbors in acquiring all required federal, state, local and/or private permits and/or easements for construction and maintenance which result from the Consultant's design, including all NEPA compliance. The Consultant shall notify Docks & Harbors early in the design process of any potential easements or permits. The Consultant shall obtain the CBJ Project Manager's approval before finalizing any design requiring easements or permits. The Consultant shall assist the CBJ Project Manager in preparing any legal documents or permit applications by providing boundary descriptions and drawings, as required by the CBJ Project Manager.
- J. If the project design includes the demolition, construction, or renovation of a building, or other improvements that require a CBJ Building Permit, the Consultant shall be responsible for providing all required information and drawings necessary to obtain the Building Permit. The Consultant shall assist the CBJ Project Manager in providing all requested information to the CBJ Permit Center in order to determine code, zoning, and permitting compliance. Permit fees will be paid by the CBJ.
- K. The Consultant shall provide consulting services through the bid and award phase to answer questions referred to by the Contract Administrator. The Consultant shall attend the Pre-Bid Conference, keeping appropriate notes thereof, and, in cooperation with the CBJ Docks & Harbors, immediately prepare any addenda resulting therefrom for issuance by the City. The Consultant shall attend the Pre-construction Conference to assist the CBJ Project Manager and provide design clarification as requested by the CBJ Project Manager during construction.
- L. The Consultant shall provide design clarification as requested by the CBJ Project Manager during construction. Design Clarification and Verification Requests (DCVR) shall be addressed in a timely manner and at no additional cost to the City. The CBJ Project Manager may authorize additional compensation for DCVR's but not in the instance of a design error.
- M. Bid-ready drawings and technical specifications shall be submitted as described below.
- N. The Consultant shall utilize an internal, proven quality control program for documents presented to the Client at all submittal levels, including consolidated document plan review and corrections with documents from all disciplines integrated and reviewed, prior to submittal.
- O. Bidding, construction administration, and inspection services may be included in the contract by amendment if desired by the Port Director.

Bid-Ready Construction Document Submittal

All contract documents submitted by the Consultant shall conform to current CBJ Engineering Department construction contract format and procedures. The CBJ Engineering Department uses the Construction Specifications Institute (CSI) SectionFormat and PageFormat as designed by "SpecText". In accordance with the SpecText format, the CBJ utilizes the following 3 – Part Section format: Part 1 – General; Part 2 – Products; Part 3 – Execution. Within Parts, the headings and paragraph sub-levels are designed as follows: 1) Part Number.Ascending Number; 2) Capitalized Letter (ascending); 3) Number (ascending); 4) Non-capitalized letter (ascending).

- The CBJ will prepare Division 0 – Bidding and Contract Requirements portion of the contract specifications, excluding the following sections that the Consultant shall provide if applicable to the project:

Section 00005 – Table of Contents (include Drawing index)

Section 00310 – Bid Schedule

Section 00852 – Permits

Section 00853 – Standard Details

Special Provisions – if the Standard Specifications for Civil Engineering Projects and Subdivision Improvements December 2003 Edition with current errata sheets (Standard Specifications) document is referenced.

These “boilerplate” specifications of Division 0 sections are available electronically for Consultants to modify. It is strongly encouraged that the Consultant contact the CBJ Engineering Contracts office to obtain current versions of these specification sections. Additionally, the Consultant shall promptly notify the CBJ Project Manager of any required changes to other Division 0 sections that are specific to the project, including but not limited to, Section 00800 – Supplemental General Conditions.

The Consultant will review the Standard Specifications and prepare a Special Provisions section modifying it as needed for the project.

In addition to preparing the Special Provisions, the Consultant is responsible for preparation and timely submission of all Technical Specifications required for the project. Industry specifications or references that are mentioned in the specifications provided by the Consultant shall, upon request, be made available for review by the CBJ Project Manager.

- Bid-ready construction documents shall be submitted in the following hard copy and electronic formats. Electronic files shall be submitted on a CD and clearly labeled as to its contents.
 - ◆ One set of 8 ½”X11” print-ready (hard copy) technical specifications
 - ◆ One set of 11”X17” print-ready (hard copy) signed, stamped drawings.
 - ◆ Electronic copy of technical specifications in Word and PDF format
 - ◆ Electronic copy of all stamped, signed drawings, individually saved as PDF-formatted files formatted to print on 11”X17” paper.
- The font size on the 11”X17” drawings shall not be less than 10. All drawings and details shall have bar scales. All final design drawings shall be stamped and signed by a professional licensed for the given type of work in the State of Alaska.

All electronic documents shall be created using AutoCAD 2020 and Word 2016. If a more current version of AutoCAD is used to create drawings, all files need to be saved to AutoCAD 2020 and Word 2016. The DWG files shall be saved in a manner such that an 11”X17” size copy can be plotted immediately when the file is opened in AutoCAD without executing any intermediate commands. The Consultant shall bind all external references, if used, and shall ensure that any blocks are in working order. All “plot style” configuration files required to produce

an exact replica of the submitted hard copies shall be included. Viewports in DWG files shall be locked to ensure that the scale remains accurate. In order to condense DWG files to their most efficient size, each file should be purged of all blocks, dim styles, layers, line types, plot styles, shapes, table and text styles that are not being used in the DWG. No files shall be compressed.

1.3 Completion

The initial Consultant services deliverable milestone consisting of the 35% - Level Full Build-out (all phases) Construction Document Submittal, including costs estimates and recommendations construction phasing based on available funding and projected future funding shall be provided August 1, 2025.

The identified initial phase construction bid ready documents shall be provided by October 31, 2025.

1.4 Background

CBJ Docks & Harbor has been seeking opportunities to expand commercial fisheries and maritime transportation amenities for many years. From planning efforts to create beneficial uplands in the 2017 [Downtown Harbors Uplands Master Plan](#) to the ongoing recapitalization of the Aurora Harbor, Docks & Harbors has proactively been pursuing improvement to the downtown small boat harbors thorough federal and state grant opportunities since 2011. In 2024, Docks & Harbors applied for a Maritime Administration (MARAD) Port Infrastructure Development Program (PIDP) grant to construct a vehicle accessible drive down float. The description of the proposed improvement: *the project will build a drive down float and vehicle bridge, as well as incorporate two new 5-ton electric cranes, to serve the commercial fishing fleet and improve freight transportation. The facilities will improve safety, reduce overcrowding, and increase the efficiency of transporting goods between vessels and the road system.* The project will provide greater efficiencies for vessels engaged in commercial marine transportation and commercial fisheries. The submitted CBJ Docks & Harbors' MARAD PIDP grant application can be found on the [Aurora Harbor Drive Down Float project page](#).

1.5 Questions

Questions regarding this proposal should be directed to:

Carl Uchytel, PE, Port Director
Docks & Harbors
76 Egan Dr
Juneau, Alaska 99801

Email: Carl.Uchytel@juneau.gov
Telephone: (907) 586-0294

Office hours are 8:00 a.m. to 4:30 p.m. local time, Monday through Friday.

1.6 Standard Contract Language

Attached to this RFP is the CBJ's standard contract (Attachment 1) which should be carefully reviewed by proposers, as it is the form of agreement that the CBJ intends that the selected Consultant sign upon of acceptance of its proposal.

2.0 Rules Governing Competition

2.1 Pre-Proposal

Proposers should carefully examine the entire RFP and any addenda thereto, and all related materials and data referenced in the RFP. Proposers should become fully aware of the nature of the services requested and the conditions likely to be encountered in performing the services.

2.2 Proposal Development

The content of proposals will be kept confidential until the selection of the Consultant is publicly announced. All materials submitted in response to this RFP will become the property of the CBJ. Proposals shall be retained for the official files of Docks & Harbors and will become public record after announcement of the successful Proposer. The CBJ reserves the right to reject any or all proposals. Proposals are to be prepared in such a way as to provide a straightforward, concise delineation of the Proposer's capabilities to satisfy the requirements of this RFP. Emphasis should be concentrated on conformance to the RFP instructions, responsiveness to the RFP requirements, and on completeness and clarity of content.

This solicitation does not commit CBJ to select any Consultant(s) for the requested services. All costs associated with the respondents' preparations, submission, and oral presentations (if applicable) shall be the responsibility of the Proposer.

Submission of a proposal indicates acceptance by the proposer of all the terms, conditions and specifications contained within the RFP. Proposals must be received no later than the date and time specified in the cover letter. Proposals not received by the date and time specified in the cover letter will not be considered.

2.3 Disclosure of Proposal Contents.

The City and Borough of Juneau, a municipal corporation and political subdivision of the State of Alaska, is subject to the Alaska Public Records Act codified at AS 40.25.100-220, and the public records provisions in the CBJ Charter, section 15.7. The contents of proposals submitted in response to this RFP will be kept confidential until the top ranked proposer is announced. Immediately following the announcement, all proposals become public information. Trade secrets and other proprietary data contained in a proposal may be held confidential, to the extent allowed by law, by the Purchasing Officer, upon request in writing by a proposer. Material considered confidential by the proposer must be clearly identified and marked (page, section, etc) by the proposer, and the proposer must include a brief statement that sets out the reasons for confidentiality. Marking the entire proposal confidential is not acceptable and may be cause for the City to reject your proposal as non-responsive.

3.0 PROPOSAL CONTENT REQUIREMENTS

The response to this RFP shall be in letter form, not more than seven (7) numbered pages in length. The information requested below should be organized in the manner specified in order to achieve a uniform review process and obtain the maximum degree of comparability for the Selection Committee.

- Proposed Method to Accomplish the Project: Proposal shall demonstrate an understanding of the requested scope of services. Include proposed work schedule and methodology for accomplishing the project, showing insight to the specific details of the project. The proposer shall provide detail on their internal QA/QC program and should provide examples of internal review of plans assembled with multiple disciplines and consultants.
- Organization and Capacity of the Firm: Identify the consultant team proposed for this project and demonstrate their ability to perform the desired services within the established schedule. The proposal should discuss the current workload of staff proposed for the requested services.
- Firm's Representation: The proposal shall specify readily available personnel to accomplish the desired services. Key personnel shall be named, their roles within the project clearly identified and the specific hourly rate or job class that each of the key personnel will be billed for this project. Other project commitments of key personnel shall also be identified. The level of involvement should be displayed in a way which is consistent with the scale of the project. The qualifications of personnel shall be included.
- Firm's Experience with Similar Projects: Proposal should include a list of projects of similar scale and scope, succinctly described, that were worked on by the staff proposed for this project.
- Firm's Hourly Rates: Evaluation will be conducted on Proposers inclusion of hourly rates. If the Proposer chooses to submit a rate schedule, rates are to include the hourly rates of pay for any personnel who may be used on this project.

Hourly rates shall include all markups and multipliers. Include a list of reimbursable expenses typical for this type of project. Review the Standard Contract regarding allowable reimbursables.

- Quality of the Proposal: Evaluation will include the clarity and professional quality of the document(s) submitted.
- Licenses: Professional registration in the State of Alaska at the time of proposal submission is required (Alaska Statute 08.48.281). If a corporate license is held, the professional licensed in the State of Alaska (in order to obtain a

corporate license) must be in responsible charge of the project, as well as the professional stamping the work. All survey work involving property or boundary surveys must be stamped by a Professional Land Surveyor licensed in the State of Alaska. All reports prepared by a registered professional licensed in the State of Alaska must be stamped by the registered professional. The proposal must include a statement indicating that all required corporate, all required professional occupational licenses and all other necessary licenses/certifications are currently held. License/certification numbers must be provided.

- Acknowledge Receipt of All Addenda: Failure to acknowledge addenda may result in the proposal being considered non-responsive and subject to rejection.
- Resumes: Resumes may be attached to the proposal as appendices and will not be included in the page count for proposals. ***Limit resume length to one page per person.***

4.0 EVALUATION OF PROPOSALS

4.1 Criteria

Proposals will be evaluated and scored, using the criteria on the EVALUATION/RANKING page, found at the end of this document, in order to ascertain which proposal best meets the needs of the CBJ. The items to be considered during the evaluation and the associated point values are located on the EVALUATION/RANKING sheet at the end of this RFP.

4.2 Evaluation Data

The evaluation Data discussed below is presented in an effort to delineate which criteria will be used to score proposals. Please do not include a separate section in your proposal for Evaluation Data. Much of the information discussed and requested below should be included in the proposal as part of the Proposal Content Requirements discussed in SECTION 3.0 of this RFP.

4.2.1 Proposed Method to Accomplish the Project (30%)

- a. Proposer exhibits a complete understanding of the project scope, schedule, and requested deliverables.
- b. Proposer identifies general or specific problems within the design area and provides solutions and improvements related to the project.
- c. Proposer's quality assurance and control program. Proposer identifies the Quality assurance and Control Program they will utilize on this project and should provide examples of internal review of plans assembled with multiple disciplines and consultants.
- d. Proposer identifies considerations specific to the context, culture, history and community specific interest in the site and proposes how to accomplish work.

4.2.2 Organization and Capacity of Firm (25%)

- a. Identifies organization of a streamlined and efficient project team with the ability to perform services within the desired schedule.
- b. Proposer's experience and performance with similar projects. Provide specific examples.

4.2.3 Relevant Experience and Past Record of Performance (35%)

- a. Team member/personnel qualifications and experience with similar projects.
- b. Past record of performance and willingness to be accountable for and address design oversights and conflicts in a timely manner.

4.2.4 Firm's Hourly Rates (5%)

Submission of proposed hourly rates of pay for any personnel to be used on this project.

4.2.5 Quality of the Proposal (5%)

Proposal clarity, concision, professionalism, and responsiveness to the project needs.

4.3 Evaluation Process

Evaluation of the proposals will be performed by a committee selected by the City and Borough of Juneau – Docks & Harbors. The intent of the CBJ is to make award based on written proposals.

5.0 **SELECTION AND AWARD**

An evaluation committee will review, evaluate, score and rank proposals, in accordance with criteria identified below and the Evaluation/Ranking sheet located at the end of this RFP. Clarification of submitted material may be requested during the evaluation process. Interviews by telephone with top ranked Proposers may also be conducted at the discretion of the evaluation committee. If necessary, in-person interviews will be conducted. Finalists will be notified and informed of interview requirements. In the event of a tie in the ranking totals, only the raw scores of the Proposers who are tied will be totaled to determine the appropriate ranking. The successful Proposer will be invited to enter into contract negotiations with CBJ. Upon conclusion of successful negotiations and compliance with any pre-award obligations, award will be made in the form of a contract and a purchase order, if appropriate, will be sent to the Consultant. If an agreement cannot be reached during the negotiation process, the City will notify the Proposer and terminate the negotiations. Negotiations may then be conducted with the next Proposer in the order of its respective ranking.

6.0 **INSURANCE REQUIREMENTS**

The insurance requirements for this project are specified in Attachment 1 – Sample Contract, under Appendix C.

7.0 PROTESTS

The protest period begins with the posting of a notice of the apparent successful proposer, in the CBJ Purchasing Division.

Protests shall be executed in accordance with CBJ Ordinance 53.50.062 PROTESTS and 53.50.080 ADMINISTRATION OF PROTEST. Copies of the ordinances describing protest procedures are available from the CBJ Purchasing Division, 155 Heritage Way, Juneau, Alaska. Questions concerning protests or protest procedures should be directed to the CBJ Purchasing Officer at 907-586-5215 ext. 4071. CBJ Ordinance 53.50 can be viewed electronically at the following internet address: www.juneau.org/law-department.

8.0 CONSULTANT'S GOOD STANDING WITH CBJ FINANCE DEPARTMENT

Consultants must be in good standing with the CBJ prior to award, and prior to any contract renewals, and in any event no later than **seven business days** following notification by the CBJ of intent to award. **Good standing** means: all amounts owed to the CBJ are current and the Consultant is not delinquent with respect to any taxes, fees, assessment, or other monies due and owed the CBJ, or a Confession of Judgment has been executed and the Consultant is in compliance with the terms of any stipulation associated with the Confession of Judgment, including being current as to any installment payments due; and Consultant is current in all CBJ reporting obligations (such as sales tax registration and reporting and business personal property declarations). Failure to meet these requirements may be cause for rejection of your proposal. To determine if your business is in good standing, or for further information, contact the CBJ Finance Department's Sales Tax Division at (907) 586-5215 for sales tax issues, Assessor's Office at (907)586-5215 for business personal property issues, or Collections Division at (907) 586-5215 for all other accounts.

Section	Criteria - Per SECTION 4.2 of RFP	Criteria Weight	Applied Points	Sub Total
4.2.1	Proposed Method to Accomplish the Project.			
a.	Proposer exhibits a complete understanding of the project scope, schedule, and requested deliverables.	15		0
b.	Proposer identifies general or specific problems within the design area and provides solutions and improvements related to the project.	5		0
c.	Proposer's quality assurance and control program. Proposer identifies the Quality assurance and Control Program they will utilize on this project and should provide examples of internal review of plans assembled with multiple disciplines and consultants.	5		0
d.	Proposer identifies considerations specific to the context, culture, history and community specific interest in the site and proposes how to accomplish work.	5		0
4.2.2	Organization and Capacity of Firm			
a.	Identifies organization of a streamlined and efficient project team with the ability to perform services within the desired schedule.	15		0
b.	Proposer's experience and performance with similar projects. Provide specific examples.	10		0
4.2.3	Relevant Experience			
a.	Team member/personnel qualifications and experience with similar projects.	30		0
b.	Past record of performance, and record accountability for design oversights and conflicts. Record of resolving in a timely manner.	5		0
4.2.4	Firms Hourly Rates Submitted - SCORE APPLIED BY CONTRACTS	5		
4.2.5	Quality of Proposal	5		0
GRAND TOTAL				0

Scoring**No scores using 2, 5, 7, 9**

Outstanding = 10

Adequate to Good = 6, or 8

Marginally Acceptable = 3 or 4

Unacceptable or Poor = 0 or 1

Rate Inclusion 10 or 0 points - Applied by Contracts Division

Evaluator _____

Maximum Score Achievable = 1,000



ATTACHMENT 1

PROFESSIONAL SERVICES CONTRACT

Design Services for Aurora

Harbor Drive Down Float

Contract No. RFP DH25-045

This Agreement is entered into by and between the City and Borough of Juneau, Alaska ("City"), and _____ Company Name _____ whose address is _____ ; Phone and Fax _____ ("Consultant").

Witnesseth:

Whereas, the City desires to engage the Consultant for the purpose of rendering certain professional services, and

Whereas, the Consultant represents that it is in all respects licensed and qualified to perform such services;

Now, Therefore, the parties agree as follows:

1. CONTRACTUAL RELATIONSHIP. The parties intend that an independent Consultant/City relationship will be created by this Contract. City is interested only in the results to be achieved, and the conduct and control of the work will lie solely with the Consultant. Consultant is not considered to be an agent or employee of City for any purpose, and the employees of Consultant are not entitled to any benefits that City provides for City's employees. It is understood that the City does not agree to use the Consultant exclusively. It is further understood that the Consultant is free to contract for similar services to be performed for others while it is under contract with the City.

2. SCOPE OF SERVICE. The Consultant shall carry out in a professional and prudent manner all of the services required by the Contract. These services include all of the services described in Appendix A. Consultant will diligently proceed with the Scope of Services, and will provide such services in a timely manner.

