REGULAR ASSEMBLY MEETING MINUTES 2025-15

July 28, 2025 at 7:00 PM

Centennial Hall Ballroom #3/Zoom Webinar

MEETING NO. 2025-15: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 7:14 p.m. by Deputy Mayor Smith. 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 Mr. Kelly

B. LAND ACKNOWLEDGEMENT - Led by Ms. Woll

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: Deputy Mayor Greg Smith (on Zoom), Assemblymembers Maureen Hall, Neil Steininger, Paul Kelly, Christine Woll, Ella Adkison, and Wade Bryson.

Assemblymembers Absent: Mayor Beth Weldon and Alicia Hughes-Skandijs

Staff Present: City Manager Katie Koester, Deputy Manager Robert Barr, City Attorney Emily Wright, Municipal Clerk Breckan Hendricks, Emergency Programs Manager Ryan O'Shaughnessy, and Finance Director Angie Flick.

D. SPECIAL ORDER OF BUSINESS

1. **Proclamation: United States Coast Guard Appreciation Month**
   Deputy Mayor Smith proclaimed August 2025 as United States Coast Guard Appreciation Month, recognizing the Coast Guard's service and its strong ties to Juneau. Events acknowledged included the commissioning of the USCG Cutter Storis and the annual Buoy Tender Roundup. A Coast Guard representative thanked the Assembly and community for their continued support.

2. **Proclamation: Recognition of Dave Ringle**
   Deputy Mayor Smith honored Dave Ringel for his service as a teacher and as Executive Director of St. Vincent de Paul. His leadership during the COVID-19 pandemic and efforts to improve shelter facilities were noted.

E. APPROVAL OF MINUTES

1. **2025-04-07 Regular Assembly Meeting 2025-07 Minutes - Draft**

2. **2025-05-19 Regular Assembly Meeting 2025-09 Minutes - Draft**

3. **2025-06-09 Regular Assembly Meeting 2025-10 Minutes - Draft**

4. **2025-06-11 Special Assembly Meeting 2025-11 Minutes - Draft**

5. **2025-06-23 Special Assembly Meeting 2025-12 Minutes - Draft**

6. **2025-07-09 Special Assembly Meeting 2025-13 Minutes - Draft**

7. **2025-07-23 Special Assembly Meeting 2025-14 Minutes - Draft**

<u>**MOTION**</u> by Ms. Hall to approve the seven sets of meeting minutes and asked for unanimous consent. ***Hearing no objection, the minutes were approved.***

F. MANAGER'S REQUEST FOR AGENDA CHANGES - None

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

Mel Izard, a Valley resident, testified in opposition to the proposed amendment to the disorderly conduct code, expressing concern that it would disproportionately impact houseless individuals. She referenced the *Grants Pass v. Johnson* Supreme Court case, arguing that similar laws have proven ineffective and harmful. Izzard questioned whether enforcement would be applied equally and urged the Assembly to consider ACLU opposition to comparable ordinances. No questions were asked by the Assembly.

Philip Moser, a Valley resident, spoke in opposition to the proposed disorderly conduct ordinance, calling it a step toward further criminalizing the houseless community. He criticized the lack of progress since the deaths of Steve Kissack and Ashley Ray Johnston and noted ongoing cuts to housing and mental health support. Moser urged the city to invest in services rather than enforcement and questioned the role of outside agencies like Customs and Border Protection and the VIPER task force.

Deana Darnall, a Douglas resident, testified about a dangerous boating incident in the Coghlan Island cut involving a high-speed passenger vessel that nearly caused harm to her and her grandchildren while kayaking. She stated that the Coast Guard Waterways Department agreed the area poses a public danger and recommended the City adopt an ordinance to make it a no-wake zone. Ms. Darnall emphasized that current voluntary guidelines under TBMP (Tourism Best Management Practices) are ineffective and urged the Assembly to act before a serious injury or death occurs. In response to a question, she noted the existing guidelines are not consistently followed or enforced.

Catherine Reardon, a downtown resident, expressed appreciation for the new meeting location, noting that improved acoustics have made it easier to hear both her neighbors and the Assembly, enhancing public participation.

