



REGULAR ASSEMBLY MEETING 2025-17

August 18, 2025 at 6:00 PM

Assembly Chambers/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

E. APPROVAL OF MINUTES

1. 2025-07-28 Regular Assembly 2025-15 Minutes - Draft

[These minutes will be added to the packet under Supplemental Materials prior to the Monday, August 18 meeting.]

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

2. Assembly Request for Consent Agenda Changes

3. Assembly Action

A) Ordinances for Introduction

1) Ordinance 2025-26 An Ordinance Amending Title 19 Building Regulations.

The rewrite of Title 19 – Building and Fire Codes is a multi-step and multi-agency

process. On a three-year cycle, the International Code Council updates and publishes the codes, most recently in 2024. The State of Alaska Fire Marshal reviews and amends the code for any specific safety measures necessary for Alaska. The Building Division incorporates those amendments into Title 19 and reviews the code for items that may need to be amended that are specific to Juneau. The process is similar for the Plumbing and Electrical Codes, which are adopted by the Alaska Department of Labor.

This ordinance brings CBJ into compliance with its deferred jurisdiction mandate to meet or exceed the requirements adopted by the State Fire Marshal, and Department of Labor. We are currently three code cycles behind the State, putting the city's deferred status in jeopardy.

The Lands, Housing and Economic Development Committee discussed the purpose of the rewrite, and the items related specifically to Juneau at the August 4, 2025, meeting and passed a motion to support the adoption of the ordinance.

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

2) Ordinance 2025-01(b)(C) An Ordinance Appropriating up to \$77,000 to the Manager for Fiscal Year 2026 Airport Operations; Funding Provided by Airport Funds.

This ordinance would appropriate \$77,000 of Airport funds to increase the Maintenance Mechanic II (PCN 116003) FTE from .38 to 1.0. The Airport has added 91,000 square feet of buildings in recent years, and the current position's FTE is not sufficient to monitor and maintain the total square footage of buildings. To meet maintenance demands, the Airport has relied on the .38 FTE, outsourcing maintenance professionals, or work has been delayed. Increasing the FTE will be more cost efficient in the long run and decrease the time it takes to make repairs. This increased FTE would be split 50% terminal buildings and 50% snow removal equipment buildings. If this FTE is not increased, repairs and ongoing maintenance would continue to experience delays or not be completed.

The Airport Board approved this request at the August 14, 2025 meeting.

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

3) Ordinance 2025-01(b)(D) An Ordinance Appropriating \$1,007,116 to the Manager for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project, and Deappropriating \$1,007,116 from the Manager for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project; Funding Provided by Airport Funds.

\$1,007,006 of Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant funds were appropriated via FY25 Ordinance 2024-01(b)(F) to the Aircraft Rescue and Fire Fighting (ARFF) Truck Capital Improvement Project. The Airport has

since been notified that the public cooperative used for the procurement process is not recognized by the FAA; therefore, the grant can no longer be used for the truck. The truck is expected to be received no later than March 2026. The truck is essential to maintaining the Airport’s Index C rating which permits commercial jet service in Juneau. As received, Passenger Facility Charge (PFC) 10 funds would restore airport fund balance.

The Airport Board of Directors approved this request at the August 14, 2025 board meeting.

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

4) Ordinance 2025-01(b)(F) An Ordinance Appropriating \$735,000 to the Manager for the Dzantik'i Heeni Playground Capital Improvement Project; Funding Provided by General Funds.

This ordinance would appropriate \$735,000 of general funds to the Dzantik'i Heeni Playground CIP. These funds would contribute toward the design and construction of ADA improvements at the Dzantik’i Heeni School playground. Project work would include the design and installation of safety surfacing for the pre-K and K-5 play equipment, a concrete ADA sidewalk, and fencing around the playground to create a safer and more accessible facility for children of all abilities. This appropriation does not cover the cost of playground equipment. The Juneau School District will spearhead fundraising efforts for the playground equipment.