3. PERSONNEL, EQUIPMENT, SUPPLIES, AND LICENSES.

(A) Except as noted in Appendix A, the Consultant represents that it has or will secure at its own expense all personnel, equipment, and supplies required in performing the services under this Contract.

(B) All of the services required hereunder will be performed by the Consultant or under its supervision.

(C) None of the work or services covered by this Contract shall be subcontracted without prior written approval of the Contract Administrator.

(D) Consultant warrants that it is fully licensed under all applicable local, state, and federal laws

Attachment 1 – Standard Contract

Contract No. RFP DH25-045

Design Services for Aurora Harbor Drive Down Float

Page 1 of 8

to perform the services to be provided hereunder.

4. TIME OF PERFORMANCE. The services of the Consultant are to commence after the execution of the Contract and issuance of Notice to Proceed and Purchase Order. All work shall be completed no later than the time specified in Appendix A. Amendment to this Contract may be made upon mutual, written agreement prior to the contract expiration date.

5. REPORTING. Except as authorized within Appendix A, the City's primary representative for this Contract shall be Jason Hoffbauer. The City Manager shall be an alternate representative. The City shall not be liable for Consultant's expenses incurred in reliance on directions received from any other municipal officer or employee. The Consultant's representative shall be _____.

6. COMPENSATION. The City agrees to pay the Consultant according to the schedule attached as Appendix B. The Consultant's estimated fee schedule is attached to Appendix B.

7. TERMINATION OF CONTRACT FOR CAUSE. If, through any cause, except causes beyond the control of the Consultant, the Consultant shall fail to fulfill in a timely and proper manner its obligations under this Contract; or if the Consultant shall violate any of the covenants, agreements, or stipulations of this Contract, the City shall have the right to terminate this Contract by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least ten days before the effective date of such termination. In that event, all finished or unfinished documents, or other data, in whatever form, prepared by the Consultant under this Contract shall, at the option of the City, become its property, and the Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and materials, not to exceed the Contract amount.

8. TERMINATION FOR CONVENIENCE OF CITY. The City may terminate this Contract at any time by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least thirty days before the effective day of such termination. In that event, all finished or unfinished documents and other materials as described in paragraph 7 above shall, at the option of the City become its property, and the Consultant will be paid an amount not to exceed the sum set forth in Appendix B for work satisfactorily completed on or before the date of termination, less payments of compensation previously made.

9. CONTRACT AGREEMENT. All parties mutually agreed to the terms of this Contract. The Contract should not be construed in favor of or against any party. This Contract contains the entire agreement between the parties; there are no other promises, terms, conditions, or obligations other than those contained herein; and this Contract shall supersede all previous communications, representations or agreements, either oral or written, between the parties.

10. CHANGES. The City may, from time to time, require changes in the scope of services to be performed under this Contract. Such changes, including any increase or decrease in the amount of the Consultant's compensation, must be mutually agreed upon in writing before they will be regarded as part of this Contract.

11. EQUAL EMPLOYMENT OPPORTUNITY. The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin.

12. CONFLICTS OF INTEREST. Consultant agrees that no employee of the City who has exercised or will exercise any authority over the specifications, procurement, supervision or payment for this Contract, and no member of the employee's immediate family, has had or will

have any direct or indirect financial interest in this Contract. If the Consultant learns of any such interest, the Consultant shall without delay inform the City Attorney or one of the officers specified in Paragraph 5.

13. ETHICS. Consultant shall discharge its duties fairly, impartially and maintain a standard of conduct that competently serves the City and the interests of the City. Consultant shall at all times exercise unbiased judgment when performing its duties under this contract.

14. PUBLIC RELATIONS. Consultant shall issue press releases, respond to press inquiries, make public speeches, appear on broadcast media or otherwise engage in public relations regarding the project only with the specific approval of the CBJ Project Manager.

15. ELECTED OFFICIALS. The Consultant shall respond to project-related inquiries from elected officials by providing impartial, factual information, but shall not initiate contact or attempt to persuade an elected official to agree with any viewpoint or to take any official action. The Consultant will promptly notify the Project manager of any request by an elected official for project-related information.

16. ASSIGNABILITY. The Consultant shall not assign any interest in this Contract and shall not transfer any interest in the same without the prior written consent of the City; however, claims for money due or to become due to the Consultant from the City under this Contract may be assigned to a bank, trust company, or other financial institution without approval. Notice of any such assignment or transfer shall be furnished promptly to the City.

17. FINDINGS CONFIDENTIAL. Any information given to or prepared by the Consultant under this Contract which the City requests to be kept as confidential shall not be made available to any individual or organization by the Consultant without the prior written approval of the City.

18. IDENTIFICATION OF DOCUMENTS. All reports, maps, and other documents completed as a part of this Contract, other than documents exclusively for internal use within the City, shall carry a City notation or logo as directed by the City.

19. PUBLICATION, REPRODUCTION, AND USE OF MATERIALS. No services, information, computer program elements, reports or other deliverables which may have a potential patent or copyright value produced in whole or in part under this Contract shall be subject to copyright in the United States or any other country.

If a copyright applies by law to the work produced under this Contract, that copyright will either be signed over to the City or the City will be given unrestricted license to the copyright. The City shall have unrestricted license to publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data, or other materials prepared under this Contract. If this Contract includes architectural and/or engineering design services, any use of the design features or details produced under this Contract on other City facilities will be at the City's risk.

20. RECORDS. During performance and after termination of this Contract, each party shall make available to the other party for inspection and copying, all records, whether external or internal, having any relevance to this Contract.

21. INSURANCE REQUIREMENTS . Consultant has secured and agrees to keep and maintain in full force and effect, at its own expense, the insurance approved by CBJ Risk Management as outlined in Appendix C. At least 30 days prior to the cancellation, non-renewal or reduction in the amount of coverage, Consultant shall provide written notice to the CBJ's Risk

Management. The Consultant's insurance shall be primary and any insurance maintained by the CBJ shall be non-contributory. If the Consultant maintains higher limits than shown below, the CBJ shall be entitled to coverage for the higher limits maintained by the Consultant.

22. INDEMNIFICATION AND HOLD HARMLESS. The Consultant agrees to defend, indemnify, and hold harmless CBJ, its employees, and authorized representatives, with respect to any action, claim, or lawsuit arising out of or related to the Consultant's negligent performance of this contract without limitation as to the amount of fees, and without limitation as to any damages, cost or expense resulting from settlement, judgment, or verdict, and includes the award of any attorney's fees even if in excess of Alaska Civil Rule 82. This indemnification agreement applies to the fullest extent permitted by law, meaning that if there is a claim of, or liability for, a joint act, error, or omission of the consultant and the CBJ, the indemnification, defense, and hold harmless obligation of this provision shall be apportioned on a comparative fault basis. This agreement is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against CBJ relating to this contract. CBJ shall notify Consultant in a timely manner of the need for indemnification, but such notice is not a condition precedent to Consultant's obligations and may be waived where the Consultant has actual notice.

23. CHOICE OF LAW; JURISDICTION. This Contract shall be governed by the laws of the State of Alaska. Jurisdiction shall be in the State of Alaska, First Judicial District.

24. SUCCESSORS. This Contract shall be binding upon the successors and assigns of the parties.

25. PRECEDENCE OF DOCUMENTS. In the event of a conflict between the provisions of this document and its appendices, the order of precedence shall be this document, Appendix A, Appendix B and Appendix C.

In Witness Whereof the parties have affixed their signatures the date first above set out: _____

CITY AND BOROUGH OF JUNEAU

Carl Uchytel, P.E. Date
Port Director

Company name

Name Date
Rank [i.e. President]
email

Approved as to content:

Matthew Sill, P.E. Date
Project Manager

406900101 411030120 5390

APPENDIX A: SCOPE OF SERVICES
Design Services for Aurora
Harbor Drive Down Float
Contract No. RFP E25-xxx

See Scope of Services in RFP .

PERSONNEL: The Consultant's primary personnel for this work will be:

The Consultant shall provide 35% Level Full Build Out (all phases) Construction Document Submittal shall be submitted by June 1, 2025, and 100 % bid ready documents shall be submitted by September 30, 2025.

This contract expires on December 31, 2025, unless an amendment changing this date is fully executed prior to December 31, 2025.

STANDARD CONTRACT

APPENDIX B: COMPENSATION
Design Services for Aurora
Harbor Drive Down Float
Contract No. RFP E25-xxx

Amount of Payment

Lump Sum

Consultant shall be compensated a lump sum amount of \$____ for satisfactory performance of all [or specific services] services described in this contract.

Time and Materials

Consultant shall be compensated based on time and materials, a not-to-exceed amount of \$__ for satisfactory performance of ____ services described in this contract.

Hourly rates shall remain the same for the life of this contract including all amendments, unless the Consultant requests a rate increase. Hourly rate increases may be negotiated on a yearly basis and shall not exceed the percentage increase of the Anchorage Consumer Price Index.

The total Contract amount shall be \$

Method of Payment

Monthly Payable within 30 days of receipt of an invoice approved by the project manager and progress report stating the amount of services completed.

Consultant Invoice Requirements

- Itemized invoices must be submitted that indicate the services performed.
- Invoices for this contract must be submitted separately from invoices for services performed under any other contract(s).
- Invoices must include the CBJ Contract Number and Purchase Order numbers.

Compensation Based on Time and Materials

If compensation is based on time and materials, the following shall apply:

Compensation shall be computed based on the hourly billing rates, approved by the CBJ Project Manager, times the actual number of hours spent in the performance of services. The hourly billing rate for each employee is the amount to be paid to the Consultant, and is full compensation for all salary, benefits, taxes, overhead and profit. There shall be no additional compensation for overtime, weekend, or holiday work.

Compensation for subconsultants shall be equal to the amounts actually paid to sub-consultants hereunder plus a negotiated mark-up percentage.

Compensation for expenses shall be an amount equal to reimbursable expenses approved in advance by the CBJ Project Manager, necessary and reasonably incurred and actually paid by

the Consultant in the performance of the services hereunder. No markup allowance is allowed. Reimbursable expenses are expenses that are unique to the performance of the services under the Contract and generally contemplate the purchase of outside ancillary services, such as mailing and delivery charges for submittal of drawings, specifications and reports, long distance telephone calls, rentals of equipment, travel and local transportation, meals and lodging on overnight trips.

Reimbursable expenses do not include expenses that are usually and customarily included as part of the Consultant's overhead. For the purposes of this Agreement reimbursable expenses do not include amounts for typing, utilization of computer systems, computer aided design and drafting (CADD), cameras, recording or measuring devices, flashlights and other small, portable equipment, safety supplies, phones, telephone calls, electronic messaging including FAX, Telex and telegrams, or expendable office supplies. Unless otherwise indicated, required insurance is not a reimbursable expense.

The Consultant shall obtain the CBJ Project Manager's written approval prior to making expenditures for reimbursable expenses in excess of \$500 per specific expenditure and for all overnight trips which are reimbursable expenditures as set forth above. The Consultant shall substantiate all billings for reimbursable expenses in excess of \$25 with receipted bills and provide said receipts with the appropriate billing.

The Consultant shall keep, and cause any sub-consultants to keep, daily records of the time spent in the performance of services hereunder by all persons whose billing rates will be the basis for compensation as well as records and receipts of reimbursable expenditures hereunder. Failure to do so shall be a conclusive waiver of any right to compensation for such services or expenses as are otherwise compensable hereunder.

The CBJ shall have the right to inspect all records of the Consultant, and of any sub-consultants, pertaining to this project. Records shall be maintained by the Consultant and sub-consultants for a period of three years after completion of services.

When travel is necessary as part of the professional services to be provided, the following shall be followed:

- ◆ Airline tickets should be purchased at the 14 day advanced purchase price. The CBJ will not pay for First Class travel. Any deviation shall be approved in writing in advance by the CBJ Project Manager.
- ◆ Per diem meal allowance shall be: \$60.00 (\$12.00 for breakfast, \$16.00 for lunch and \$32.00 for dinner).
- ◆ The Consultant shall stay at the hotel with a daily rate not to exceed \$150.00.
- ◆ Travel agent fees, tips, alcohol or bar tabs shall not be paid by the CBJ.
- ◆ Car rental, parking, and taxi fees shall be reasonable and not excessive. This reimbursement is for services in Juneau only. Parking fees, etc. outside of Juneau will not be reimbursed.

APPENDIX C: INSURANCE REQUIREMENTS
Design Services for
Aurora Harbor Drive Down
Float Contract No. RFP
DH25-045

The Consultant must provide certification of proper insurance coverage and amendatory endorsements or copies of the applicable policy language affecting coverage required in this agreement to the City and Borough of Juneau. Failure of the City to demand such certificate or other evidence of full compliance with these insurance requirements or failure of the City to identify a deficiency from evidence that is provided shall not be construed as a waiver of the obligation of the Consultant to maintain the insurance required by this contract.

Consultant agrees to maintain insurance as follows at all times while the contract is in effect, including during any periods of renewal.

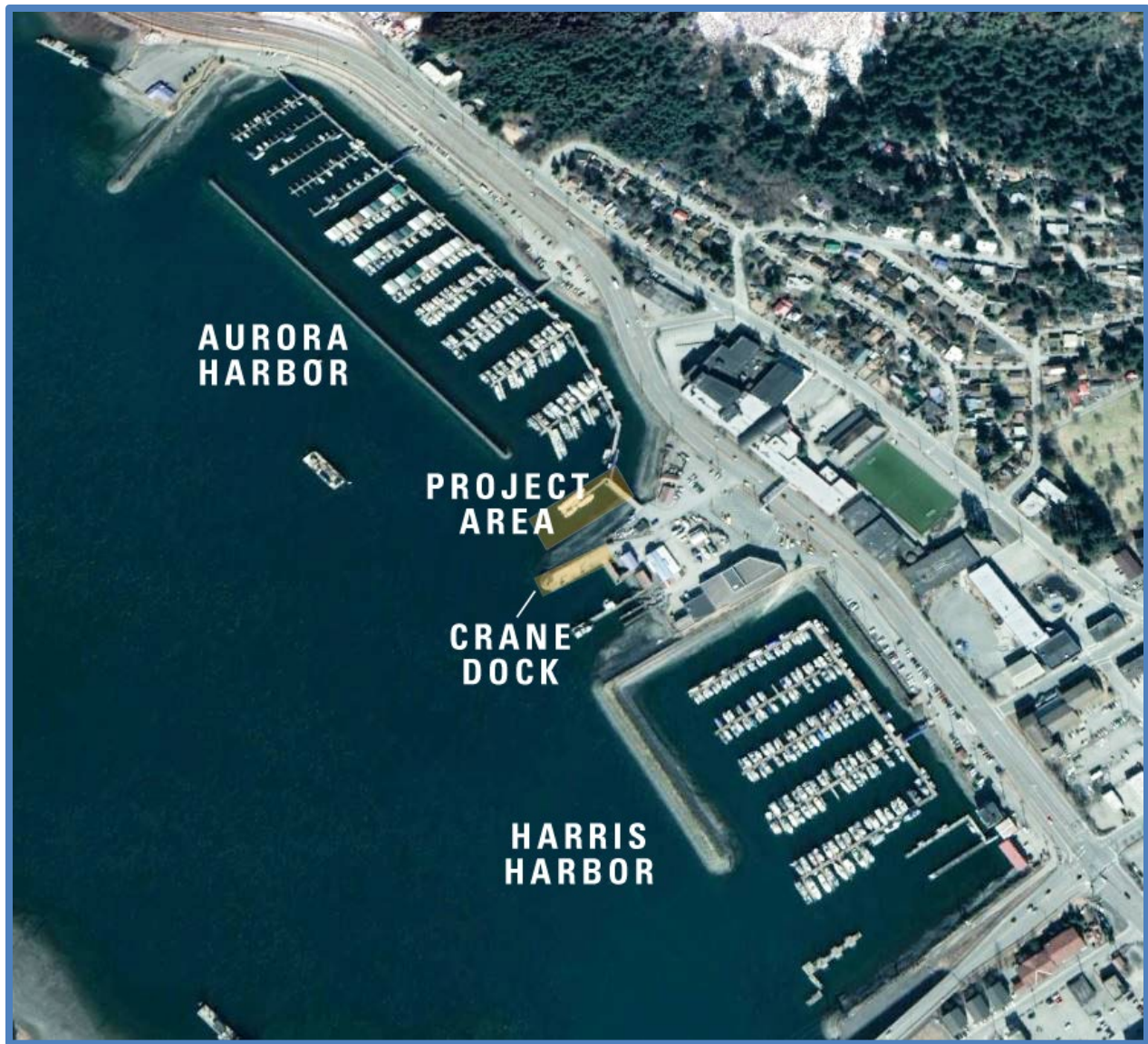
Commercial General Liability Insurance. The Consultant must maintain Commercial General Liability Insurance in an amount it deems reasonably sufficient to cover any suit that may be brought against the Consultant. This amount must be at least one million dollars (\$1,000,000.00) per occurrence, and two million dollars (\$2,000,000.00) aggregate.