Troy Shane Williams, taxi company owner, criticized Juneau's slow licensing process for commercial drivers, which can take weeks to months, unlike faster systems in other cities. Despite efforts to address this with city officials, he received no response. He urged the Assembly to improve efficiency, noting private companies license drivers in days.

Renda Heimbigner requested that the recently updated Agnew Beck consulting report on Northwest Douglas housing needs, which includes detailed data on affordable housing and demographic trends, be included alongside the short-term rental task force report before it goes to the full Assembly. She noted the task force worked diligently despite unclear direction, and emphasized the report highlights housing construction as a solution rather than restricting short-term rentals, an important city revenue source.

H. CONSENT AGENDA

1. **Public Request for Consent Agenda Changes Other Than Ordinances for Introduction** - None

2. **Assembly Request for Consent Agenda Changes**
   Mr. Kelly requested that Resolution 4022 be removed from the Consent Agenda and moved to Public Hearing.

3. **Assembly Action**

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

A) Ordinances for Introduction

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

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

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

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

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

The Assembly Lands Housing and Economic Development committee reviewed this ordinance at its July 14, 2025, meeting.

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

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

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

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

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

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

Docks & Harbors Board reviewed this request at its June 26th meeting and recommended approval of a

new lease at an initial lease rent of $272,027 per year.
This ordinance was reviewed and forwarded to the Assembly by the Lands Housing & Economic Development Committee at its July 14, 2025 meeting.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

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

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

The Public Works and Facilitates Committee will review this request at the August 4, 2025, meeting.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

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

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

The Public Works and Facilities Committee reviewed this request at the June 2, 2025, meeting.
The City Manager recommends this ordinance be introduced and set for public hearing at the next Regular Assembly meeting.

B) Resolutions

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

This Resolution Establishes the Rules of Procedure for the Appeals Board created by Ordinance 2025-17(b).
The HRC committee reviewed this ordinance at its June 9, 2025, meeting.
The City Manager recommends the Assembly adopt this Resolution.

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

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

3) **Resolution 4021 A Resolution Authorizing the Manager to Apply For, and Enter Into, a Loan Agreement of Up to $3,391,000 with the State of Alaska Department of Environmental Conservation, State Revolving Fund, for the Design and Construction of a Pyrolysis Unit at the Mendenhall Wastewater Treatment Plant.**

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

The PWFC committee reviewed this resolution at its June 14, 2025, meeting.
The City Manager recommends the Assembly adopt this Resolution.

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

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

Public Comment

Ke Mell, a downtown resident, raised concerns that the final plan was released at 4:00 PM, leaving the public no time to review it. Ms. Mell asked that Tetra Tech language beginning on page 3-64 be removed before adoption, citing public process concerns.

Jean McBrien, a downtown resident, echoed those concerns, noting significant wording changes in the landslide section and reiterating that proper disclaimer language, previously approved by the Assembly, was not adequately included. She urged the Assembly to delay adoption to allow for proper review. In response to a question from Mr. Kelly, Ms. McBrien affirmed she would prefer a delay over post-adoption review.

Larry Fanning , a downtown resident, a former fire chief, supported hazard planning but cited two deficiencies: lack of proper public process and insufficient product quality. He highlighted the absence of required disclaimers on Tetra Tech materials and suggested the plan learn from Sitka's landslide monitoring systems. He requested the deletion of Section 3-64.

Olivia Sinaiko, a downtown resident, said she only recently reviewed the final draft and felt disheartened by the lack of proper disclaimer language for Tetra Tech's landslide maps. She noted that community members had previously invested significant effort into ensuring clear disclaimers were included and felt this version undermined that work.

Kyle Rennick, a downtown resident, echoed similar concerns, reading the original disclaimer language the Assembly had adopted and contrasting it with the more favorable language in the draft plan. He argued that either the original disclaimer should be restored or Tetra Tech's data should not be used at all due to accuracy concerns.

MOTION by Mr. Kelly to adopt Resolution 4022, A Resolution of the City and Borough of Juneau Adopting the 2025 Multi-Jurisdictional Hazard Mitigation Plan Update.

OBJECTION by Mr. Kelly for the purpose of a question.