This project was discussed at the Joint Assembly and Juneau School District Facilities Committee meeting on May 6, 2025. This project was discussed and referred to the Assembly Finance Committee at the Regular Assembly Meeting on July 28, 2025. The Assembly Finance Committee reviewed this ordinance at the August 6, 2025 meeting.

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

5) Ordinance 2025-01(b)(G) An Ordinance Transferring \$103,546 from the General Fund to the Marine Passenger Fee Fund for Unspent Assembly Grant Awards for the Ambassador Program Between FY2020 and FY2025, Reimbursed by the Downtown Business Association.

This ordinance would transfer a total of \$103,546 from the General Fund to the Marine Passenger Fee Fund. The Downtown Business Association reimbursed the CBJ unused Assembly grant funds from fiscal years 2020-2025 for the Ambassador Program. These grants were funded by the Marine Passenger Fee Fund and this ordinance would return the reimbursed funds to their original source. The following table details the unspent funds by fiscal year:

FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
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\$3,920.99	COVID	\$13,380.11	\$34,108.31	\$20,622.73	\$31,513.58
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The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

6) Ordinance 2025-01(b)(I) An Ordinance Appropriating \$150,000 to the Manager for Assembly Chamber Audiovisual Upgrades; Funding Provided by General Funds.

This ordinance would appropriate \$150,000 for Assembly Chamber audiovisual upgrades. Assembly Chamber's audiovisual system is outdated and is not easy for viewers to hear or see the meetings. The replacement of this audiovisual equipment will allow the public to have a better listening and visual experience.

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

7) Ordinance 2025-39 An Ordinance Authorizing the Negotiation and Execution of a Purchase of Two Floors of the Michael J. Burns Building and Formation of a Commercial Condominium Association

The Current City Hall is not large enough to house the CBJ downtown workforce, which has led the CBJ to lease office space since the 1980s. The buildings that the CBJ has historically leased are either no longer available for lease or have lease rates and building conditions that are unfavorable as office spaces. The Burns Building is large enough for CBJ offices and Assembly Chambers. The 2023 Proposition 1, a general obligation bond to build a new city hall, was estimated to cost a total of \$43.3 million dollars. The acquisition of the Burns Building is a cost-effective solution to meet the need for CBJ offices and provides the opportunity for the existing City Hall and leased office space to be redeveloped to meet the community goals. The Alaska Permanent Fund Corporation has agreed to sell the CBJ two floors of their building in order to provide the community with City Hall for appraised value (\$9.3M with \$2.7M dedicated to a sinking fund to cover future capital needs at the facility). The CBJ has worked closely with the Alaska Permanent Fund Corporation (APFC) to establish a partnership which meets the needs of both the CBJ and the Corporation. At the February 24, 2025, meeting, the Committee of the Whole (COW) reviewed the appraisal of the Burns Building which valued the acquisition of two floors as a business condo at \$9.3 million. The COW reviewed a draft letter of intent and provided a motion of support to enter into negotiations with the APFC for the purchase of two floors of the Burns Building.

The City Manager recommends this ordinance be introduced referred to the next Assembly Committee of the Whole (COW) meeting.

B) Resolutions

1) Resolution 4026 A Resolution Amending the Youth Activity Board Membership.

This resolution was requested by the Youth Activities Board to better reflect their

board membership needs.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 3089 A Resolution Deappropriating \$924,374 from the Aurora Harbor Improvements Capital Improvement Project; Funding Provided by the Alaska Department of Transportation and Public Facilities.

This housekeeping resolution would deappropriate \$924,374 of the Alaska Department of Transportation and Public Facilities grant from the Aurora Harbor Improvements CIP. The grant was originally appropriated in fiscal year 2025 via Ordinance 2024-01(b)(AB) in the amount of \$5,000,000. The final grant agreement was executed in the amount of \$4,075,626, \$924,374 less than the original award letter due to lower than anticipated bid awards. This resolution reduces the expenditure authority in the project reflect the final award amount. The grant amount is sufficient for currently planned work.

The Docks and Harbors Board of Directors this ordinance at the July 31, 2025 meeting.