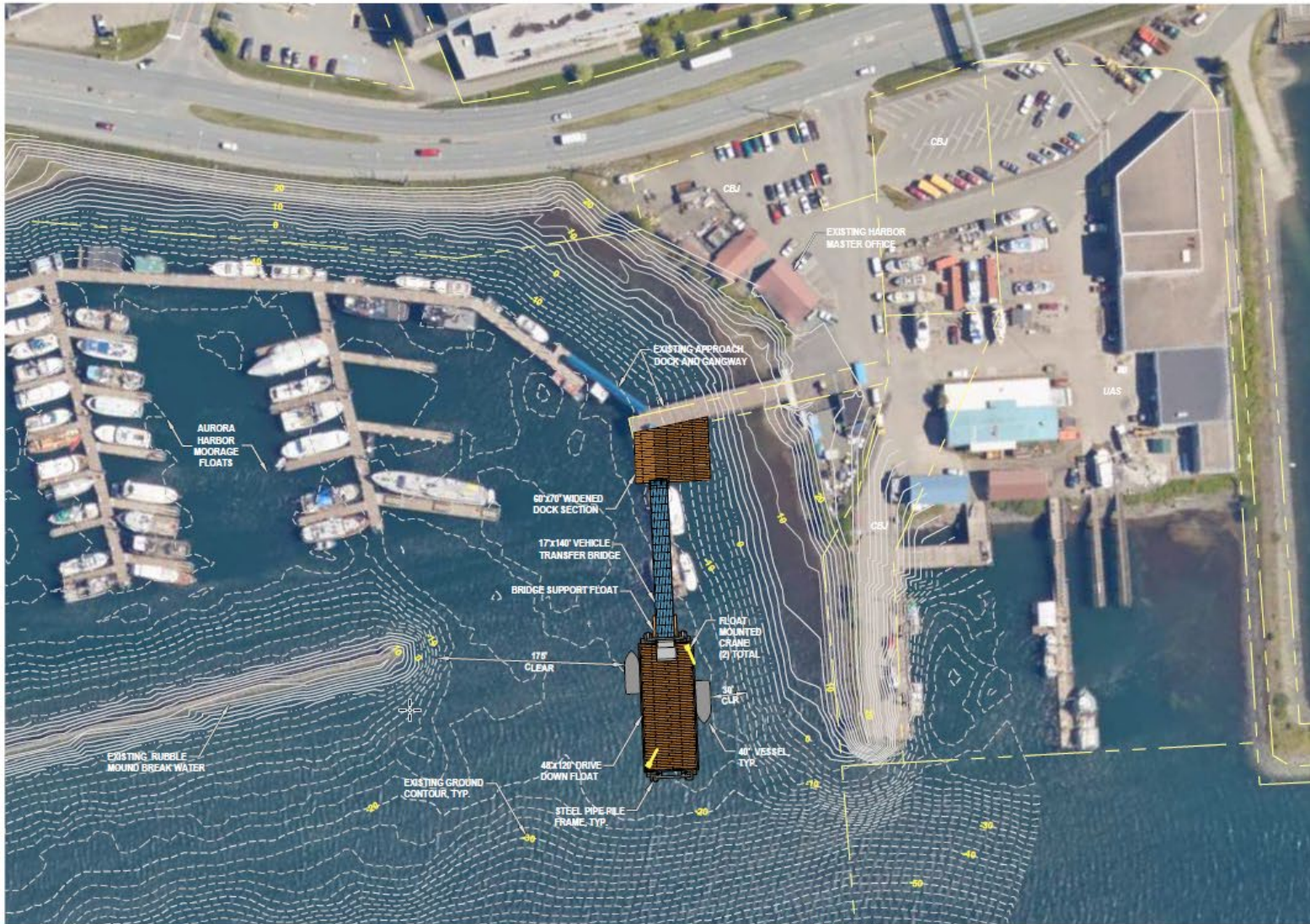
This insurance policy is to contain, or be endorsed to contain, additional insured status for the CBJ, its officers, officials, employees, and volunteers. If Additional insured status is provided in the form of an endorsement to the Contractor's insurance, the endorsement shall be at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

Professional Liability Insurance. The Consultant must maintain Professional Liability Insurance in an amount not less than one million dollars (\$1,000,000.00) aggregate to protect the Consultant from any claims or damages for any error, omission, or negligent act of the Consultant, the Consultant's firm and employees. This requirement applies to the Consultant's firm, the Consultant's subcontractors and assignees, and anyone directly or indirectly employed to perform work under this contract.

Workers Compensation Insurance. The Consultant must maintain Workers Compensation Insurance to protect the Consultant from any claims or damages for any personal injury or death which may arise from services performed under this contract. This requirement applies to the Consultant's firm, the Consultant's subcontractors and assignees, and anyone directly or indirectly employed to perform work under this contract. The Consultant must notify the City as well as the State Division of Workers Compensation immediately when changes in the Consultant's business operation affect the Consultant's insurance status. Statutory limits apply to Workers Compensation Insurance. The policy must include employer's liability coverage of one million dollars (\$1,000,000.00) per injury, and one million dollars (\$1,000,000.00) policy limits. **If the Consultant is exempt from Alaska Statutory Requirements, the Consultant will provide written confirmation of this status in order for the City to waive this requirement. The policy shall be endorsed to waive subrogation rights against the City.**

Comprehensive Automobile Liability Insurance. The coverage shall include all owned, hired, and non-owned vehicles to a one million dollar (\$1,000,000.00) combined single limit coverage.





REVISIONS					
REV	DATE	DESCRIPTION	DWN	CHK	APP

CITY AND BOROUGH OF JUNEAU
DOCKS & HARBORS
 155 SOUTH SEWARD STREET
 JUNEAU, ALASKA 99801
 PHONE: 907-586-0292

DES
 CHK
 APP



Port of Juneau

155 Heritage Way • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

POSTED/EMAILED
May 27, 2025

POSTING NOTICE

RFP No. : DH25-045

Professional Services for Aurora Harbor Drive Down Float Design

TO: Respondents to RFP DH25-045

This notice is to give results of proposal evaluations for the above referenced project. Proposals were received from two consultants: KPFF and PND Engineers, Inc. CBJ Docks and Harbors appreciates your participation in the subject RFP. Thank you for your interest.

Based on the total of the raw scores, the apparent successful proposer is PND Engineers Inc.

Proposer	Evaluator #1 Raw Score	Evaluator #2 Raw Score	Evaluator #3 Raw Score	Evaluator #4 Raw Score	Ranking
KPFF	830	670	750	830	2
PND Engineers, Inc.	940	830	970	940	1

This notice begins the protest period per Purchasing Code 53.50.062. Protests will be executed in accordance with CBJ Ordinance 53.50.062 "Protests", and 53.50.080 "Administration of Protest." The CBJ Purchasing Code is available online at: <http://www.juneau.org/law> or from the CBJ Docks and Harbors at 907-586-0292.

Carl Uchytel
Carl Uchytel, P.E.
Port Director

Presented by: Manager
Introduced: 6/9/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-32am

An Ordinance Amending the Sales Tax Code of the City and Borough of Juneau.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. Sections 2 ~~and 3~~ of this ordinance, if approved by a majority of qualified voters voting on the question in accordance with Sections 3 and 4 ~~and 5~~, shall be of a general and permanent nature and shall become a part of the City and Borough code. Sections 3 and 4 ~~and 5~~ are noncode sections.

Section 2. Amendment of Section. CBJC 69.05.020, Imposition of rate, is amended to read:

69.05.020 Imposition of rate.

- (a) There shall be levied and collected a tax equal to the percentage of the selling price on retail sales and rentals made and services performed within the City and Borough as follows:
- (1) ~~Within the entire City and Borough: One percent.~~
 - (2) Within the entire City and Borough; ~~an additional three percent.~~ 2.5% October 1 through March 31 and 6.5% April 1 through September 30.
 - (3) Effective October 1, 2023, within the entire City and Borough; ~~an additional one percent.~~
 - (4) Subsection (a)(3) of this section shall be automatically repealed on September 30, 2028.

~~(e) Subsection (a)(2) and this subsection (e) are automatically repealed on July 1, 2027.~~

~~**Section 3. Amendment of Section.** CBJC 69.05.040, Exemptions, is amended to read:~~

~~**69.05.040 Exemptions.**~~

~~***~~

~~(43) Reserved. Effective January 1, 2026, essential food and utilities.~~

- ~~(a) — As used in this section, "essential food and utilities" means:~~
- ~~(i) — Sales of "food" as defined by the Food and Nutrition Act of 2008, 7 USC § 2012(c);~~
 - ~~(ii) — Sales of electricity by a utility;~~
 - ~~(iii) — Sales of heating fuel, including wood, wood pellets, and fuel oil;~~
 - ~~(iv) — Sales of water and wastewater service by the City and Borough of Juneau; and~~
 - ~~(v) — Sale of curbside refuse and curbside recycling collection.~~

Section 43. Submission of Question to Voters. In accordance with Article IX, Section 9.17, of the Home Rule Charter of the City and Borough of Juneau, the question of whether to amend the rate of sales tax, as laid out in Section 2, shall be submitted to the qualified voters of the City and Borough at the next regular municipal election. ~~Although not required by Charter or Code, the question of whether to add an additional exemption, as laid out in Section 3, shall be submitted to the qualified voters of the City and Borough at the next regular election.~~ The Municipal Clerk shall prepare the ballot proposition as provided by this ordinance and shall perform all necessary steps in accordance with law to place this proposition before the voters.

Section 54. Proposition. The proposition to be submitted to the voters as required by Section 3 shall read substantially as follows:

Explanation

~~This ballot proposition, if approved, will do two things. First, it will change the current sales tax rates. Second, it will exempt essential food and utilities from sales tax.~~

This ballot proposition would implement a new permanent sales tax at a rate of 2.5% October 1 through March 31 and 6.5% April 1 through September 30, and repeal the temporary 3% sales tax and permanent 1% sales tax.

<i>Current CBJ Sales Tax</i>	<i>Proposed CBJ Sales Tax</i>
-	NEW: October 1- March 31 – 2.5%
-	NEW: April 1- September 30 – 6.5%
Temporary 1%	No change
Permanent 1%	Repealed
Temporary 3%	Repealed

PROPOSITION NO. ____

Authorization to Amend the Sales Tax Code of the City and Borough of Juneau. Shall the City and Borough of Juneau implement a 2.5% sales tax October 1 through March 31 and a 6.5% sales tax April 1 through September 30, ~~exempt essential food and utilities from sales tax~~, and repeal the permanent sales tax of 1% and temporary sales tax of 3%?

YES []

NO []

Section 65. Effective Dates. The amendments set forth in Sections 2 ~~and 3~~ of this ordinance shall become effective on January 1, 2026, if the proposition required by Sections 3 and 4 ~~and 5~~ of this ordinance is approved by a majority of the qualified voters of the City and Borough voting on the proposition at the next regular municipal election.

Adopted this _____ day of July 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Section 4. Proposition. The proposition to be submitted to the voters as required by Section 3 shall read substantially as follows:

Explanation

Juneau currently has a permanent 1% sales tax, a temporary 1% sales tax, and a temporary 3% sales tax. This ballot proposition changes the structure of Juneau's sales tax.

The new sales tax structure is as follows:

The voter-approved temporary 1% sales tax would remain effective through September 30, 2028.

From October 1 through March 31, the permanent sales tax rate would be 2.5%, for a total sales tax rate of 3.5% in the winter.

From April 1 through September 30, the permanent sales tax rate would be 6.5%, for a total sales tax rate of 7.5% in the summer.

If you mark "yes," the total sales tax rate would be 3.5% in the winter and 7.5% in the summer, effective through September 2028.

If you mark "no," the total sales tax rate would remain at 5% year-round, effective through September 2028.

PROPOSITION NO. ____

Authorization to Amend the Sales Tax Code of the City and Borough of Juneau. Shall the City and Borough of Juneau implement a 2.5% sales tax October 1 through March 31 and a 6.5% sales tax April 1 through September 30, repealing the permanent sales tax of 1% and temporary sales tax of 3%?

YES []

NO []

Section 54. Proposition. The proposition to be submitted to the voters as required by Section 3 shall read substantially as follows:

Explanation

~~This ballot proposition, if approved, will do two things. First, it will change the current sales tax rates. Second, it will exempt essential food and utilities from sales tax.~~

This ballot proposition would implement a new permanent sales tax at a rate of 2.5% October 1 through March 31 and 6.5% April 1 through September 30, and repeal the temporary 3% sales tax and permanent 1% sales tax.

This ballot proposition is estimated to replace any revenue reduced due to an exemption of essential food and essential residential utilities.

<i>Current CBJ Sales Tax</i>	<i>Proposed CBJ Sales Tax</i>
-	NEW: October 1- March 31 – 2.5%
-	NEW: April 1- September 30 – 6.5%
Temporary 1%	No change
Permanent 1%	Repealed
Temporary 3%	Repealed

PROPOSITION NO. ____

Authorization to Amend the Sales Tax Code of the City and Borough of Juneau. Shall the City and Borough of Juneau implement a 2.5% sales tax October 1 through March 31 and a 6.5% sales tax April 1 through September 30, ~~exempt essential food and utilities from sales tax,~~ and repeal the permanent sales tax of 1% and temporary sales tax of 3%?

YES []

NO []

Presented by: The Manager
Introduced: 06/09/2025
Drafted by: Bond Counsel

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-33

An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$8,000,000 to Finance Water and Wastewater Utilities Capital Improvements within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 7, 2025.

WHEREAS, certain water and wastewater utilities capital improvements within the City and Borough of Juneau, Alaska (the “City and Borough”) are needed in order to meet the current and future needs of the City and Borough; and

WHEREAS, the water and wastewater utilities projects described in Section 3 below (the “Projects”) have been identified and approved by the Committee of the Whole as necessary to meet the needs of the City and Borough; and

WHEREAS, in order to provide funds for paying the cost of constructing and equipping the Projects, it is deemed necessary and advisable that the City and Borough issue and sell its unlimited tax levy general obligation bonds in the principal amount of not to exceed \$8,000,000 (the “Bonds”);

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Findings. The Assembly of the City and Borough hereby finds and declares that the acquisition, construction and equipping of the Projects identified in Section 3 hereof are necessary and are in the best interest of the inhabitants of the City and Borough.

Section 3. Purposes. To improve water and wastewater utilities service by improving water and wastewater utilities infrastructure, including, but not limited to, the following, the Assembly has determined that the City and Borough is in need of certain water and wastewater utilities capital improvements including work at the Mendenhall Wastewater Treatment Plant: FOG/grit removal, outfall maintenance/rehabilitation, site improvements (lighting, security, HVAC and access); sequential batch reactor influent valve replacement and other water and wastewater utility infrastructure projects.

The foregoing are herein referred to as the “Projects.” The cost of all necessary architectural, engineering, design, and other consulting services, inspection and testing, administrative and relocation expenses, costs of issuance of the Bonds and other costs incurred in connection with the Projects that are approved by the electors shall be deemed capital improvement costs of the approved Projects. The approved Projects may be completed with all necessary furniture, equipment and appurtenances.

If the City and Borough shall determine that it has become impractical to accomplish any portion of the approved Projects by reason of changed conditions or needs, incompatible development or costs substantially in excess of those estimated, the City and Borough shall not be required to accomplish such portions and shall apply Bond proceeds as set forth in this section.

Interest earnings on Bond proceeds may be used and applied by the City and Borough, at the direction of the City Manager or his or her designee, for the Projects or for other water or wastewater utilities infrastructure capital improvements or for the retirement of the Bonds or other general obligation bonds of the City and Borough.

If the approved Projects have been completed in whole or in part, or their completion duly provided for, or their completion found to be impractical, the City and Borough may apply Bond proceeds or any portion thereof as provided in Section 10.10 of the Home Rule Charter.

In the event that the proceeds of sale of the Bonds, plus any other monies of the City and Borough legally available, are insufficient to accomplish the approved Projects, the City and Borough shall use the available funds for paying the cost of those portions of the approved Projects for which the Bonds were approved deemed by the Assembly most necessary and in the best interest of the City and Borough. No Bond proceeds shall be used for any purpose other than a capital improvement.

Section 4. Details of Bonds. The Assembly hereby authorizes the issuance of general obligation bonds in order to fund the costs of the Projects described in Section 3 (the “Bonds”). The Bonds shall be sold in such amounts and at such time or times as deemed necessary and advisable by the Assembly and as permitted by law and shall mature over a period of up to 10 years of date of issue. The Bonds shall be issued in an aggregate principal amount of not to exceed \$8,000,000. The Bonds shall bear interest to be fixed at the time of sale or sales thereof. Both principal of and interest on the Bonds shall be payable from annual tax levies to be made upon all of the taxable property within the City and Borough, without limitation as to rate or amount and in amounts sufficient with other available funds, to pay such principal and interest as the same shall become due.

The full faith, credit, and resources of the City and Borough are hereby irrevocably pledged to the payment of both the principal and interest on such Bonds. The exact form, terms, conditions, contents, security, options of redemption, and such other matters relating to the issuance and sale of said Bonds as are deemed necessary and advisable by the Assembly shall be as hereinafter fixed by ordinance and resolution of the City and Borough.

Section 5. Submission of Question to Voters. The Assembly hereby submits to the qualified electors of the City and Borough the proposition of whether or not the City and Borough should issue the Bonds for the purpose of financing the costs of the approved Projects at the regular municipal election to be held on October 7, 2025.

The City and Borough clerk shall prepare the ballot proposition to be submitted to the voters as provided by this ordinance and shall perform all necessary steps in accordance with law to place the proposition before the voters at the regular election.

Section 6. Ballot Proposition. The proposition to be submitted to the qualified voters of the City and Borough as required by Section 5 above shall read substantially as follows:

Explanation

The proposition will authorize the issuance of \$8,000,000 in general obligation bond debt for paying the cost of undertaking certain water and wastewater utilities capital improvements including work at the Mendenhall Wastewater Treatment Plant: FOG/grit removal, outfall maintenance/rehabilitation, site improvements (lighting, security, HVAC and access); sequential batch reactor influent valve replacement and other water and wastewater utility infrastructure projects. The total annual debt service costs, assuming an interest rate of 3.8%, will be approximately \$1,001,000. Currently, this amount of debt service would require an annual property tax levy of approximately \$15.34 per \$100,000 of assessed value. This example of a property tax levy is provided for illustrative purposes only.

PROPOSITION NO. __

GENERAL OBLIGATION BONDS

\$8,000,000

To improve water and wastewater utilities services by improving water and wastewater utilities infrastructure, including, but not limited to, work at the Mendenhall Wastewater Treatment Plant: FOG/grit removal, outfall maintenance/rehabilitation, site improvements (lighting, security, HVAC and access); sequential batch reactor influent valve replacement and other water and wastewater utility infrastructure projects within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 10 years of their date of issue, in the aggregate principal amount of not to exceed \$8,000,000?

BONDS, YES ☐

BONDS, NO ☐

After voter approval of the proposition and in anticipation of the issuance of the Bonds, the City and Borough may issue short term obligations, under such date and in such amount, form, terms, maturity, and bearing such rate or rates of interest, all as may hereafter be fixed by ordinance of the City and Borough, consistent with limitations imposed by State law and by the Home Rule Charter and Code of the City and Borough.

Section 7. Notice of Election. The Assembly shall cause a notice of election to be published once a week for three consecutive weeks in a newspaper for general circulation in the City and Borough. The first notice shall be published not later than September 17, 2025, which is 20 days prior to the regular municipal election. The notice shall contain the information required by Section 10.5 of the Home Rule Charter of the City and Borough.

Section 8. Effective Dates.

(a) The authority to issue general obligation bonds proposed in Section 6 of this ordinance shall become effective on the day following the date the election results are certified for the regular municipal election held on October 7, 2025, if a majority of the qualified voters voting on the proposition set forth in Section 6 votes for the proposition.

(b) Section 6 of this ordinance authorizing the submission of the ballot proposition to the qualified voters of the City and Borough shall become effective thirty days after adoption of this ordinance.

Adopted this 28th day of July, 2025.

Beth Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: 06/09/2025
Drafted by: Bond Counsel

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-34

An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$10,735,000 to Finance Capital Improvements at Various Schools within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 7, 2025.

WHEREAS, various school capital improvements within the City and Borough of Juneau, Alaska (the “City and Borough”) are needed in order to meet the current and future needs of the City and Borough; and

WHEREAS, renovations and improvements to several school buildings described in Section 3 below (the “Projects”) have been identified and approved by the Committee of the Whole and the Juneau School Board as necessary to meet the needs of the City and Borough; and

WHEREAS, in order to provide funds for paying the cost of acquiring, renovating, replacing and upgrading the Projects, it is deemed necessary and advisable that the City and Borough issue and sell its unlimited tax levy general obligation bonds in the principal amount of not to exceed \$10,735,000 (the “Bonds”);

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Findings. The Assembly of the City and Borough hereby finds and declares that the acquisition, renovations, replacements and upgrades of the Projects identified in Section 3 hereof are necessary and are in the best interest of the inhabitants of the City and Borough.

