REGULAR ASSEMBLY MEETING 2025-10 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 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:

<u>MOTION</u> 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 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 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 Kax̲digoowu 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:_______________________________	Signed: _______________________________
Breckan L. Hendricks, Municipal Clerk	Beth A. Weldon, Mayor