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 - Transfer of Ownership

Transferor: Breeze-In Corporation d/b/a Breeze-In Liquor

Transferee: BI Valley LLC d/b/a Breeze In Valley

License Type: Package Store License: #176 Location: 2200 Trout St.

Transferor: Breeze-In Corporation d/b/a Breeze-In

Transferee: BI Lemon Creek LLC d/b/a Breeze In Lemon Creek

License Type: Package Store License: #4543 Location: 5711 Concrete Way

Liquor License - Renewal w/ Restaurant Endorsement

Licensee: Juneau Hospitality LLC d/b/a Ramada by Wyndham & TK Maguires

License Type: Beverage Dispensary - Tourism License: #313 Location: 375 Whittier St.

Endorsement Type: Restaurant Endorsement #15878

Licensee: TCKS LLC d/b/a Tracy's King Crab Shack 2

License Type: Beverage Dispensary - Seasonal License: #447 Location: 300 Whittier St. Lot C1 Juneau Subport

Endorsement Type: Restaurant Endorsement #15347

Licensee: Ronald Martin Burns d/b/a Salt

License Type: Beverage Dispensary License: #644 Location: 200 Seward St.

Endorsement Type: Restaurant Endorsement #15589

Liquor License - Restaurant Endorsement

Licensee: Crystal Saloon LLC d/b/a Crystal Saloon

License Type: Beverage Dispensary License: #2533 Location: 216 Front St.

Endorsement Type: Restaurant Endorsement #Not Yet Issued by AMCO

Liquor License - Renewal**Licensee: Juneau Moose Lodge #700 d/b/a Loyal Order of Moose #700**

License Type: Club License: #4034 Location: 8335 Airport Blvd.

Licensee: Southern Glazer's Wine & Spirits of Alaska LLC d/b/a Southern Glazer's of AK

License Type: General Wholesale License: #4859 Location: 5452 Shaune Dr. Bay 2

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) Transfers**1) Transfer Request 2521 A Transfer of \$21,500 from CIP D12-100 Lemon Creek Multimodal Path to CIP D24-099 Safe Streets for All (SS4A).**

This housekeeping request would transfer \$21,500 from the Lemon Creek Multimodal Path CIP to the Safe Streets for All (SS4A) CIP. In FY25, Ordinance 2024-01(b)(O) appropriated \$86,000 of United States Department of Transportation grant funds to the Safe Streets for All CIP. The grant's match requirement of \$21,500 was provided by previously appropriated funds in the Lemon Creek Multimodal Path CIP. This transfer would move the grant match funds to the project with the grant budget and expenditures.

The Public Works and Facilities Committee approved this at the December 18, 2023.

The Manager recommends approval of this transfer.

I. PUBLIC HEARING**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 Systemic Racism Review Committee (SRRC) strongly recommends that the Assembly reject Ordinance 2025-28, which proposes amendments to the Disorderly Conduct Code (CBJC 42.20.090). The committee expressed concern that the ordinance significantly broadens enforcement authority in ways that could disproportionately impact marginalized communities and increase the risk of discriminatory application. The SRRC's full written recommendation is included in the Assembly meeting packet.

The City Manager requests this item be pulled from the agenda and tabled by the Assembly. The public may comment on Ordinance 2025-28 under non-agenda items.

2. Ordinance 2025-13(c) An Ordinance Amending the Election Procedures: 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 single-member races in the October 2026 local elections. This ordinance has been reviewed by the Assembly at multiple HRC and Committee of the Whole meetings. Initial public testimony was taken on July 28, 2025, and tonight's meeting is intended for a second night of public testimony. The Assembly has asked that this ordinance be set for final action at the November 3, 2025 meeting.

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

The City Manager recommends the Assembly take public testimony and set it for public hearing at the November 3, 2025, Regular Assembly meeting for final action.

3. 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 Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

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

4. 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 Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

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

5. 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 Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

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

6. 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 Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025 meeting. The Public Works and Facilities Committee will reviewed this request at the August 4, 2025, meeting.

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

7. 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 Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

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

J. UNFINISHED BUSINESS

K. NEW BUSINESS

L. STAFF REPORTS

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

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.