Section 3. Purposes. To improve school facilities and safety by making capital improvements to various school buildings, including, but not limited to, the following, the School Board and the Assembly has determined that the City and Borough is in need of the following school improvements:

- Partial reroof of Juneau-Douglas High School;
- Reroof of Glacier Valley Elementary School;
- Partial Reroof of Sayeik: Gastineau Community School;

- Security and safety upgrades Districtwide;
- Boiler room renovation and dualsource upgrade at Juneau-Douglas High School;
- Boiler and valve replacement and room renovation at Kaxdigoowu Heen Elementary School;
- Boiler room renovations at Sit Eeti Shaanax – Glacier Valley Elementary School and Dzantik’i Heeni; and
- Dzantik’i Heeni Playground Project Site Preparation.

The foregoing are herein referred to as the “Projects.” The cost of all necessary architectural, engineering, design, and other consulting services, inspection and testing, administrative and relocation expenses, costs of issuance of the Bonds and other costs incurred in connection with the Projects that is approved by the electors shall be deemed capital improvement costs of the approved Projects. The approved Projects may be completed with all necessary furniture, equipment and appurtenances.

If the City and Borough shall determine that it has become impractical to accomplish any portion of the approved Projects by reason of changed conditions or needs, incompatible development or costs substantially in excess of those estimated, the City and Borough shall not be required to accomplish such portions and shall apply Bond proceeds as set forth in this section.

Interest earnings on Bond proceeds may be used and applied by the City and Borough, at the direction of the City Manager or his or her designee, for the Projects or for other School District capital improvements or for the retirement of the Bonds or other School District general obligation bonds of the City and Borough.

If the approved Projects have been completed in whole or in part, or its completion duly provided for, or its completion found to be impractical, the City and Borough may apply Bond proceeds or any portion thereof as provided in Section 10.10 of the Home Rule Charter.

In the event that the proceeds of sale of the Bonds, plus any other monies of the City and Borough legally available, are insufficient to accomplish the approved Projects, the City and Borough shall use the available funds for paying the cost of those portions of the approved Projects for which the Bonds were approved deemed by the Assembly most necessary and in the best interest of the City and Borough. No Bond proceeds shall be used for any purpose other than a capital improvement.

Section 4. Details of Bonds. The Assembly hereby authorizes the issuance of general obligation bonds in order to fund the costs of the Projects described in Section 3 (the “Bonds”). The Bonds shall be sold in such amounts and at such time or times as deemed necessary and advisable by the Assembly and as permitted by law and shall mature over a period of up to 15 years of date of issue. The Bonds shall be issued in an aggregate principal amount of not to exceed \$10,735,000. The Bonds shall bear interest to be fixed at the time of sale or sales thereof. Both principal of and interest on the Bonds shall be payable from annual tax levies to be made upon all of the taxable property within the City and Borough, without limitation as to rate or amount and

in amounts sufficient with other available funds, to pay such principal and interest as the same shall become due.

The full faith, credit, and resources of the City and Borough are hereby irrevocably pledged to the payment of both the principal and interest on such Bonds. The exact form, terms, conditions, contents, security, options of redemption, and such other matters relating to the issuance and sale of said Bonds as are deemed necessary and advisable by the Assembly shall be as hereinafter fixed by ordinance and resolution of the City and Borough.

Section 5. Submission of Question to Voters. The Assembly hereby submits to the qualified electors of the City and Borough the proposition of whether or not the City and Borough should issue the Bonds for the purpose of financing the costs of the approved Project at the regular municipal election to be held on October 7, 2025.

The City and Borough clerk shall prepare the ballot proposition to be submitted to the voters as provided by this ordinance and shall perform all necessary steps in accordance with law to place the proposition before the voters at the regular election.

Section 6. Ballot Proposition. The proposition to be submitted to the qualified voters of the City and Borough as required by Section 5 above shall read substantially as follows:

Explanation

The proposition will authorize the issuance of \$10,735,000 in general obligation bond debt for paying the cost of undertaking certain school district capital improvements including reroofing or partial reroofing at Juneau-Douglas High School, Glacier Valley Elementary School and Sayeik: Gastineau Community School, security and safety upgrades Districtwide, and boiler room and boiler renovations and upgrades at Juneau-Douglas High School, Kaxdigoowu Heen Elementary School, Sit Eeti Shaanax – Glacier Valley Elementary School and Dzantik'i Heeni; and playground project site preparation at Dzantik'i Heeni. The total annual debt service costs, assuming an interest rate of 4.2%, will be approximately \$997,000. Currently, this amount of debt service would require an annual property tax levy of approximately \$15.28 per \$100,000 of assessed value. Some of the projects may qualify for State reimbursement under the State's School Construction Bond Debt Reimbursement Program. The funding for the State's reimbursement program is subject to annual appropriation. If the State fully funds the reimbursement program and determines all the projects are eligible, the total annual debt service costs after State reimbursement, assuming an interest rate of 4.2%, will be approximately \$498,500. Currently, this amount of debt service would require an annual property tax levy of approximately \$7.64 per \$100,000 of assessed value. The examples of a property tax levy are provided for illustrative purposes only.

PROPOSITION NO. __

GENERAL OBLIGATION BONDS

\$10,735,000

To improve school facilities and safety by acquiring, renovating, replacing and upgrading school buildings, including, but not limited to, reroofing or partial reroofing at Juneau-Douglas High School, Glacier Valley Elementary School and Sayeik: Gastineau Community School, security and safety upgrades Districtwide, and boiler room and boiler renovations and upgrades at Juneau-Douglas High School, Kaxdigoowu Heen Elementary School, Sit Eeti Shaanax – Glacier Valley Elementary School and Dzantik'i Heeni, and playground project site preparation at Dzantik'i Heeni within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 15 years of their date of issue, in the aggregate principal amount of not to exceed \$10,735,000?

BONDS, YES ☐

BONDS, NO ☐

After voter approval of the proposition and in anticipation of the issuance of the Bonds, the City and Borough may issue short term obligations, under such date and in such amount, form, terms, maturity, and bearing such rate or rates of interest, all as may hereafter be fixed by ordinance of the City and Borough, consistent with limitations imposed by State law and by the Home Rule Charter and Code of the City and Borough.

Section 7. Notice of Election. The Assembly shall cause a notice of election to be published once a week for three consecutive weeks in a newspaper for general circulation in the City and Borough. The first notice shall be published not later than September 17, 2025, which is 20 days prior to the regular municipal election. The notice shall contain the information required by Section 10.5 of the Home Rule Charter of the City and Borough.

Section 8. Effective Dates.

(a) The authority to issue general obligation bonds proposed in Section 6 of this ordinance shall become effective on the day following the date the election results are certified for the regular municipal election held on October 7, 2025, if a majority of the qualified voters voting on the proposition set forth in Section 6 votes for the proposition.

(b) Section 6 of this ordinance authorizing the submission of the ballot proposition to the qualified voters of the City and Borough shall become effective thirty days after adoption of this ordinance.

Adopted this 28th day of July, 2025.

Beth Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: June 9, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(B)

An Ordinance Appropriating up to \$50,000 to the Manager for October 2025 Ballot Initiative Advocacy; Funding Provided by General Funds.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$50,000 for October 2025 ballot initiative advocacy.

Section 3. Source of Funds

General Funds	\$ 50,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 06/09/2025
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4013

A Resolution Authorizing October 2025 Ballot Advocacy, Including the Dissemination of Information That May Influence the Outcome of a Future Ballot Initiative.

WHEREAS, a number of ballot initiatives are being considered by the citizens of Juneau for the October 2025 election which may have a direct impact on the finances of the City and Borough of Juneau, Alaska (the “CBJ”) as well as the voters themselves; and

WHEREAS, the Assembly has determined that due to the specialized nature of the CBJ budget and financial considerations, it will be important for the Assembly and City staff to robustly communicate with voters and provide up-to-date financial projections; and

WHEREAS, under the Alaska Public Offices Commission disclosure and filing requirements, AS 15.13.145(c)(2) permits the CBJ to provide the public with nonpartisan information about a ballot proposition; however, AS 15.13.145(b) prohibits the CBJ from using funds to influence the outcome of an election concerning a ballot proposition unless the CBJ specially appropriates the funds for that purpose by ordinance; and

WHEREAS, the Assembly appropriated up to \$50,000 of general funds for this purpose via FY26 Ordinance Serial No. 2025-01(b)(B), at its meeting on July 28, 2025.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The Manager’s office is authorized to advocate and provide public information to the voters for the October 2025 election, including the dissemination of information that may influence the outcome of those ballot initiatives.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 28th day of July, 2025.

Beth A. Weldon, Mayor

Attest:

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Brecken L. Hendricks, Municipal Clerk

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Presented by: The Manager
Presented: 02/03/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-13(b)

An Ordinance Amending the Election Procedures Code to Include General Procedures for Ballot Count, Relating to Ranked Choice Voting.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Chapter. Chapter 29.07, Election Procedures, is amended by adding a new section to read:

Chapter 29.07 ELECTION PROCEDURES

29.07.155 General procedures for ballot count, ranked choice voting.

(a) All regular or special elections shall be conducted by ranked-choice voting.

(b) When counting ballots, for single member races, the Election Official or designees shall initially tabulate each validly cast ballot as one vote for the highest-ranked continuing candidate on that ballot or as an inactive ballot. If a candidate is highest-ranked on more than one-half of the active ballots, that candidate is elected and the tabulation is complete.

Otherwise, tabulation proceeds in sequential rounds as follows:

- (1) If two or fewer continuing candidates remain, the candidate with the greatest number of votes is elected and the tabulation is complete; otherwise, the tabulation continues under (2) of this subsection;

1
2 (2) Votes cast for the defeated candidate shall cease counting for the defeated
3 candidate and shall be added to the totals of each ballot's next-highest-ranked
4 continuing candidate or considered an inactive ballot under (g)(2) of this section,
5 and a new round begins under (1) of this subsection.

6
7 (c) For multi-member races, when counting ballots, the Election Official or designees shall
8 initially tabulate each validly cast ballot as one vote for the highest-ranked continuing
9 candidate on that ballot or as an inactive ballot, tabulating until a candidate receives more
10 than one-half of the active ballots. That candidate is elected to the first seat. The highest-
11 ranked candidate is then removed from the results and tabulation is repeated to find the
12 highest-ranked candidate, who is placed in the next seat. This process continues until all seats
13 are full. Seniority under CBJ 11.15.015, for multi-member races, will be designated in the same
14 order that the seats were awarded.

15 (d) When counting ballots,

16 (1) A ballot containing an overvote shall be considered an inactive ballot once the
17 overvote is encountered at the highest ranking for a continuing candidate;

18 (2) If a ballot skips a ranking, then the next ranking shall be counted. If the next
19 ranking is another skipped ranking, the ballot shall be considered an inactive
20 ballot once the second skipped ranking is encountered; and

21 (3) In the event of a tie between the final two continuing candidates, the procedures
22 prescribed in Charter Section 6.6 shall apply to determine the winner of the
23 election; in the event of a tie between two candidates with the fewest votes, the
24 tie shall be resolved by lot to determine which candidate is defeated.
25

(e) The Election Official or designees may not count an inactive ballot for any candidate.

(f) In this section,

(1) “Continuing candidate” means a candidate who has not been defeated;

(2) “Inactive ballot” means a ballot that is no longer tabulated, either in whole or in part, because it does not rank any continuing candidate, contains an overvote at the highest continuing ranking, or contains two or more sequential skipped rankings before its highest continuing ranking;

(3) “Overvote” means an instance where a voter has assigned the same ranking to more than one candidate;

(4) “Ranking” or “ranked” means the number assigned by a voter to a candidate to express the voter's choice for that candidate; a ranking of “1” is the highest ranking, followed by “2,” and then “3,” and so on;

(5) “Round” means an instance of the sequence of voting tabulation in an election;

(6) “Skipped ranking” means a blank ranking on a ballot on which a voter has ranked another candidate at a subsequent ranking.

Section 3. Effective Date. This ordinance shall be effective January 1, 2026.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Assemblymember Adkison and Assemblymember Steininger

Amendment_____.

2025-13: An Ordinance Amending the Election Procedures Code to Include General Procedures for Ballot Count, Relating to Ranked Choice Voting.

29.07.155 General procedures for ballot count, ranked choice voting.

(a) All regular or special CBJ Assembly elections for single member races shall be conducted by ranked-choice voting.

(b) When counting ballots, for single member races, the Election Official or designees shall initially tabulate each validly cast ballot as one vote for the highest-ranked continuing candidate on that ballot or as an inactive ballot. If a candidate is highest-ranked on more than one-half of the active ballots, that candidate is elected and the tabulation is complete. Otherwise, tabulation proceeds in sequential rounds as follows:

~~(c) For multi member races, when counting ballots, the Election Official or designees shall initially tabulate each validly cast ballot as one vote for the highest ranked continuing candidate on that ballot or as an inactive ballot, tabulating until a candidate receives more than one half of the active ballots. That candidate is elected to the first seat. The highest ranked candidate is then removed from the results and tabulation is repeated to find the highest ranked candidate, who is placed in the next seat. This process continues until all seats are full. Seniority under CBJ 11.15.015, for multi member races, will be designated in the same order that the seats were awarded.~~

Assemblymember Kelly

Amendment_____.

2025-13: An Ordinance Amending the Election Procedures Code to Include General Procedures for Ballot Count, Relating to Ranked Choice Voting.

Section 2. Amendment of Chapter. Chapter 29.07.040, Candidate Districts is amended to read:

29.07.040 Candidate districts.

(a) Assembly seats will be designated 1A, 1B, 1C, 2A, 2B, 2C, Areawide A, and Areawide B.

i. In 2026, seats 1B, 2B, and Areawide B will be on the ballot;

ii. In 2027 seats 1C, 2C, and the Mayor will be on the ballot; and

iii. In 2028 seats 1A, 2A, and Areawide A be on the ballot.

Races will continue in this manner going forward.

(b) School Board Seats will be designated seats A-G.

i. In 2026 seats A and B will be on the ballot;

ii. In 2027, seats C, D, E will be on the ballot; and

iii. In 2028 seats F and G will be on the ballot.

Races will continue in this manner going forward.

~~In any election of school board members or any election of assemblymembers involving a multimember district, the candidates receiving the highest number of votes shall be deemed elected to the vacant seats. If vacancies exist on the school board or within a multimember assembly district for seats with different terms, the candidate receiving the highest number of votes shall be deemed elected to the seat with the longest term and the candidate with the second highest number of votes shall be deemed elected to the seat with the next longest term until all seats are filled in that order.~~

Section 23. Amendment of Chapter. Chapter 29.07, Election Procedures, is amended by adding a new section to read:

Chapter 29.07 ELECTION PROCEDURES

29.07.155 General procedures for ballot count, ranked choice voting.

(a) All regular or special elections shall be conducted by ranked-choice voting.

(b) When counting ballots, ~~for single member races,~~ the Election Official or designees shall initially tabulate each validly cast ballot as one vote for the highest-ranked continuing

candidate on that ballot or as an inactive ballot. If a candidate is highest-ranked on more than one-half of the active ballots, that candidate is elected and the tabulation is complete.

Otherwise, tabulation proceeds in sequential rounds as follows:

(1) If two or fewer continuing candidates remain, the candidate with the greatest number of votes is elected and the tabulation is complete; otherwise, the tabulation continues under (2) of this subsection;

(2) Votes cast for the defeated candidate shall cease counting for the defeated candidate and shall be added to the totals of each ballot's next-highest-ranked continuing candidate or considered an inactive ballot under (g)(2) of this section, and a new round begins under (1) of this subsection.

~~(e) For multi member races, when counting ballots, the Election Official or designees shall initially tabulate each validly cast ballot as one vote for the highest ranked continuing candidate on that ballot or as an inactive ballot, tabulating until a candidate receives more than one half of the active ballots. That candidate is elected to the first seat. The highest ranked candidate is then removed from the results and tabulation is repeated to find the highest ranked candidate, who is placed in the next seat. This process continues until all seats are full. Seniority under CBJ 11.15.015, for multi member races, will be designated in the same order that the seats were awarded.~~

(d) When counting ballots,

(1) A ballot containing an overvote shall be considered an inactive ballot once the overvote is encountered at the highest ranking for a continuing candidate;

(2) If a ballot skips a ranking, then the next ranking shall be counted. If the next ranking is another skipped ranking, the ballot shall be considered an inactive ballot once the second skipped ranking is encountered; and

(3) In the event of a tie between the final two continuing candidates, the procedures prescribed in Charter Section 6.6 shall apply to determine the winner of the election; in the event of a tie between two candidates with the

fewest votes, the tie shall be resolved by lot to determine which candidate is defeated.

(e) The Election Official or designees may not count an inactive ballot for any candidate.

(f) In this section,

(1) “Continuing candidate” means a candidate who has not been defeated;

(2) “Inactive ballot” means a ballot that is no longer tabulated, either in whole or in part, because it does not rank any continuing candidate, contains an overvote at the highest continuing ranking, or contains two or more sequential skipped rankings before its highest continuing ranking;

(3) “Overvote” means an instance where a voter has assigned the same ranking to more than one candidate;

(4) “Ranking” or “ranked” means the number assigned by a voter to a candidate to express the voter's choice for that candidate; a ranking of “1” is the highest ranking, followed by “2,” and then “3,” and so on;

(5) “Round” means an instance of the sequence of voting tabulation in an election;

(6) “Skipped ranking” means a blank ranking on a ballot on which a voter has ranked another candidate at a subsequent ranking.

Presented by: The Manager
Presented: 04/28/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-17(b)

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

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Chapter. Chapter 01.50, Administrative appeal procedures, is amended by adding the following section:

01.50.270 Hearing officers.

In the event of an appeal, a group of three hearing officers will be randomly selected to hear the appeal. Should any one of the persons selected not be available, the clerks will randomly select the next name, until a panel of three hearing officers are available.

(a) If a hearing officer is needed to review decisions made under Title 19, Title 53, or Title 69, a list of available hearing officers will be established by the manager. Members of the Bidding Review Board, Sales Tax Board of Appeals, Building Code Advisory Committee, and Building Code Board of Appeals will be offered a position as a hearing officer as part of the repeal of these boards. To the extent feasible, hearing officers will have experience in the legal, financial, land use, fire, or building code fields. Hearing officers will be appointed for a period of three years. If no hearing officer is available, the manager may seek an outside appointment.

(b) Rules of Procedure will be established by resolution and reviewed and approved by the Assembly every five years.

(c) The hearing officers may:

- (1) Hold prehearing conferences to settle, simplify, or identify the issues in a proceeding, or to consider other matters that may aid in the expeditious disposition of the proceeding;
- (2) Require parties to state their positions concerning the various issues in the proceeding;
- (3) Require parties to produce for examination those relevant witnesses and documents under their control;
- (4) Rule on motions and other procedural matters;
- (5) Regulate the course of the hearing and conduct of the participants;
- (6) Establish time limits for submission of motions or memoranda;
- (7) Impose appropriate sanctions against a person who fails to obey an order of the manager, including:
 - (A) Prohibiting the person from asserting or opposing designated claims or defenses or introducing designated matters into evidence;
 - (B) Excluding all testimony of an unresponsive or evasive witness; and
 - (C) Excluding a person from further participation in the hearing.
- (8) Take official notice of a material fact not appearing in evidence, if the fact is among the traditional matters subject to judicial notice;
- (9) Administer oaths or affirmations.
- (d) A transcribed record of the hearing shall be made available at cost to a party that requests it.
- (e) The hearing officers shall issue a written recommendation containing findings of fact and conclusions of law on each of the issues presented. A recommendation may affirm, modify, or set aside an agency decision in whole or in part. The decision shall be submitted to the manager no later than 10 working days after the close of the hearing.
- (f) The manager shall review the recommended decision of the hearing officers. Within 10 working days, the manager shall (a) accept the recommendation, (b) reject the recommendation and issue an independent decision, or (c) remand to the hearing officers for additional findings. The manager's decision shall be in writing and set forth the reasons for the decision with specificity.
- (g) A final decision may be appealed to the Assembly.