Mr. Kelly asked Manager Koester to clarify the urgency and timeline for adopting the updated Hazard Mitigation Plan. Manager Koester and Emergency Manager O'Shaughnessy explained that the plan must be adopted quickly in order to meet the October 15 deadline for federal hazard mitigation grants. Normally, such plans are approved first by the State and FEMA (Federal Emergency management Agency) then adopted by the local government. However, in an effort to expedite approval, CBJ is adopting the plan first to signal local support and streamline FEMA's review.

Mr. O'Shaughnessy emphasized that while the plan will still undergo State and FEMA review, local adoption now helps move it forward. Manager Koester added that FEMA may require future amendments, and the resolution allows for those. She also acknowledged that this fast-tracked approach is not ideal and committed to better ongoing review of the plan in the future, including annual check-ins and five-year full updates.

Deputy Mayor Smith, recognizing the tension between public process and grant deadlines, proposed a motion to attach Ordinance 2023-18(am), the previously adopted ordinance clarifying that the Assembly did not adopt the Tetra Tech landslide maps, as an appendix to the hazard mitigation plan. This ordinance includes disclaimer language and historical context related to the Tetra Tech study, addressing many concerns raised during public comment.

Deputy Mayor Smith handed the gavel to Assemblymember Bryson before formally making the motion.

MOTION by Deputy Mayor Smith to attach Ordinance 2023-18(am), the previously adopted ordinance clarifying that the Assembly did not adopt the Tetra Tech landslide maps, as an appendix to the hazard mitigation plan.

Due to limited access to the ordinance text during the meeting, Manager Koester offered to share a digital link and paper copies so Assemblymembers could review it.

An at ease was called at 8:14 PM to allow members to review the ordinance before further debate and a potential vote on attaching it to the plan.

Mr. Bryson reconvened the meeting at 8:22 PM and returned to Deputy Mayor Smith's motion, noting there were objections. He recognized Ms. Woll for comment.

OBJECTION by Ms. Woll noting two reasons: first, to maintain alignment with Tlingit & Haida, which was also expected to adopt the plan that evening; and second, to keep the scientific nature of the hazard mitigation plan distinct from the policy content of the proposed ordinance.

Deputy Mayor Smith explained that his motion aimed to address concerns about the Tetra Tech maps by including the ordinance, with its disclaimers and historical context, as an appendix—without altering the plan itself. He emphasized the need to move quickly for grant eligibility while acknowledging the process was not ideal.

Mr. Kelly asked the City Attorney whether the amendment would require concurrence from Tlingit & Haida. Attorney Wright responded that CBJ and Tlingit & Haida are separate entities and not required to adopt identical versions of the plan.

Roll Call Vote on Amendment 1

Yeas: Smith, Kelly

Nays: Steininger, Hall, Adkison, Woll, Bryson

Amendment #1 failed: 5 Nays and 2 Yeas.

Roll Call Vote on Main Motion

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

Nays: Kelly,

The motion was adopted: 6 Yeas, 1 Nays.

Note: *Moved to Public Hearing Item 1 per Mr. Kelly's request.*

(A brief 10 minute at ease was observed at 8:30 p.m.)

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

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

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

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

This topic was discussed at the July 14, 2025, Committee of the Whole.
The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

Liquor License Actions
These liquor license actions are before the Assembly to either protest or waive its right to protest the license actions.
<u>Liquor License - Renewal</u>
Licensee: Juneau Elks Club No 420 d/b/a BPO Elks Lodge #420
License Type: Club License: #5414 Location: 9321 Glacier Hwy.
Licensee: DJ LLC d/b/a Asiana Gardens
License Type: Restaurant Eating Place License: #4731 Location: 9116 Mendenhall Mall Rd.

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

D) Other

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

A Request for Proposal (RFP) was advertised on April 10 and closed May 19. A four-person selection committee evaluated two submissions and unanimously selected PND Engineers. A posting notice was

made on May 27, with the protest period expiring at 4:30pm on May 28.
On May 29, the Docks and Harbors Board of Directors reviewed and approved Port Director Uchytil's recommended contract award to PND Engineers for developing preliminary design and NEPA documentation not to exceed $700K to meet Maritime Administration (MARAD) requirements for a Port Infrastructure Development Program (PIDP) Grant.
Final engineering design would be awarded through a contract modification to PND Engineers following MARAD approval of preliminary design.
The City Manager recommends the Assembly approve professional services contract DH25-045 to PND Engineers for engineering design/planning/NEPA documentation for Aurora Harbor Drive Down Float not to exceed $700,000. Funding is provided by Harbors Enterprise Funds.

I. PUBLIC HEARING

PUBLIC COMMENT

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

The Assembly directed staff to draft an ordinance for the October 2025 ballot which would modify CBJ sales tax rates and exempt food and utilities from sales tax. This ordinance implements a new permanent sales tax at a rate of 2.5% October 1 through March 31 and 6.5% April 1 through September 30, and repeals the temporary 3% sales tax and permanent 1% sales tax. This ordinance is based on the discussion points, recommendations, and amendments at the AFC on May 21 and July 9, 2025.
The Systemic Racism Review Committee reviewed this ordinance at its July 15, 2025, meeting.
The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

Angela Rodell, speaking on behalf of the Affordable Juneau Coalition, testified in opposition to the proposed seasonal sales tax ordinance. She argued that the increase would disproportionately burden working families, seniors, and residents on fixed incomes during already costly summer months. Rodell emphasized that while the tax is framed as seasonal, it results in a permanent increase in the overall sales tax rate and is not targeted solely at tourists. Ms. Rodell urged the Assembly to reject the ordinance, wait for the results of the October ballot initiative seeking to exempt food and utilities from sales tax, and focus on long-term affordability and economic development. In response to Assembly questions, Ms. Rodell clarified that she supports giving voters a say on seasonal sales tax but opposes placing competing tax-related measures on the same ballot. She advocated for a more thoughtful evaluation of city revenue needs post-election and encouraged a focus on expanding the tax base rather than increasing rates.

Bob Jacobsen opposed the seasonal sales tax, arguing it makes Juneau less affordable and gives the appearance of overtaxing visitors. Citing significant existing contributions from the visitor industry, he urged the Assembly to delay the measure and avoid placing multiple tax questions on the same ballot.

Tom Williams of Auke Bay opposed the proposed seasonal sales tax, calling it a “balloon squeeze” approach that shifts the burden rather than solving underlying issues. He urged the Assembly to reconsider its priorities, suggesting alternatives such as eliminating certain sales tax exemptions, promoting economic development, and reducing spending, citing the example of costs related to the Telephone Hill project. Williams echoed earlier calls to delay the ordinance, evaluate actual revenue impacts over time, and avoid placing competing tax measures on the same ballot.

Assembly Action
MOTION by Ms. Hall to adopt Ordinance 2025-32am, An Ordinance Amending the Sales Tax Code of the City and Borough of Juneau.

OBJECTION by *Ms. Woll objected for the purpose of amendment.*

AMENDMENT #1 by Ms. Woll to amend the ballot proposition explanation by removing the first paragraph and adding a sentence clarifying that the seasonal sales tax is estimated to replace any revenue lost from exempting essential food and residential utilities. ***Hearing no objection, the motion was adopted by unanimous consent.***

AMENDMENT #2 by Mr. Kelly to revise the ballot proposition language for greater clarity and transparency regarding seasonal sales tax rates. The amendment was intended to help voters better understand what they are voting on.

OBJECTION Ms. Woll and Mr. Steininger spoke in support of the amendment's intent, though Ms. Woll preferred the original wording. City Attorney Wright confirmed that all adopted amendments would be conformed into a final version.

Roll Call Vote on Amendment #2

Yeas: Kelly, Steininger, Bryson, Smith

Nays: Adkison, Hall, Woll,

Motion failed: 4 Yeas, 3 Nays

AMENDMENT #3 by Mr. Steininger to amend the seasonal sales tax rates by changing the proposed base rates to 3% for the winter season (October 1–March 31) and 6% for the summer season (April 1–September 30). With the continuation of the existing 1% temporary sales tax, the effective seasonal rates would become 4% in winter and 7% in summer.