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2 (h) If, provided by code, a manager or manager's designee makes a Best Interest Finding,
3 the hearing officers' role is deemed moot and the appeal will be closed. Parties shall be
4 notified and will receive a copy of the finding within 24 hours of issuance. The Best
5 Interest Finding must include findings of fact and a determination on each issue
6 presented based on the record available. The Best Interest Finding shall be submitted to
7 the Assembly for review at the next regular Assembly meeting. The parties may include
8 an objection/response in writing to the Best Interest Finding for consideration by the
9 Assembly. The objection/response must be provided no later than 10 working days after
10 receiving notice of the Best Interest Finding. The Assembly may affirm or reject the
11 Best Interest Finding. If affirmed, the decision of the Assembly is final. If rejected the
12 case will go back to the Hearing Officers at the stage in the process when the Finding
13 was made. The Assembly may provide comments for consideration to the Hearing
14 Officers.

15 **Section 3. Amendment of Chapter.** Chapter 19.02, Board of appeals, is amended
16 as follows:

17 **19.02.010.1 ~~Created;~~ membership Reserved.**

18 ~~In order to determine the appropriateness of orders, decisions and determinations made by~~
19 ~~the building official or fire chief concerning the application and interpretation of the codes,~~
20 ~~there is created a board of appeals consisting of seven members. Members shall be appointed~~
21 ~~by the assembly on the basis of their general building construction expertise. General building~~
22 ~~construction expertise may include, but is not limited to, knowledge, experience, or training~~
23 ~~relating to building construction, plumbing, mechanical, electrical, property maintenance, fire~~
24 ~~safety or other similar fields. Members of the board of appeals shall be appointed by the~~
25 ~~assembly for three year staggered terms. The board of appeals shall elect from its membership~~
~~a chair and a vice chair and shall adopt reasonable rules for the conduct of its proceedings. The~~
~~City and Borough shall provide secretarial and other staff support required by the board of~~
~~appeals.~~

(Serial No. 2009-16(b), § 2, 9-21-2009; Ord. No. 2012-34, § 2, 8-27-2012)

19.02.010.2 Appeals.

Appeals shall be conducted in accordance with the adopted rules of procedure and must be
filed within 20 days after the day the decision, notice, or order was served, except that if the

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2 order appealed from relates to a building or structure which has been determined by the
3 building official to be in such condition as to make it immediately dangerous to life, limb,
4 property or safety of the occupants, the public, or adjacent property and is ordered vacated and
5 is posted in accordance with the applicable section of the International Property Maintenance
6 Code as adopted, such appeal must be filed within ten days from the date of the service of
7 notice and order of the building official. Appeals will be heard by a panel of hearing officers
8 under CBJC 01.50.270.

(Serial No. 2009-16(b), § 2, 9-21-2009; Ord. No. 2012-34, § 2, 8-27-2012)

9 **19.02.010.3 Limitations of authority.**

10 An application for appeal shall be based on a claim that the true intent of the building codes
11 or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of
12 these codes do not fully apply, or an equally good or better form of construction is proposed. The
13 hearing officers board of appeals shall not be empowered to waive requirements of the building
14 codes.

15 All variance requests to IRC ~~323.3.1 through 323.3.5~~ 306 and IBC 1612 shall be heard by
16 the Planning Commission, under procedures established per 49.70.410.

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2021-19, § 11, 8-2-2021, eff. 9-1-2021)

17 **Section 4. Amendment of Section.** CBJC 19.01.119, Adoption of new
18 international, national and uniform codes; procedures, is amended as follows:

19 **19.01.119 Adoption of new international, national and uniform codes; procedures.**

20 Upon the publication of new or updated versions of the international, national and uniform
21 codes adopted under this title, ~~the building code advisory committee, with the assistance of the~~
22 ~~building official and the fire chief, shall review the new codes and proposed changes. It is the~~
23 ~~policy of the assembly to adopt international, national and uniform codes under this title with a~~
24 ~~minimum of changes. Changes proposed should be justified primarily on the basis of conditions~~
25 ~~in the City and Borough that require additional consideration. Prior to proposing adoption of~~
~~new codes and changes thereto, the building code advisory committee, with the assistance of~~
~~the building official and the fire chief, shall conduct a public hearing on the proposed code and~~
~~changes. After the hearing, the~~ The manager shall present an ordinance for the adoption of the
new code and changes recommended by the building code advisory committee. The building

~~official shall include with the ordinance a synopsis of the comments presented at the public hearing.~~

(Serial No. 2009-16(b), § 2, 9-21-2009)

Section 5. Repeal of Section. CBJC 53.50.061, Bidding review board, is repealed in its entirety.

53.50.061 Bidding review board Reserved.

~~(a) There is established a bidding review board. The bidding review board shall consist of five persons appointed by the assembly. To the extent possible, one of the members shall be an attorney licensed to practice law in the state. The members of the bidding review board shall serve three year terms. The bidding review board shall adopt written rules of procedure for the purpose of ensuring the expeditious resolution of protests. No member of the bidding review board who has served for three consecutive terms or nine years shall again be eligible for appointment until one full year has intervened, provided, however, that this restriction shall not apply:~~

~~(1) If there are no other qualified applicants at the time reappointment is considered by the assembly human resources committee, or~~

~~(2) To qualified board members serving in board seats for which a specific occupation or expertise is set forth by ordinance.~~

~~(b) The bidding review board shall hear protests as provided in this chapter and may perform such other related duties as the manager or assembly may, from time to time, request.~~

~~(Serial No. 93-11am, § 11, 1993; Serial No. 99-03, § 3, 1999; Serial No. 2004-08, § 7, 3-22-2004)~~

Section 6. Amendment of Section. CBJC 53.50.062, Protests, is amended as follows:

53.50.062 Protests.

(a) A party may protest award to any other party of a competitive sealed bid or competitive sealed proposal, but such protest shall be heard only if protests have also been filed against the award recommended by the purchasing officer and against any other bid or proposal having a higher ranking than that of the party filing the protest.

(b) A party shall provide written notice of intent to protest. Notice of intent to protest shall be delivered to the purchasing officer by 4:30 p.m. Alaska time the working day

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2 following posting by the purchasing officer of a notice of apparent low bidder or
3 successful proposer. Late notices of intent to protest shall not be considered. The notice
4 of intent to protest shall include the name and address of the protestor and a brief
5 description of the grounds for the protest.

- 6 (c) A written protest shall be filed with the purchasing officer within five working days
7 after posting of notice of apparent low bidder or successful proposer.
- 8 (d) A written protest shall, at a minimum, contain the following:
- 9 (1) The name, address, and telephone number of the interested party filing the
10 protest;
 - 11 (2) The signature of the interested party or the interested party's representative;
 - 12 (3) Identification of the proposed award at issue;
 - 13 (4) A statement of the legal or factual grounds for the protest;
 - 14 (5) Copies of all relevant documents; and
 - 15 (6) The fee required by section 53.50.080.
- 16 (e) The purchasing officer shall reject an untimely or incomplete protest.
- 17 (f) If a timely and complete protest is filed, the award of the contract shall be stayed until
18 the protest is resolved, unless the manager determines in writing that award of the
19 contract pending resolution of the protest is in the best interests of the City and
20 Borough.
- 21 (g) The purchasing officer shall issue a written response to the protestor within ten working
22 days of the date the protest is filed. If multiple protests have been filed, they may be
23 consolidated for purposes of the response. Copies of the response shall be provided to
24 any other protestor requesting one. The response may include an amendment of all or
25 any part of the recommended award. The manager may, upon written request of the
purchasing officer, for good cause shown, extend the date for the purchasing officer's
response for such additional period as may be necessary.
- (h) A protestor aggrieved by the purchasing officer's response pursuant to subsection (g) of
this section may request review by a hearing officer ~~the bidding review board~~.
- (i) The protestor may seek review of the purchasing officer's response by providing written
notice of intent to request review. The protestor shall notify the purchasing officer of the
intent to request review by 4:30 p.m. Alaska time the working day following issuance of

the purchasing officer's response. Late notices shall not be considered. ~~A written request for review shall be filed within five working days after the response is issued by the purchasing officer. The notice of intent to request review and the written request for review shall be in the same form as provided in subsections (b), (c), and (d) of this section.~~

(j) A written request for review shall be filed within five working days after the response is issued by the purchasing officer. The notice of intent to request review and the written request for review shall be in the same form as provided in subsections (b), (c), and (d) of this section.

~~(k)(j)~~ Upon receipt of a timely and complete request for review of the purchasing officer's response, the matter shall be forwarded to the hearing officers under CBJC 01.50.270 bidding review board and a hearing date shall be established. Once the hearing date has been established, all bidders or proposers shall be notified of the hearing in writing.

~~(l)(k)~~ The hearing officers bidding review board shall conduct a hearing ~~and issue a recommendation~~ within ~~seven calendar~~ ten working days of the date the referral is made ~~to the board~~. The hearing officers bidding review board may, by written notice ~~to all bidders or proposers~~, extend this ~~seven-day~~ period to a maximum of 30 days. The hearing officers shall issue a recommendation no later than ten working days after closing the hearing. Hearings shall be conducted informally, with due regard for the rights of the parties involved. Hearings shall be recorded.

~~(m)(l)~~ The hearing officers' bidding review board's recommendation shall be based on the provisions of this Code interpreted in light of applicable state case law and generally accepted principles of government purchasing as set forth in standard treatises, decisions of the United States Comptroller General, and similar authorities. The recommendation shall contain findings of fact and conclusions of law.

~~(n)(m)~~ The hearing officers' recommendation:

(1) May include the following:

- (A) A recommendation that a designated bid in a competitive sealed bid or proposal process be accepted as the lowest qualified bid or proposal; or
- (B) A recommendation that one or more bids or proposals be considered or rejected or that the procurement process at issue be canceled;

- 1
- 2 (2) Shall not, except to the extent necessary to correct a failure to follow the
- 3 procedures required by this chapter, include a recommendation for:
- 4 (A) An amendment of the specifications for a bid or request for proposals;
- 5 (B) A change in the criteria for selection of a proposal; or
- 6 (C) An amendment, reordering, or reassessment of any qualitative judgment
- 7 in the rating of a proposal;
- 8 (3) Shall not include a recommendation for:
- 9 (A) Selection or rejection of any additive or deductive alternate; or
- 10 (B) The payment of money, including attorney's fees, by the City and Borough
- 11 or any party, provided that the recommendation may recommend a refund
- 12 of protest fees or payment of bid preparation costs by the City and
- 13 Borough to one or more bidders or proposers;
- 14 (4) Shall be forwarded to the manager, ~~or assembly~~ If the bid amount is over
- 15 \$750,000.00 as appropriate, for consideration in the award of the contract, the
- 16 award shall not be made until after Assembly approval.
- 17 (o)(n) The protest procedures established by this section, may be adapted for a procurement as
- 18 necessary to maintain eligibility for state or federal funding for that procurement,
- 19 provided that no such adaptation may authorize the board to grant a form of relief
- 20 prohibited by subsection (m)(3) of this section.

21 (Serial No. 93-11am, § 12, 1993; Serial No. 95-20, § 2, 1995; Serial No. 96-31, § 5, 1996; Serial

22 No. 97-11, § 2, 1997; Serial No. 99-03, § 4, 1999; Serial No. 2001-38, § 2, 7-2-2001; Serial No.

23 2019-43, § 2, 11-25-2019, eff. 12-25-2019)

24 **Section 7. Amendment of Section.** CBJC 69.05.104, Protest of tax, is amended as

25 follows:

69.05.104 Protest of tax.

- (a) A buyer who protests the payment of the tax levied under this chapter shall pay the tax
- and shall provide the seller, marketplace facilitator collecting and remitting sales tax on
- behalf of the seller, or any transportation network company collecting the sales tax on
- behalf of a transportation network company driver, and the sales tax administrator with
- a written statement of protest within five working days of the sale that identifies the
- sale, rental, or service that is the subject of the tax protested, the amount of tax paid,

the buyer's and seller's name, mailing address, telephone number, and the basis for the protest.

(b) If the seller or marketplace facilitator collecting and remitting sales tax on behalf of the seller ~~a transportation network company that has collected or remitted sales tax on behalf of a transportation network company driver~~ protests liability for sales tax, penalties, or interest, the seller or marketplace facilitator ~~transportation network company~~ shall pay the tax, penalties, and interest under a written protest filed before or with the payment and setting forth the basis for the protest. No appeal under CBJC 01.50.270 ~~from the sales tax board of appeals~~ nor any action for a refund may be filed or maintained nor may a defense to nonpayment be maintained in a civil action unless the amount in dispute has been paid under protest as provided in this subsection. A protest accompanying a payment shall be deemed waived unless the protestor files an appeal under this chapter pursuant to and within 90 days of the protest.

(c) An appeal under CBJC 01.50.270 ~~from the sales tax board of appeals~~ or an action for a refund may be filed, maintained, or both without the payment under protest otherwise required by subsection (b) of this section:

(1) Upon a finding by the director of finance that:

(A) The seller or marketplace facilitator collecting and remitting sales tax on behalf of the seller ~~the transportation network company on behalf of the transportation network company driver~~ has registered for the sales tax and filed returns according to the schedule specified in this chapter;

(B) The contested liability arises from an audit finding;

(C) The contested liability is not of a kind regularly remitted by similarly situated sellers; and

(2) Subject to the requirement that if the appeal or action for refund is denied, interest, but not penalty, shall be charged notwithstanding relief under this subsection.

(Serial No. 83-66, § 13, 1983; Serial No. 85-44, § 7, 1985; Serial No. 2001-04am, § 2, 2-26-2001; Serial No. 2018-38(b)(am), § 10, 9-17-2018, eff. 10-18-2018)

Section 8. Amendment of Section. CBJC 69.05.180, Appeals, is amended as follows:

1
2 **69.05.180 Appeals.**

3 (a) *Informal appeal.* For controversies involving taxable sales, sales taxes, penalties and
4 interest not exceeding \$500.00, or involving procedures implemented by the treasurer,
5 an appeal by a financially aggrieved taxpayer or merchant shall be directed to the
6 treasurer. The treasurer shall advise the appellant of a date certain for a hearing and
7 shall informally review the appeal claim, make written findings and state reasons for
8 the decision. The decisions shall be maintained and indexed by the treasurer for review
9 by the public. The appellant may appeal the decision of the treasurer to a panel of
10 hearing officers ~~the board of appeals~~ within 15 days after receipt of the written decision
11 of the treasurer and failure of the appellant to so appeal shall be deemed to be a waiver
12 of any right to appeal such decision.

13 (b) *Hearing officers ~~Board of appeals.~~*

14 (1) In order to provide an appeal mechanism for controversies involving taxable
15 sales, sales taxes, penalties and interest, and exceeding \$500.00, and in order to
16 hear appeals from decisions of the manager as provided under subsection (a) of
17 this section, a panel of hearing officers will be appointed, under CBJC 01.50.270,
18 to hear controversies. ~~there is established a board of appeals which shall consist~~
19 ~~of five members appointed by the assembly for staggered three-year terms. To~~
20 ~~the extent possible, one member of the board of appeals shall be a certified public~~
21 ~~accountant, one member shall be licensed to practice law in the state, and the~~
22 ~~remainder shall be members of the general public. The board of appeals shall~~
23 ~~elect from its membership a chair, a vice chair and a secretary. Three members~~
24 ~~of the board of appeals shall constitute a quorum for the transaction of business.~~
25 ~~The City and Borough shall provide secretarial and other staff support required~~
~~by the board of appeals.~~

~~No member of the sales tax board who has served for three consecutive terms or~~
~~nine years shall again be eligible for appointment until one full year has~~
~~intervened, provided, however, that this restriction shall not apply:~~

(A) ~~— If there are no other qualified applicants at the time reappointment is~~
~~considered by the assembly human resources committee, or~~

(B) ~~To qualified board members serving in board seats for which a specific occupation or expertise is set forth by ordinance.~~

(2) The hearing officers ~~board of appeals~~ shall conduct a hearing on a protest no more than 60 days after the protest is filed. Decisions of the hearing officers ~~board of appeals~~ shall be in writing and shall be maintained and indexed by the manager for review by the public. Records and proceedings before the hearing officers ~~board of appeals~~ are public, except that the hearing officers ~~board~~ may deliberate in closed session. The hearing officers' ~~board's~~ authority in its review of sales tax appeals includes the authority to recommend, in writing, that the manager compromise and abate penalties and interest, and to recommend, in writing, that the manager negotiate and enter into payment plans for delinquent sales taxes, penalties and interest.

(3) Hearings shall be conducted informally, with due regard for the rights of the parties involved. Hearings shall be recorded. ~~The board of appeals shall adopt rules of procedure governing sales tax appeals and proceedings before the board of appeals which rules shall become effective upon adoption, or such later date as the board may specify. Rules adopted by the board of appeals may not be inconsistent with this chapter. Upon adoption by the board of appeals, the rules and all additions and changes thereto shall be submitted to the assembly. The assembly may, by motion or resolution, modify any rules adopted by the board of appeals.~~

(c) *Review by assembly.* Any party to an appeal proceeding in this chapter shall have a right to review by the assembly in accordance with chapter 01.50 of this Code.

(Serial No. 85-72, § 2, 1985; Serial No. 86-73, § 3, 1986; Serial No. 96-32, § 4, 1996; Serial No. 2001-04am, § 3, 2-26-2001; Serial No. 2002-13, § 2, 4-15-2002; Serial No. 2004-08, § 9, 3-22-2004)

Section 9. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2025.