Mr. Steininger introduced an amendment to adjust the proposed seasonal sales tax rates to 3% in the winter and 6% in the summer. With the existing 1% temporary tax, the effective rates would be 4% (winter) and 7% (summer). He explained that the purpose was to narrow the gap between the seasonal rates to help reduce potential consumer behavior shifts and lessen the impact on vendors during seasonal transitions.

OBJECTION by Ms. Woll.

Roll Call Vote on Amendment #3

Yeas: Steininger, Bryson

Nays: Woll, Adkison, Hall, Kelly, Smith

Motion failed: 2 Yeas, 5 Nays

[chair smith gave gavel to Mr. Bryson]

AMENDMENT #4 by Deputy Mayor Smith to adopt amendment 4 reducing the winter seasonal sales tax rate from 3.5% to 3%.

Deputy Mayor Smith explained that this change, developed in consultation with the Finance Director and public modeling, would still cover lost revenue from exemptions on food and utilities while providing greater relief to residents during winter months. The amendment lowers the average annual tax rate to approximately 5.25% (from 5.5%) by keeping the summer rate unchanged. Deputy Mayor Smith noted the models suggest a small surplus with this adjustment, though acknowledged inherent uncertainties in the projections.

OBJECTION by Mr. Bryson to the amendment, stating he preferred to keep the winter rate at 3.5% and instead reduce the summer rate, believing this better serves the community.

Ms. Woll spoke in support of the amendment, noting that aligning with the Affordable Juneau proposal's food and utility exemptions allows for the reduced winter rate while maintaining necessary revenue. She expressed her support based on these updated considerations.

Roll Call Vote on Amendment #4

Yeas: Smith, Hall, Adkison, Kelly, Steininger, Woll

Nays: Bryson

Motion passed: 6 Yeas, 1 Nays.

[gavel passed back to Deputy Mayor Smith]

Deputy Mayor Smith spoke in support of the seasonal sales tax motion, highlighting that it shifts a greater share of the tax burden to visitors, raising about $12 million more from tourists, while providing local families significant savings (over $1,100 annually for a family of four). He noted this measure aims to reduce community tension around tourism by ensuring residents benefit financially. He also emphasized that revenue from other tourism-related taxes comes with restrictions, unlike this flexible source. Deputy Mayor Smith encouraged support for both the seasonal sales tax and the exemption of food and residential utilities, stating they help residents and the community budget.

Mr. Bryson responded, noting that past public surveys showed low community support for removing sales tax on food. He supported letting voters decide both questions together to avoid budget uncertainty, citing concerns about potential funding cuts if revenue declines. He argued that allowing voters to weigh in on both measures simultaneously is the most responsible approach for city budget planning.

Hearing no further objections, the main motion, to adopted Ordinance 2025-32am, An Ordinance Amending the Sales Tax Code of the City and Borough of Juneau was adopted by unanimous consent.

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

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

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

Public Comment - None

Assembly Action
MOTION by Mr. Steininger to adopt 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.

OBJECTION by Ms. Woll for the purpose of an Amendment.

AMENDMENT #1 by Ms. Woll to postpone Ordinance 2025-33 to the 2026 budget season.
Ms. Woll acknowledged the extensive work that went into both general obligation bond proposals, but noted that, with three other questions already on the ballot this year, it would be prudent to delay this one.

Hearing no objection, Amendment #1 to postpone Ordinance 2025-33 to the 2026 budget season was adopted by unanimous consent.

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

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

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

City Manager Koester explained that the ordinance acknowledges a list of deferred maintenance projects at Juneau schools, totaling $10 million for items such as boilers, roofs, and safety upgrades recommended by the Joint Facilities Committee and JSD Facilities Committee. An additional $735,000 was included for ADA-compliant improvements and fencing at the Sayeik: Gastineau playground. She recommended the Assembly take public testimony and adopt the ordinance.

Public Comment- None

Assembly Action

MOTION by Ms. Adkison to adopt 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.

OBJECTION by Ms. Woll for the purpose of amendment.

AMENDMENT #1 by Ms. Woll to postpone Ordinance 2025-34 to the 2026 budget season.
Ms. Woll noted that while the ordinance includes valuable projects that will need future funding, postponement is recommended due to the number of items already on the current ballot. If the motion passed, she indicated intent to later move forward with funding for the Dzantik'i Heeni playground project, which had been previously deferred.