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Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 6/9/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-19

An Ordinance Amending the Purchasing Code to Remove the Juneau Bidder Preference.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Chapter. Chapter 53.50, Purchasing of supplies and services, is amended to read:

Chapter 53.50 PURCHASING OF SUPPLIES AND SERVICES

53.50.010 Definitions.

~~Juneau bidder and Juneau proposer mean a person who:~~

- ~~(1) Submits a bid or proposal under the name of the business appearing on the bidder's or proposer's City and Borough business registration required under CBJ 69.05.170;~~
- ~~(2) Has maintained, for a period of six months immediately preceding the date of the bid or proposal deadline, a place of business within the City and Borough staffed by the bidder or proposer or an employee of the bidder or proposer;~~
- ~~(3) Provides in the normal course of business, goods or services of the general nature being solicited and adds value to those goods or services by manufacturing, assembling, creating, performing, controlling, managing, or supervising the goods or services provided;~~

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2 ~~(4) — As of the date and time of the bid or proposal deadline, is in compliance with the~~
3 ~~registration and filing requirements for sales tax and business personal property~~
4 ~~tax on account of that business; and~~

5 ~~(5) — As of the date and time of the bid or proposal deadline, is not delinquent in the~~
6 ~~payment of any taxes or associated penalties, interest, or fees, or any special~~
7 ~~assessments, owing to the City and Borough on account of that business.~~

8 ***

9 **53.50.050 Contract amounts.**

10 Unless otherwise prohibited by this Code:

11 ***

12 (c) All professional services shall be purchased as follows:

13 (1) Contracts in an amount estimated to be greater than \$5,000.00 but not
14 more than \$25,000.00 shall be made when practicable in the open market
15 by written proposal, without observing the procedure prescribed for the
16 award of formal competitive sealed bid purchases. Such open market
17 contracts, whenever practicable, shall be based on at least three proposals
18 and shall be awarded to the responsive and responsible offeror whose
19 proposal is determined to be the most advantageous to the City and
20 Borough. The method for determining the most advantageous proposal
21 shall be set forth in the request for proposals, shall be based upon a
22 numerical point score, and shall, unless contrary to applicable state or
23 federal statute, regulation, or grant requirements, ~~provide that five~~
24 ~~percent of the total points possible for each proposal be awarded if and~~
25 ~~only if the proposal is submitted by a Juneau proposer.~~

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2 (2) Contracts in an amount estimated to be more than \$25,000.00 but not
3 more than \$50,000.00 shall be by written proposal and follow the informal
4 public solicitation process. After public notice, contracts shall be awarded
5 to the responsive and responsible offeror whose proposal is determined to
6 be the most advantageous to the City and Borough. The method for
7 determining the most advantageous proposal shall be set forth in the
8 request for proposals, shall be based upon a numerical point score, and
9 shall, unless contrary to applicable state or federal statute, regulation, or
10 grant requirements, ~~provide that five percent of the total points possible~~
11 ~~for each proposal be awarded if and only if the proposal is submitted by a~~
12 ~~Juneau proposer.~~

13
14 (3) Contracts in an amount estimated to be more than \$50,000.00 shall be by
15 formal competitive sealed proposal after public notice and shall be
16 awarded to the responsive and responsible offeror whose proposal is
17 determined to be the most advantageous to the City and Borough. The
18 process shall be as described in 53.50.060. The method for determining
19 the most advantageous proposal shall be set forth in the request for
20 proposals, shall be based upon a numerical point score, and shall, unless
21 contrary to applicable state or federal statute, regulation, or grant
22 requirements, ~~provide that five percent of the total points possible for~~
23 ~~each proposal be awarded if and only if the proposal is submitted by a~~
24 ~~Juneau proposer.~~
25

(CBJ Code 1970, § 53.50.050; Serial No. 71-45, § 4, 1971; Serial No. 80-23, § 2, 1980; Serial No. 93-11am, § 8, 1993; Serial No. 93-44, § 3, 1993; Serial No. 2004-25, § 2, 7-29-2004; Serial No. 2005-08c, § 3, 4-25-2005; Serial No. 2020-23(b), § 4, 6-8-2020, eff. 7-9-2020; Serial No. 2022-60(b), § 3, 12-11-2023, eff. 1-11-2024)

53.50.060 Competitive sealed bid procedure.

(e) *Award.* A contract or purchase for which competitive bids are required shall be awarded by the manager to the lowest qualified bidder taking into consideration conformity with the specifications, terms of delivery, and other conditions imposed in the call for bids, except that:

(2) A bid shall be awarded to a Juneau bidder if its bid is not more than five percent higher than the lowest responsive nonresident bidder's, but shall be awarded to a bidder with disabilities if its bid is not more than ten percent higher than the lowest responsive nondisabled bidder's, unless the bid is for a capital construction improvement or such an award is contrary to state or federal law or regulations. A bid shall be rejected if it contains a material alteration or an erasure. The manager may reject the bid of a bidder who failed to perform on a previous contract with the City and Borough. The manager may reject any and all bids and waive any informalities or minor irregularities in the bids. Where all bids are rejected, and new bids are called for on substantially the same purchase or contract, each of the bidders whose bids were rejected shall be timely notified

1
2 of the new call for bids and of changes, if any, in the specifications and
3 requirements.

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6 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its
7 adoption.

8 Adopted this _____ day of _____, 2025.

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10 _____
11 Beth A. Weldon, Mayor

12 Attest:

13 _____
14 Breckan L. Hendricks, Municipal Clerk
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Presented by: The Manager
Presented: 6/9/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-30

An Ordinance Amending the City and Borough Chapter 36.70 Code Relating to Chronic Nuisance Properties.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Chapter. Chapter 36.70, Chronic nuisance property, is amended as follows:

Chapter 36.70 CHRONIC NUISANCE PROPERTY.

36.70.020 Definitions.

Enforcement agent means a person authorized by section 3.45.010 or by law to enforce City and Borough of Juneau laws.

Chronic nuisance property means:

(1) ~~1-~~ Residential property that has had eight or more law enforcement responses to a dwelling unit in a 12-month period.

(2) ~~2-~~ Non-residential property, including common areas of multiple dwelling unit developments, that has had sixteen or more law enforcement responses to a commercial unit, or if none per parcel, in a 12-month period.

Residential property means an individual parcel, tract, or lot shown on the most recent plat of record containing one or more dwelling units or a mobile home.

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2 *Commercial unit* means an area within a property that is readily identifiable by visual
3 inspection as an area used by a single business or commercial enterprise.

4 *Property* means any property, including continuous parcel or area of land undivided in
5 ownership.

6 *Law enforcement response* means a police officer or enforcement agent responded to and
7 charged or issued a warning based on probable cause of a nuisance activity.

8 *Nuisance activity* means any of the following activities, behaviors or conduct:
9

- 10 (1) A violation of CBJ 36.20, Nuisances;
11 (2) A violation of CBJ 36.30, Litter;
12 (3) A violation of CBJ 36.40, Solid fuel-fire burning devices;
13 (4) A violation of CBJ 36.50, Tobacco;
14 (5) A violation of CBJ Title 42, Penal Code;
15 (6) A violation of AS Title 11, Criminal Law;
16 (7) A violation of CBJ Title 8, Animal Control and Protection

17 A nuisance activity ~~nuisance activity~~ does not include a response to any of the following:
18

- 19 (1) A report of false information as defined by AS 11.56.800 or CBJ 42.30.040, unless
20 the false information was provided by an occupant or owner of the property;
21 (2) A false alarm as defined by CBJ 42.30.030, unless the false alarm was caused,
22 permitted, or allowed by an occupant or owner of the property;
23 (3) A report involving potential child neglect, potential domestic violence as defined in
24 AS 18.66.990, or potential stalking under AS 11.41.260 or 11.41.270;
25 (4) A report of sexual assault as defined by AS 11.41.410—11.41.427;
 (5) A report of a medical emergency;

(6) A report from a tenant or owner of commercial property used as a retail store for law enforcement assistance with:

(A) ~~a~~ Theft or potential theft from the retailer,

(B) ~~b~~ Report of the presence or identification of a person subject to a state of federal warrant; or

(C) ~~c~~ Trespass;

(7) A report from the tenant or owner of commercial property used as a licensed premises regulated by AS Title 4 (alcohol) or AS 17.38 (marijuana) for police assistance with law enforcement matters including:

(A) ~~a~~ A minor seeking unlawful admittance or service,

(B) ~~b~~ A person under the influence seeking admittance or service,

(C) ~~c~~ A report of the presence or identification of a person under state or federal warrant, or

(D) ~~d~~ A person under the influence preparing to operate a motor vehicle upon leaving the premises; or

(8) ~~g~~ A tenant requesting assistance as a victim of crime.

Owner means the person in whose name the property is listed as owner in the state recorder's office is conclusively presumed to be the legal record owner.

Dwelling unit means a structure or portion thereof providing independent and complete cooking, living, sleeping, and toilet facilities for a person or group of persons living as a single housekeeping unit.

(Serial No. 2019-30(am), § 2, 2-3-2020, eff. 3-5-2020)

36.70.030 Violation.

- 1
- 2 (a) Subject to subsection (b), the owner shall be liable to the City and Borough of
- 3 Juneau or the owner and the tenant of a unit thereon shall jointly and severally be
- 4 liable to the City and Borough of Juneau for a fee of \$400.00 per additional law
- 5 enforcement response to a chronic nuisance property.
- 6
- 7 (1) For property with more than one owner, all owners shall be jointly and
- 8 severally liable with the tenant for any fee imposed under this chapter.
- 9 Actual notice to one owner creates a rebuttable presumption of actual notice
- 10 to all other owners.
- 11 (2) For property owned by a condominium, a fee based on law enforcement
- 12 response to a chronic nuisance to a single dwelling unit shall be assessed
- 13 against the owner of the dwelling unit, jointly and severally with the tenant
- 14 if there is one, and not against the condominium.
- 15 (3) A tenant shall not be liable for the fee if the tenant's conduct did not require
- 16 the chronic nuisance law enforcement response and the tenant's right to
- 17 possession commenced on a date subsequent to the date of the first law
- 18 enforcement response that is counted for purposes of the fee imposed under
- 19 this chapter.
- 20
- 21 (4) If the chronic nuisance property is a mobile home located in a mobile home
- 22 park, the fee may not be imposed on the owner or operator of the mobile
- 23 home park, unless the owner's or operator's conduct caused the
- 24 chronic nuisance. The fee may be imposed jointly and severally on the owner
- 25 and tenant of the mobile home.
- (b) A person is exempt from liability for the fee established by this chapter if:

- (1) The person is a federal, state, or local government agency;
 - (2) The property or unit responded to is used exclusively for nonprofit religious, charitable, cemetery, hospital, or educational purposes;
 - (3) The municipality has not provided notice to the person in writing as provided in section 36.70.040(b);
 - (4) Any person has taken appropriate corrective action and given written notice to police of the action as required by section 36.70.050;
 - (5) The owner or tenant of the commercial property or unit responded to has entered a current written agreement with the Juneau Police Department to actively abate nuisance activity on the property; or
 - (6) If a commander ~~lieutenant~~ or higher ranking official of the police department determines appropriate corrective action was taken with respect to a specific chronic nuisance property, the count of law enforcement responses to the unit shall reset to zero, effective the date of the determination.
- (c) The fee imposed by this chapter may be collected in any lawful manner, including bringing an action in court for a personal judgment against any one or more of the persons liable.
- (d) An owner or tenant liable for a fee under this chapter may bring an action in court against a person whose conduct required the law enforcement responses to the chronic nuisance property to recover the amount of the fee and related costs. An owner or tenant shall not be granted any extension of time or continuance to pay the fee based on a pending action against a third party.

(Serial No. 2019-30(am), § 2, 2-3-2020, eff. 3-5-2020)

36.70.040 Notices.

- (a) *Warning notice.* The municipality ~~may shall~~ provide a warning notice to the owner or the owner and tenant of a property when the number of law enforcement responses ~~equals approaches~~ a chronic nuisance property. Notice may be by mail and need not be certified. Failure to provide a warning notice under this subsection shall prevent the assessment of fees under this chapter.

36.70.050 Appropriate corrective action

- (a) An owner or tenant of a property shall have 30 days from the date notice is accomplished, as required under section 36.70.040(b), to promptly take appropriate corrective action. Appropriate corrective action is action reasonably expected to correct the cause of the law enforcement responses to the property. Police officers holding the rank of ~~commander lieutenant~~ or higher are authorized to determine whether corrective action is appropriate under the specific circumstances. The officer's determination shall be in writing and issued within five days of receipt of the person's written notice of the action taken. Should the officer determine the action taken is not appropriate corrective action, the officer shall explain the reasons and the person shall have ten days from the date of the determination to take appropriate corrective action. Examples of appropriate corrective action may include:
- (1) Written notice to quit under AS 09.45.100—09.45.110;

- (2) Eviction notice served on the tenant or lessee requiring vacation of the premises within 30 days or a reasonable time;
- (3) Obtaining a restraining order, or issuance of a no trespass order;
- (4) Installation or implementation of new or additional security measures;
- (5) Constructing, reconstructing, or removing a structure from the property; or
- (6) Action recommended by the Juneau Police Department in writing and implemented to the satisfaction of a police officer the rank of commander ~~lieutenant~~ or higher.

(b) Appropriate corrective action does not include:

- (1) Relocating a tenant or lessee of a unit to a different unit on the same property, unless a police officer the rank of commander ~~lieutenant~~ or higher determines the relocation is reasonable under the circumstances. If a person is relocated, the municipality may transfer the number of law enforcement responses from the former unit to the new unit.
- (2) Communicating only orally with the person causing the law enforcement responses.

(c) No fee may be imposed for additional law enforcement responses to the unit that is the subject of the notice during the 30-day period allowed under subsection A. if any person takes appropriate corrective action and gives written notice to the Juneau Police Department of the action taken during the 30-day period. There is a conclusive presumption that appropriate corrective action was taken if there are no additional law enforcement responses to the property from the end of the 30-day period and for the next 60 days.

(Serial No. 2019-30(am), § 2, 2-3-2020, eff. 3-5-2020)

~~36.70.080 Sunset provision.~~

~~No property shall be deemed a chronic nuisance three years after Ordinance 2019-30 becomes effective.~~

~~(Serial No. 2019-30(am), § 2, 2-3-2020, eff. 3-5-2020)~~

Section __. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 06/09/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-31

An Ordinance Amending the Definitions of Chapter 69.08, Excise Tax On Tobacco Products.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 69.08.010, Definitions, is amended to read:

69.08.010 Definitions.

Other tobacco product means:

- (1) Nicotine;
- (2) A cigar;
- (3) A cheroot;
- (4) A stogie;
- (5) A perique;
- (6) Snuff and snuff flour;
- (7) Smoking tobacco, including granulated, plug-cut, crimp-cut, ready-rubbed, and any form of tobacco suitable for smoking in a pipe or cigarette;
- (8) Chewing tobacco, including cavendish, twist, plug, scrap, and tobacco suitable for chewing;
- (9) An article or product made wholly or in part of tobacco or a tobacco substitute or otherwise containing nicotine that is expected or intended for human

consumption, whether smoked, heated, chewed, absorbed, dissolved, inhaled or ingested by any other means, but not including smoking cessation products; a tobacco substitute prescribed by a licensed physician or a product that has been approved by the United States Food and Drug Administration for sale as a tobacco use cessation or harm reduction product or for other medical purposes and which is being marketed and sold solely for that approved purpose; or

- (10) An electronic smoking device which can be used to deliver aerosolized or vaporized nicotine to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, or vape pen. An electronic smoking device includes any component, part, or accessory of such a device, whether or not sold separately, and includes any substance intended to be aerosolized or vaporized during the use of the device, whether or not it contains nicotine. An electronic smoking device does not include any battery or battery charger when sold separately or smoking cessation products. Any noncombustible device that provides a vapor of liquid nicotine to the user or relies on vaporization of any liquid or solid nicotine, including devices manufactured as e-cigarettes, e-cigars, e-pipes or under any other product name.

Smoking cessation products means any FDA-approved tobacco cessation drug, device, or a combination product that is intended to help quit tobacco use, as those terms are defined in the Federal Food, Drug and Cosmetic Act (21 USC § 321).

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 06/09/2025
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4017

A Resolution Authorizing the Manager to Grant an Access and Utility Easement Across City and Borough Property U.S. Survey 3846 Lot 1.

WHEREAS, CBJC 53.09.300 authorizes the manager to convey or lease an easement in City and Borough of Juneau (CBJ) owned land upon approval by the assembly by resolution; and

WHEREAS, this is parks-managed property included in Ordinance Serial No. 1996-26 which establishes the Juneau Parks System, with Section 2, Management of Land, stating, “[t]hose parcels of land listed in Appendix 1 are preserved from other uses for the purpose of inclusion in the Juneau Open Space and Park System; provided, however, that waterlines, utilities, access, roads, docks, launch ramps, easement, and similar incidental uses may be allowed...”; and

WHEREAS, Zach and Nicole Liscio, the owners of U.S.S. 1287 TR B1, a property without road frontage north of the Juneau Douglas Bridge on Douglas Island, applied to acquire an easement on CBJ property in order to provide access and utilities to their property; and

WHEREAS, there is an existing undeveloped right-of-way in the CBJ property that does not extend to the Liscio property; and

WHEREAS, fair market value of the easement has been determined to be 30 cents per square foot or approximately \$4,300; and

WHEREAS, the Lands, Housing and Economic Development Committee reviewed this request at the May 5, 2025, meeting and passed a motion of support for granting this easement.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Authorization. The Manager is authorized to grant an access and utility easement, as generally shown in Exhibit A.

Section 2. Terms and Conditions.

- a. Purchase Price. The purchase price of these easements shall be fair market value, which has been determined by the City Manager to be \$0.30/ft2 or approximately \$4,300.00
- b. Other Terms and Conditions. The Manager may include other terms and conditions deemed to be of public interest.

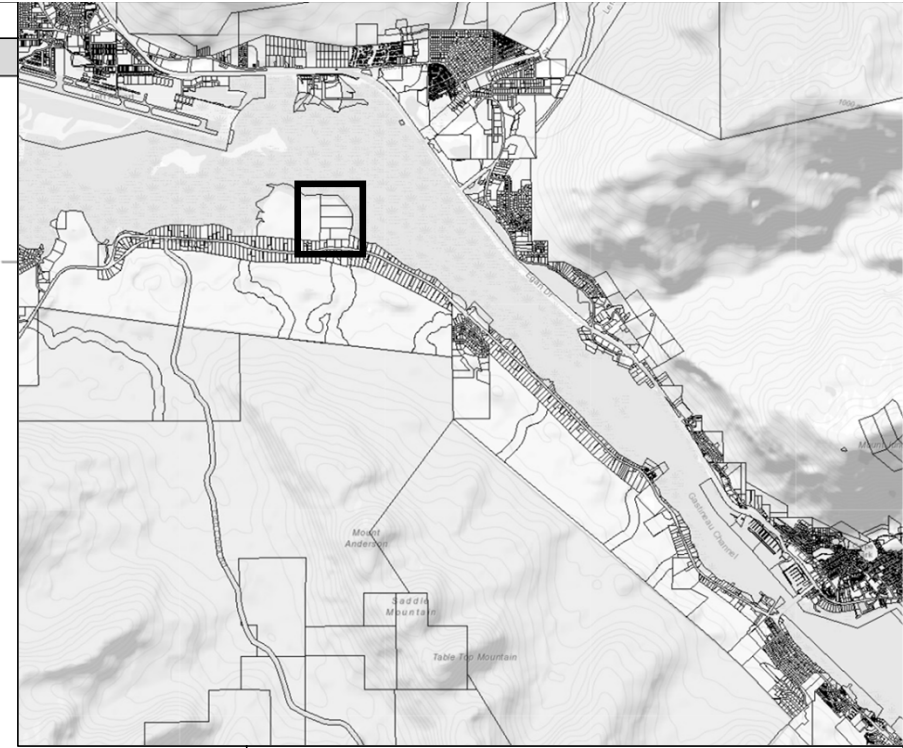
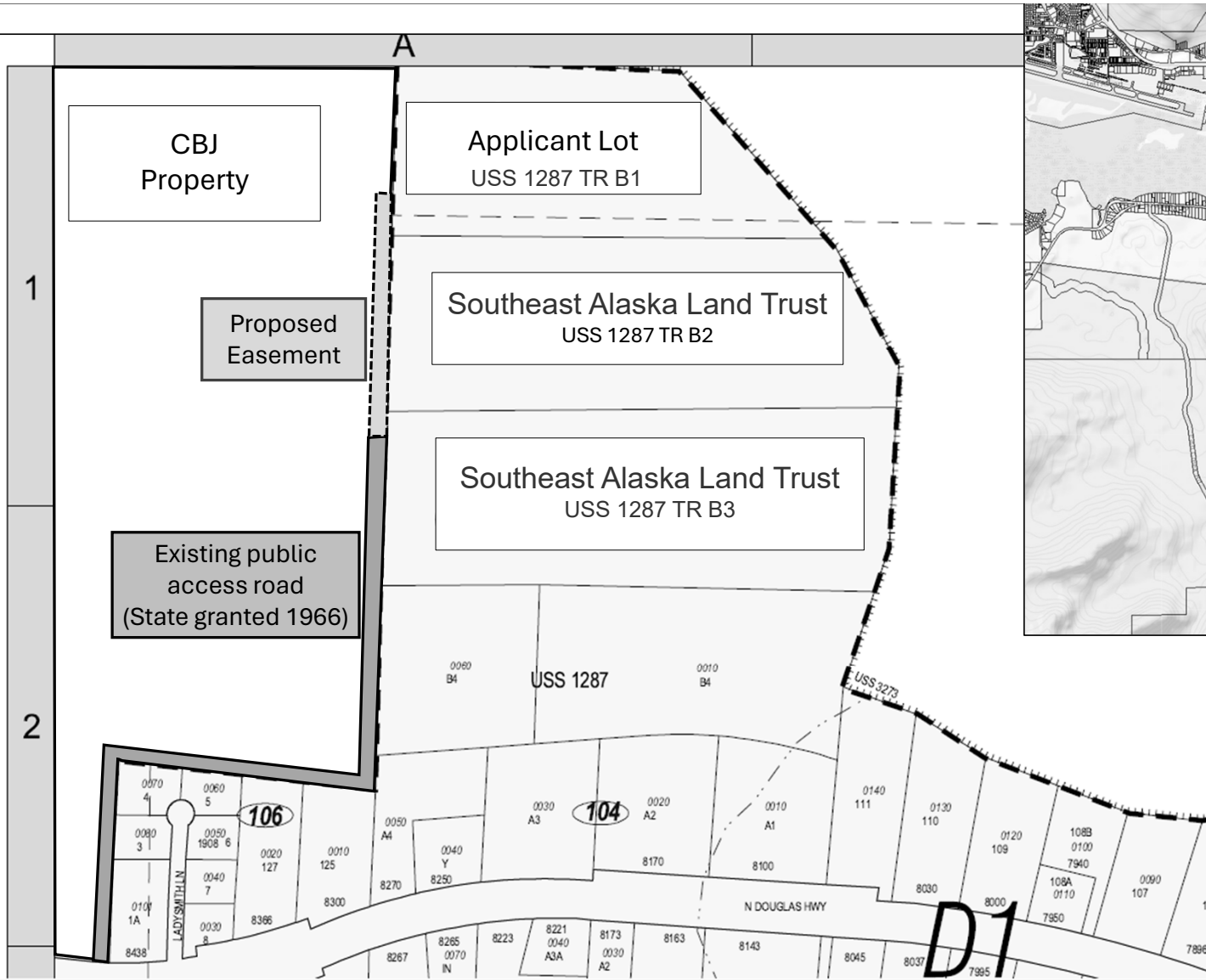
Section 3. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Municipal Clerk



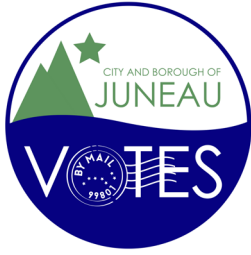
2025 2nd Late File Exemption List to the Assembly

Late File Senior & Disabled Veteran Exemptions:

Name	Parcel Number	Property Address
William Schlueter	5B2401280120	4507 Dredge Lake Rd
David Lyons	7B1001100092	4410 Abby Way
Roger Kolden	4B2601140010	4944 Wren Dr
Jay Satterfield	4B2801000100	3861 Caroline St
Eric Christensen	1D050L130043	2890 Simpson Ave
Leiann Burton	4B230106C030	12175 Glacier Hwy Unit C3
Kinney Blas	5B2501580290	4522 Chelsea Ct
Janell Liles	5B1601120021	9402 Glacier Hwy
Herbert Freer Jr	1C060C180080	921 D St
Brian Couper	5B2101320203	3355 Park Pl
Esmail Peirovi	6D1201010250	10750 Horizon Dr
Steven Robert	5B2401020060	8411 Nugget Dr
Dorothy Webster	6D0801470040	6725 Sherri St
David Ritter	4B1701140060	2647 Engineers Cut Off

Late File Senior & Disabled Veteran Hardship Exemptions:

Name	Parcel Number	Property Address
Ruth Dvorak	4B2801050042	3853 Lee Court
Douglas Solberg	1C040A090040	528 6 th St
John Haywood	2D040T320261	709 St Ann's Ave
Michael Story	4B2801040200	12069 Cross St
Ellen Ferguson	6D0901030100	7925 N Douglas Hwy
Karin Dvorak	7B1001060012	4125 Blackerby St
Darlene Derbesy	5B2401460060	8178 Thunder St
Walter Bennett	1C020J010100	1736 Glacier Ave
David Marvin Jr	2D040C01D060	2162 Lawson Creek Rd #D6
Bethenny Onibokur	5B1601400190	9450 Del Rae Rd Unit 19
Haifa Foroughi	6D0601010050	3655 N Douglas Hwy
Larry Atkinson	5B2402000280	4508 Kanat'a St
William Carrillo	5B2101040150	2815 Marsha Ave
Roy Carte	5B1601060200	2391 Ka-See-An Dr
Mary Ann Hastings	1D050L520150	2551 Vista Dr Unit C201
Marcelo Quinto	1D050L520160	2551 Vista Dr Unit C202
Terry Ryals	4B1801010140	10490 Ann Coleman Dr
Paul Waldrip	5B1601060080	2380 Oday Dr



OFFICE OF THE MUNICIPAL CLERK/ELECTION OFFICIAL

City and Borough of Juneau (CBJ)
155 Heritage Way, Room 215
Juneau, Alaska 99801-1397
Phone: (907)586-5278 x4175 Fax: (907)586-4552
email: CBJ.Elections@juneau.gov

June 30, 2025

Affordable Juneau Coalition
Attn: Joseph W. Geldhof & Angela Rodell
(sent via email and certified letter)
joeg@alaskan.com and amrod921@gmail.com
2 Marine Way, Suite #207
Juneau, AK 99801

Re: Final Certification of Three Petitions

Dear Mr. Geldhof, Ms. Rodell, and Affordable Juneau Coalition,

On Monday, June 30, 2025, the Municipal Clerk's office completed its review of all three sets of petition booklets (initial and supplemental combined) from your group. Each petition was treated as a single instrument in accordance with CBJC 29.10.060. The resulting status for each petition is outlined below. Those petitions are referenced below under their "Short Titles" as follows:

- **Mill Rate Cap Amendment** (Charter Amendment)
- **Sales Tax Exemptions** (Initiative)
- **Poll-Based Elections** (Initiative)

CHARTER AMENDMENT SHORT TITLE: Mill Rate Cap Amendment

In accordance with CBJ Charter § 7.3, the petition committee needed to collect the number of signatures equal to twenty-five percent of the votes cast in the preceding municipal election; a total of **2,720 signatures were required** for Clerk staff to certify this petition. During our initial review of the **Charter Mill Rate Cap Amendment** books, we counted 1,913 signatures. We counted the additional 807 signatures from the supplemental signatures gathered. **That petition has now been certified and will be placed on October 7, 2025, Regular Municipal Election ballot in accordance with CBJ Charter § 14.5.¹**

INITIATIVE PETITION SHORT TITLE: Sales Tax Exemptions

In accordance with CBJ Charter § 7.3, the petition committee needed to collect the number of signatures equal to twenty-five percent of the votes cast in the preceding municipal election; a total of **2,720 signatures were required** for Clerk staff to certify this petition. During our initial review of the **Sales Tax Exemption Initiative** books, we counted 1,992 signatures. We counted the additional 728 signatures from the supplemental signatures gathered, thus meeting the required number of signatures to be certified. **In accordance with CBJ Charter § 7.10,² the petition will be forwarded to the Assembly for the next steps in the process.**

INITIATIVE PETITION SHORT TITLE: Poll-Based Elections

In accordance with CBJ Charter § 7.3, the petition committee needed to collect the number of

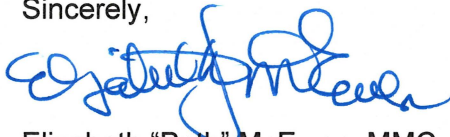
signatures equal to twenty-five percent of the votes cast in the preceding municipal election; a total of **2,720 signatures were required** for Clerk staff to certify this petition. Of those signatures that were submitted with the initial petition books and those from the supplemental petition books, **only 2,705 were able to be certified. Therefore, we are unable to certify this petition.** A total of 2,890 signatures were submitted, and we were unable to certify 185 of those for one or more of the following reasons:

- Issue with Voter Registration (not registered, registered in another Alaskan community, voter in ineligible status according to State Division of Election)
- Issue with Address (address too abbreviated, listed only a P.O. Box)
- Issue with Personal Identifier (ID did not match State Division of Election records)
- Illegible
- Duplicate Signature
- Signature did not match records
- Incomplete (voter left a section blank)

CBJ Charter § 7.8 states: *"Failure to secure sufficient signatures shall not preclude the filing of a new initiative or referendum petition, except that a new petition shall not be filed sooner than six months after a petition which was diligently pursued is rejected on the same or substantially the same matter."*

If you have any questions regarding the petition or election process, please contact our office at 907-586-5278.

Sincerely,



Elizabeth "Beth" McEwen, MMC
CBJ Municipal Clerk/Election Official



Breckan Hendricks
CBJ Municipal Clerk/Election Official

cc: Mayor & Assemblymembers, City Manager Katie Koester, Deputy Manager Robert Barr, City Attorney Emily Wright,

¹ **Section 14.5. Election.**

- (a) Proposed amendments shall be submitted to the qualified voters of the municipality at an election announced by a notice containing the full text of each proposed amendment and published in a newspaper of general circulation in the municipality at least thirty days before the date of the election. At least thirty days before the date of the election copies of the notice shall be delivered to newspapers of general circulation in the municipality and to commercial radio and television stations operating in the municipality.
- (b) The election shall be held not less than sixty days and not more than one hundred and twenty days after the amendment has been proposed. If no regular election is to be held within that period, the assembly shall provide for a special election on the proposed amendment. The ballot shall provide voters a choice to vote "For the Amendment" or "Against the Amendment."

-
- (c) If a majority of the qualified voters voting on a proposed amendment vote for it, the amendment shall become effective at the time fixed in the amendment or, if no time is fixed, thirty days after certification of the election.

² Section 7.10. Action on petitions.

- (a) When an initiative or referendum petition has been determined sufficient, the clerk immediately shall submit it to the assembly. If the assembly fails to adopt a proposed initiative measure without any change in substance within forty-five days or fails to repeal the referred measure within thirty days after the date the petition was determined sufficient, it shall submit the proposed initiative or referred measure to the electorate of the municipality. If the subject matter of the proposed initiative or referred measure relates only to a service area, the measure shall be submitted only to the electorate of the service area.
- (b) The election on a proposed initiative or referred measure shall be held at the next regular election, or, if already scheduled, a special election occurring not sooner than 90 days from the last day on which the assembly action may be completed on the proposed initiative or referred measure. If no regular election is scheduled to occur within 75 days after the certification of a petition and the Assembly determines it is in the best interest of the municipality, the Assembly may, by ordinance, order a special election to be held on the matter before the next scheduled election. The notice of election shall contain at least a summary of the proposed initiative or referred measure.
- (c) Copies of the proposed initiative or referred measure shall be available for distribution to the public at the office of the clerk within a reasonable time before the initiative or referendum election and shall be available for distribution to the voters at the polls.

(Serial No. 2005-18(am), § 3, 2005/10-4-2005)

CERTIFICATE

I, Breckan L. Hendricks, the duly appointed and qualified Municipal Clerk of the City and Borough of Juneau, Alaska, a municipal corporation of the State of Alaska, DO HEREBY CEFTIFY receipt of the Initiative Petition submitted by the Petitioners Committee *re: Sales Tax Exemption*:

Initiative Short Title: Sales Tax Exemption

SHALL THE CITY AND BOROUGH OF JUNEAU CODE BE AMENDED TO INCLUDE A NEW CODE SECTION AS FOLLOWS:

Section 1. A new subsection (44) is added to Section 69.05.040-Exemptions of the Code of the City and Borough of Juneau to read as follows:

(44) Sales of essential food. As used in this section, "essential food" means: Sales of essential food as defined by the Food and Nutrition Act of 2008, 7 USC § 2012(k).

Section 2. A new subsection (45) is added to Section 69.05.040-Exemptions of the Code of the City and Borough of Juneau to read as follows:

(45) Sales of essential utilities to individuals that are solely for non-commercial use within the City and Borough of Juneau. As used in this section, "essential utilities" means:

(a) Sales of electricity by a utility for non-commercial use at a City and Borough resident's principal place of abode.

(b) Sales of heating fuel, including wood, wood pellets, and fuel oil, for non-commercial use at a City and Borough resident's principal place of abode.

(c) Sales of water and wastewater service by the City and Borough for service at a City and Borough of Juneau resident's principal place of abode.

(d) Sale of residential curbside refuse and recycling collection at a City and Borough resident's principal place of abode and the non-commercial use of landfill facilities by a City and Borough resident.

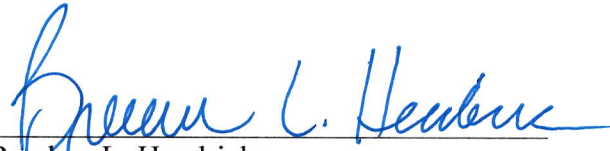
Section 3. Effective Date. This initiative shall be effective 30 days after enactment.

Sales Tax Exemptions. Yes. []

Sales Tax Exemptions. No. []

And that the above petition was filed in the proper form and bears the 2,720 signatures required for certification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and Borough of Juneau this 1st day of July, 2025.



Breckan L. Hendricks
Municipal Clerk/Election Official
City and Borough of Juneau



CERTIFICATE

I, Breckan L. Hendricks, the duly appointed and qualified Municipal Clerk of the City and Borough of Juneau, Alaska, a municipal corporation of the State of Alaska, DO HEREBY CEFTIFY receipt of the Charter Amendment Petition submitted by the Petitioners Committee *re: Mill Rate Cap Amendment*:

Charter Amendment Title: Mill Rate Cap Amendment

SHALL THE CITY AND BOROUGH OF JUNEAU CHARTER SEC. 9.7 BE AMENDED AS FOLLOWS:

Section 1. ... (c)Except as provided in this section, the assembly shall not levy on real or personal property any tax exceeding the total of 9 mills ~~12 mills~~ plus that additional millage required to service general obligation indebtedness. The assembly may levy a tax exceeding this total only after seeking and securing voter approval by a majority of those voting on the question at a general or special election.

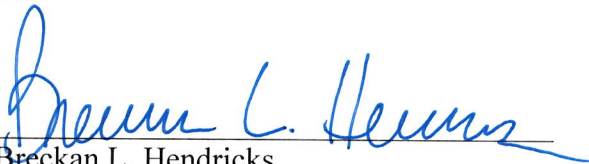
Section 2. Effective Date. This measure shall be effective 30 days after enactment.

Amend Charter section 9.7 - Mill Rate Cap. Yes. []

Amend Charter section 9.7 - Mill Rate Cap. No. []

And that the above petition was filed in the proper form and bears the 2,720 signatures required for certification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and Borough of Juneau this 1st day of July, 2025.


Breckan L. Hendricks
Municipal Clerk/Election Official
City and Borough of Juneau





Office of the City Manager

155 Heritage Way

Juneau, Alaska 99801

PHONE: (907) 586-5240

FAX: (907) 586-5385

ryan.oshaughnessy@juneau.gov

TO: Mayor Beth Weldon and Assembly
FROM: Ryan O'Shaughnessy, Emergency Programs Manager
THROUGH: Katie Koester, City Manager
DATE: July 10, 2025
RE: Glacier Lake Outburst Flood Preparedness

Executive Summary

The City and Borough of Juneau (CBJ), in coordination with Tlingit & Haida (T&H) and the State of Alaska Department of Transportation & Public Facilities (AKDOT), has taken significant steps to improve flood preparedness and response capacity in advance of the 2025 glacial lake outburst flood season.

This memo outlines the operational framework, public alerting strategy, evacuation procedures, and infrastructure protection efforts now in place. These actions reflect the evolution of our planning and lessons learned from past flood events, with an emphasis on interagency collaboration, timely public communication, and contingency planning.

Key highlights include:

- **Unified Command Structure:** CBJ, T&H and AKDOT have formally established a Unified Command for flood response. Roles, responsibilities, and decision-making protocols are defined and supported by state and federal assisting agencies, including the National Weather Service, U.S. Coast Guard, U.S. Forest Service, Alaska DEC, and the American Red Cross.
- **Public Alerting Authority & Risk Communication:** CBJ became a Federal Emergency Management Agency (FEMA) certified public alerting authority in 2025 and now has direct access to the federal Integrated Public Alert and Warning System (IPAWS), allowing for geotargeted Wireless Emergency Alerts (WEA) and Emergency Alert System (EAS) messages. Combined with CBJ's opt-in AlertSense platform and in-person outreach, this enables the Unified Command to deliver layered, timely communication through a phased "**Ready – Set – Go**" strategy. To ensure consistency and reduce confusion across jurisdictions, the Unified Command has also established a Joint Information Center (JIC) to coordinate all public messaging across partner agencies.
- **Evacuation Planning & Community Support:** Evacuation zones, area road closures and shelter activations will be determined based on the National Weather Service's forecasted flood level at the time the basin reaches full capacity. The extent of the evacuation zone will align with the flood inundation modeling conducted by Michael Baker International and available at JuneauFlood.com. The Floyd Dryden gymnasium has been designated as the primary public shelter, and coordination is ongoing with Juneau Animal Rescue (JAR), local churches offering



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ryan.oshaughnessy@juneau.gov

vehicle staging, and the Juneau Voluntary Organizations Active in Disaster (VOAD) for resource distribution and long-term support.

- **Infrastructure Monitoring & Contingency Planning:** The Unified Command has confidence in the HESCO barrier system but is preparing for worst-case scenarios. CBJ's project managers will act as forward observers during flood events, supported by AKDOT-operated drones that will monitor for potential barrier failure, backflow, and infrastructure risk. Engineering protocols, swiftwater rescue readiness, debris management plans, and volunteer coordination systems are in place and ready for activation.

More detail on these key actions are outlined below:

1. Interagency Response Structure and Unified Command

CBJ is partnering with T&H and the AKDOT to establish a Unified Command for future flood response.

Unified Command is a framework that allows agencies with different legal authorities and responsibilities to work together effectively during emergencies. Rather than each agency operating independently, Unified Command brings decision-makers into a single structure where they agree on shared objectives, coordinate resources, and develop joint public messaging. Each agency retains its own authority while ensuring efforts are aligned across the entire response.

As a Unified Command, CBJ, T&H, and AKDOT will jointly set priorities and make operational decisions during a glacial lake outburst flood (GLOF), improving coordination across local, tribal, state, and federal levels of government.

The Unified Command is supported by several assisting and cooperating agencies, including:

- U.S. Coast Guard
- National Weather Service
- U.S. Forest Service
- Alaska Department of Environmental Conservation
- American Red Cross

Command and general staff roles have been identified, shared objectives have been drafted, and a multi-agency tabletop exercise was held in July to test and refine the structure. This collaborative approach ensures that no single agency bears the full burden of response and that resources and responsibilities are shared in a clear, coordinated way.



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2. Public Alerts and Risk Communication

CBJ applied for and received public alerting authority through FEMA in 2025, granting access to the Integrated Public Alert and Warning System (IPAWS). This federal platform enables authorized agencies to issue real-time emergency alerts using:

- **Wireless Emergency Alerts (WEA)** are short, high-priority messages sent to all capable mobile phones within a defined geographic area. These messages are received automatically, without the need for subscription or registration. They are programmed to interrupt activity on phones, like Amber Alerts.
- **Emergency Alert System (EAS)** alerts are pushed to television and radio broadcasters that interrupt programming with urgent information. We have coordinated with our local public broadcasting agencies, who we depend on for these alerts, to ensure our messaging strategies are technically aligned with local broadcaster's capabilities.

IPAWS alerts are geofenced, meaning they are delivered only to people physically present in selected area at the time of the alert. The Unified Command will include the entire borough in the alerting area. This ensures messaging will be received by those who may be away from their home or those who have loved ones in the affected area.

It is important to note that cruise ship passengers and other visitors in Juneau will receive WEA alerts when they are issued. Unified Command, through the CBJ Tourism Director, is working with Cruise Line Agencies of Alaska (CLIAA) and cruise lines to create awareness and reduce unnecessary concern among visitors.

CBJ also uses AlertSense, an opt-in platform that allows residents to receive more detailed messages via text, email, and phone call. This system enables targeted messaging by neighborhood or topic of interest and provides greater context and preparedness guidance than WEA or EAS alerts alone.

To simplify messaging and improve public understanding, the Unified Command has adopted the **"Ready – Set – Go"** model for communicating flood risk from Suicide Basin events.

To support this strategy, Unified Command has established a Joint Information Center (JIC) to coordinate messaging across all responding agencies. The JIC includes communications staff from CBJ, Tlingit & Haida, and state and federal partners, and serves as the central point for drafting and approving public-facing materials. The JIC is also coordinating the rollout of a twice-weekly email update and near-daily social media posts that will cover preparedness tips, flood status updates, evacuation messaging and emergency alerts as needed. This cadence is designed to maintain public awareness and readiness without causing alarm.

- **Ready Phase (Current):** The public is encouraged to sign up for alerts at bit.ly/JuneauFloodReady, review their risk at juneauflood.com, stage sandbags, prepare go-bags, and make evacuation plans.



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- **Set Phase** (Basin Full, as determined by NWS): CBJ will issue alerts by AlertSense, WEA, and printed door hangers instructing residents in the hazard zone to finalize evacuation plans and move vehicles and trailers out of the forecasted inundation area.
 - **Go Phase** (Basin Release): A Flood Warning will be issued by the National Weather Service. The Unified Command will push immediate evacuation advisories through all available channels, including IPAWS.

3. Evacuation Readiness and Community Support

When Suicide Basin begins to release, the Unified Command will move into the “Go” phase and initiate a coordinated evacuation response. At this stage, water will be actively moving beneath the glacier and entering the Mendenhall Lake and River system. Based on past events, the peak flood stage typically occurs 36 to 48 hours after initial release.

The National Weather Service will issue a Flood Warning, followed by evacuation advisories from Unified Command via WEA, EAS, and AlertSense.

The evacuation zone will be determined based on real-time modeling of the projected flood stage once the basin is full. Residents are strongly encouraged to visit juneauflood.com in advance to determine whether their home or workplace is in an area likely to be affected and at what predicted flood level.

During the **Go** phase, the Unified Command will close roads in the evacuation area to local traffic only. Residents outside the zone will be advised to avoid unnecessary travel and keep roads clear for emergency operations.

For those without other housing options, Floyd Dryden will be activated as a Red Cross evacuation shelter, operated by the American Red Cross. The Unified Command is coordinating with Juneau Animal Rescue to explore options for pet sheltering at or near the main facility.

In support of these evacuation operations, Capital Transit has identified priority routes and established driver protocols for assisting with evacuation. Transit vehicles will be available to support:

- The transportation of evacuees from Riverview Senior Living and Trillium Landing to Red Cross Shelters;
- Overflow shuttling from Floyd Dryden to contingency shelter locations if primary shelter capacity is exceeded.

Additional community support includes but is not limited to:

- Vehicle staging areas at St. Brendan’s Episcopal Church and Shepherd of the Valley Lutheran Church
- Post-disaster resource coordination by the Juneau VOAD, led by United Way and local faith organizations



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-
- Pre-positioned logistics to support donations management, volunteer deployment, and long-term recovery

4. Operational Planning and Infrastructure Protection

The Unified Command has strong confidence in the HESCO barriers. However, extensive planning has gone into preparing for failure scenarios and ensuring that CBJ is ready to respond if barriers are potentially overtopped, damaged, or undermined.

During the **Set** phase, the UC Operations Section, led by CBJ Engineering & Public Works, will complete final inspections of the HESCO barriers using pre-established checklists. During the **Go** phase, CBJ's three lead project managers, those most familiar with the barrier system, will act as forward observers. They will remain in the evacuation zone as long as safely possible to monitor barrier performance and provide real-time updates before evacuating.

When lake levels reach 12 feet, drone-based monitoring will be activated. These drones, piloted and provided by AKDOT, will transmit live footage directly to the Emergency Operations Center and focus on:

- Known high-pressure points along the barrier system
- Backflow or seepage into neighborhoods
- Riverbank instability, especially near the Mendenhall Valley Wastewater Treatment Plant

Out of respect for safety and privacy, this footage will not be livestreamed.

In the event of a barrier breach or water entrapment, CBJ Engineering has developed drainage protocols to relieve pressure and reduce downstream impacts. If such conditions occur, the National Weather Service will issue a Flash Flood Warning, and Capital City Fire/Rescue's Swiftwater Rescue Team will be placed on standby.

The Unified Command is also coordinating with Alaska DEC for large-scale debris removal if needed. Partners with a history of disaster collaboration, including Team Rubicon and United Way, are preparing to support volunteer coordination, debris processing, and donation management.

These efforts reflect a commitment to redundancy, realism, and interagency coordination, and they ensure that CBJ is prepared to respond under a range of flood conditions, not just the expected scenario.



City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Borough Assembly
DATE: July 28, 2025
FROM: Wade Bryson, Chair, Short-Term Rental Task Force (STRTF)
RE: STRTF Report to the Assembly

The purpose of this memo is to summarize the work of the STRTF and serve as a report to the Assembly.

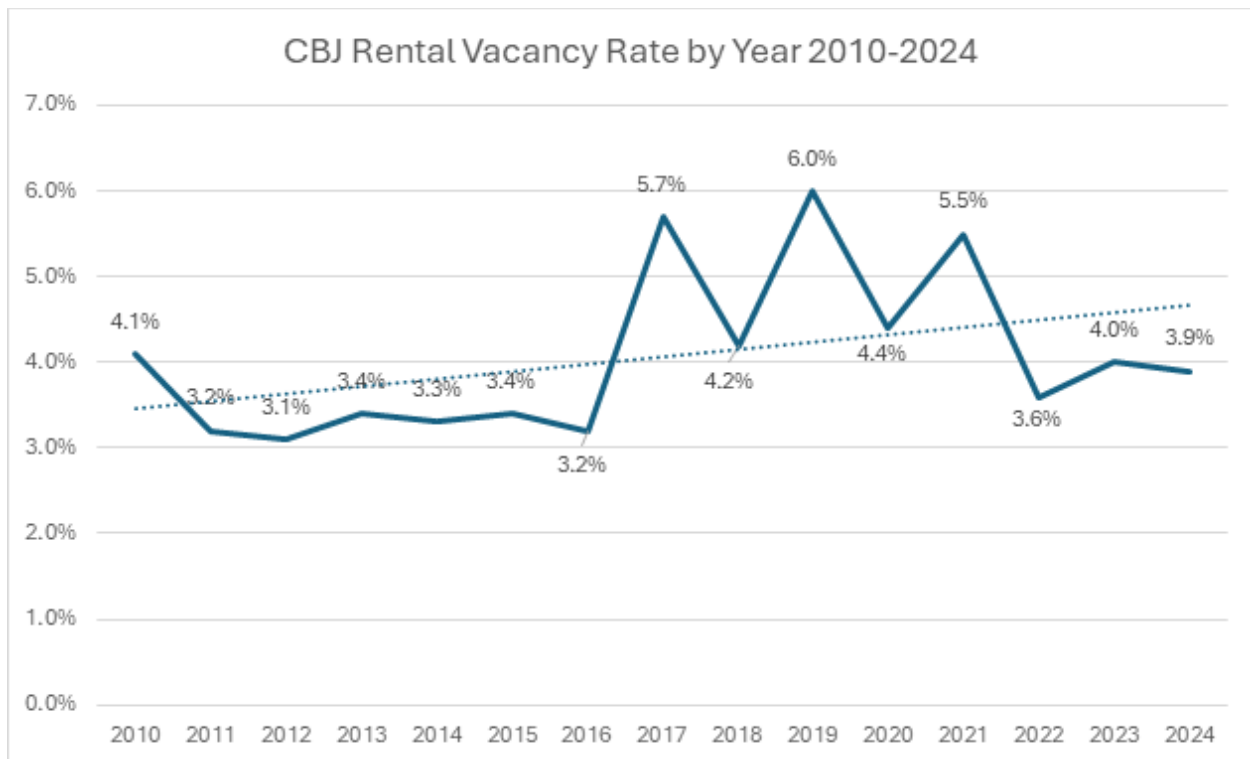
Upon the STRTF's recommendation, the Assembly passed changes to Title 69 at its May 19th Regular meeting. These changes modified code to require that:

- Marketplace facilitators collect and remit sales taxes on behalf of STR operators,
- Exempt local STR operators from sales tax filings when all of their business is being performed by a marketplace facilitator who is collecting and remitting on their behalf, and
- Requires STR marketplace facilitators submit a monthly listing of all CBJ issued STR permit numbers

For one major platform, these changes are going into effect for July 1; staff are working on others. It is rare that the work of a task force results in completed legislation prior to its conclusion.

In addition to this accomplishment, the task force recommends the Assembly consider future STR regulatory options based on the community's rental vacancy rate (RVR), as annually published by the State of Alaska Department of Labor and Workforce Development¹.

¹ <https://live.laborstats.alaska.gov/housing/rentall.html>



The Task Force did not land on a specific RVR under which it would recommend additional regulations; however, the general sense of the task force was that our current RVR is too low. Utilizing the RVR as a metric for decision making passed the STRTF on a 6-4 vote.

If the Assembly determines additional regulations are warranted based on the RVR, the task force recommends the Assembly consider the following two regulations, in order:

1. Institute a fee for permits (currently free), based on current CBJ costs. Consider an increased fee for individuals/business entities with more than one STR.
2. Cap the number of STRs permissible per person or entity.

The STRTF started with a matrix that included 12 different types of potential STR regulations. Most were considered to be not a good fit for Juneau. The regulatory options that remained were contentious with proposed approaches either narrowly passing in the case of the above two (6-4) or narrowly failing. This trend was reflected in written public comment. Verbal public comment, mostly from those with interests in STRs, was predominantly opposed to regulation.

Further, the STRTF has four non-regulatory recommendations:

1. That CBJ conduct an economic impact study to fully understand the financial impact of STRs in Juneau.
2. That a single address only require one permit, even if there are multiple dwelling units being short-term rented as part of that address.
3. That if the Assembly does limit the overall number of short-term rentals permissible per person/entity, it utilize the concept of grandfathering to give people time to transition.
4. That the STRTF recommend the Assembly utilize revenue collected from STR facilitators be used to support housing in Juneau



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katie.koester@juneau.gov

June 5, 2025

Matthew Lindsay, Chief Operating Officer
Petro Marine

2101 East 63rd Avenue
Anchorage, AK 99507

Subject: Long-Term Ground Lease Offer Petro Marine Waterfront Easement

Dear Matt,

On behalf of the City and Borough of Juneau (CBJ) I am writing to formally propose a long-term ground lease for a 24,050 square foot waterfront easement at 1076 Jacobsen Drive in Juneau. As part of our shared commitment to long-term, sustainable development that benefits the Juneau community, we are seeking to establish a mutually beneficial agreement structured as follows:

Lease Terms

- **Lease Duration:** 35 years, with preferential renewal rights beyond the initial term, as is customary in other CBJ tidelands lease agreements. This term provides surety to all parties and mitigates risks associated with costly infrastructure investment.
- **Preference Privilege:** Upon the expiration of the lease, CBJ will be allowed a preference privilege to re-lease the lands if all other factors are substantially similar.
- **Annual Lease Payment:** CBJ proposes leasing the property for \$75,000 per year, indexed annually to the Consumer Price Index (CPI) to preserve the value of your returns over time.
- **Re-opener:** A change in law or regulatory conditions re-opens the lease to negotiations. CBJ commits to complying with all state and federal law.
- **Fair Market Value Consideration:** In 2023, the property was appraised at \$192,400. However, the strategic importance of this parcel to our broader waterfront plans necessitates a premium structure that exceeds FMV. This will need to go before the CBJ Assembly with justification, and we believe this offer meets both Petro's desire for a



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lease and CBJ's interest in ensuring that the lease term meets the lifespan of the infrastructure.

- **Value:** We recognize that Petro's preference is for a shorter-term lease. However, CBJ would very much prefer a permanent easement. We believe that by offering a longer-term option that is ultimately of greater value to Petro over time will meet both organizations' goals.

Additional Considerations

We are committed to continuing our collaborative relationship and will work closely with the Petro Marine team throughout the construction project. We believe this lease will provide you with reliable, inflation-protected income over several decades.

Please let us know a convenient time to discuss the proposal further.

Thank you for your consideration.

Sincerely,

Katie Koester
City Manager
City and Borough of Juneau

Enc: Appraisal Report for Market Value of Seawalk Easement on Petro 49, Inc. Property

Assemblymember Steininger

Amendment ____.

2025-32: An Ordinance Amending the Sales Tax Code of the City and Borough of Juneau.

Section 2.

69.05.020 Imposition of rate.

- (a) There shall be levied and collected a tax equal to the percentage of the selling price on retail sales and rentals made and services performed within the City and Borough as follows:
- (1) ~~Within the entire City and Borough: One percent.~~
 - (2) Within the entire City and Borough; ~~an additional three percent.~~ 2.5% 3% October 1 through March 31 and 6.5% 6% April 1 through September 30.
 - (3) Effective October 1, 2023, within the entire City and Borough; ~~an additional one percent.~~
 - (4) Subsection (a)(3) of this section shall be automatically repealed on September 30, 2028.

Section 5.

This ballot proposition would implement a new permanent sales tax at a rate of 2.5% 3% October 1 through March 31 and 6.5% 6% April 1 through September 30, and repeal the temporary 3% sales tax and permanent 1% sales tax.

<i>Current CBJ Sales Tax</i>	<i>Proposed CBJ Sales Tax</i>
-	NEW: October 1- March 31 – <u>2.5% 3%</u>
-	NEW: April 1- September 30 – <u>6.5% 6%</u>
Temporary 1%	No change
Permanent 1%	Repealed
Temporary 3%	Repealed

PROPOSITION NO. ____

Authorization to Amend the Sales Tax Code of the City and Borough of Juneau. Shall the City and Borough of Juneau implement a 2.5% 3% sales tax October 1 through March 31 and a 6.5% 6% sales tax April 1 through September 30, ~~exempt essential food and utilities from sales tax,~~ and repeal the permanent sales tax of 1% and temporary sales tax of 3%?

YES [☐]

NO [☐]

Amendment Assembly Member Greg Smith

Amendment # _____

Section 54. Proposition. The proposition to be submitted to the voters as required by Section 3 shall read substantially as follows:

Explanation

~~This ballot proposition, if approved, will do two things. First, it will change the current sales tax rates. Second, it will exempt essential food and utilities from sales tax.~~

This ballot proposition would implement a new permanent sales tax at a rate of 2.5% October 1 through March 31 and 6.5% April 1 through September 30, and repeal the temporary 3% sales tax and permanent 1% sales tax.

This ballot proposition is estimated to replace any revenue reduced due to an exemption of essential food and essential residential utilities.

<i>Current CBJ Sales Tax</i>	<i>Proposed CBJ Sales Tax</i>
-	NEW: October 1- March 31 – 2.5%
-	NEW: April 1- September 30 – 6.5%
Temporary 1%	No change
Permanent 1%	Repealed
Temporary 3%	Repealed

PROPOSITION NO. ____

Authorization to Amend the Sales Tax Code of the City and Borough of Juneau. Shall the City and Borough of Juneau implement a 2.5% sales tax October 1 through March 31 and a 6.5% sales tax April 1 through September 30, ~~exempt essential food and utilities from sales tax,~~ and repeal the permanent sales tax of 1% and temporary sales tax of 3%?

YES []

NO []

Amendment # _____

Section 54. Proposition. The proposition to be submitted to the voters as required by Section 3 shall read substantially as follows:

Explanation

~~This ballot proposition, if approved, will do two things. First, it will change the current sales tax rates. Second, it will exempt essential food and utilities from sales tax.~~

This ballot proposition would implement a new permanent sales tax at a rate of **2.5-2%** October 1 through March 31 and 6.5% April 1 through September 30, and repeal the temporary 3% sales tax and permanent 1% sales tax.

<i>Current CBJ Sales Tax</i>	<i>Proposed CBJ Sales Tax</i>
-	NEW: October 1- March 31 – 2.5-2% %
-	NEW: April 1- September 30 – 6.5%
Temporary 1%	No change
Permanent 1%	Repealed
Temporary 3%	Repealed

PROPOSITION NO. ____

Authorization to Amend the Sales Tax Code of the City and Borough of Juneau. Shall the City and Borough of Juneau implement a **2.5-2%** sales tax October 1 through March 31 and a 6.5% sales tax April 1 through September 30, ~~exempt essential food and utilities from sales tax,~~ and repeal the permanent sales tax of 1% and temporary sales tax of 3%?

YES []

NO []