OBJECTION by Mr. Steininger to the motion to postpone. He explained that the State's moratorium on school bond debt reimbursement had recently expired, creating a narrow window where the city could qualify for partial reimbursement if the bonds were issued now. While reimbursement is not guaranteed in the State budget, any appropriated funds would be prorated across eligible districts, reducing the city's financial burden. He emphasized the urgency of acting during this open window.

Mr. Kelly Also objected. Mr. Kelly stated that while he would support such an ordinance if the postponement passed, his preference was to move forward with the bond ordinance now to ensure timely funding for the playground and the other included projects.

Ms. Hall Spoke in objection to the motion. She supported moving forward with the bond ordinance this year, citing the value of the included projects and the potential opportunity for partial State reimbursement. She noted this is a chance the city should take and did not believe the measure would be confusing to voters.

Mr. Bryson Spoke in support of Ms. Woll's motion to postpone. He acknowledged the benefit of State reimbursement but noted from his prior experience that the Governor had denied such payments in the past. While the State did eventually send back-payments after the pandemic, he expressed caution and agreed that waiting one year to present the question to voters would be a responsible approach.

Deputy Mayor Smith inquired about the timeline required to issue debt.

Manager Koester deferred to Finance Director Flick but noted that best practice is to issue debt only when projects are fully designed and funds are ready to be spent. However, debt can be issued slightly in advance, provided the City does not earn more in interest on the funds than it pays. Finance Director Flick responded that debt can typically be issued within 60 to 90 days following voter approval. She added that the City would need to submit documentation to the Department of Education and Early Development (DEED) to be eligible for the State's debt reimbursement program. If the bond measure passed in October, debt could likely be issued in the spring, with interest payments beginning in FY27. Principal payments could be structured to maximize reimbursement potential, assuming State funds are available.

Ms. Adkison stated that to ensure eligibility for state bond reimbursement after the moratorium expired July 1, 2025, the bond must be placed on this year's ballot, though reimbursement is not guaranteed.

Mr. Bryson supported postponing the ordinance for a year to see the outcome of the upcoming vote on capping property tax at 9 mills, noting future projects may require bonding if mill rates are limited. Deputy Mayor Smith responded that the proposed mill cap would not apply to general obligation bond debt, so projects funded through bonds would not be affected by the cap.

Roll Call Vote on Amendment #1

Yeas: Woll, Adkison, Bryson

Nays: Steininger, Kelly, Hall, Smith

Motion failed: 3 Yeas and 4 Nays

AMENDMENT #1 by Ms. Woll to postpone Ordinance 2025-34 to the 2026 budget season failed.

Roll Call Vote on Main Motion

Yeas: Hall, Kelly, Steininger,

Nays: Adkison, Woll, Bryson, Smith

Motion failed: 3 Yeas and 4 Nays

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

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

marketing firm to provide communications to the public regarding ballot initiatives before the voters in 2025. The Committee of the Whole directed staff to draft this appropriating ordinance at the June 2, 2025 meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 15, 2025, meeting.
The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

Angela Rodell, downtown Juneau resident, opposed the resolution allowing public funds for ballot advocacy. She argued it undermines neutrality, creates an uneven playing field, and sets a dangerous precedent by using taxpayer money to influence citizen-led initiatives. She urged the Assembly to vote no and protect the integrity of the democratic process.

Tom Williams, Auke Bay resident, opposed the ordinance, citing ethical concerns and past use of public funds for advocacy during the City Hall initiative. He argued that using taxpayer money for ballot influence is inappropriate and urged the Assembly to provide neutral information through public meetings rather than hiring outside firms.

Karen Perkins, a Valley resident, opposed the ordinance, specifically objecting to the use of the terms "advocacy" and "marketing firm." She stated that public funds should be used for education—not to promote a particular perspective—and emphasized the importance of providing clear, unbiased information without trying to sway public opinion.

Assembly Action

MOTION: Ms. Woll moved to adopt Ordinance 2025-01(b)(B) but requested a no vote, expressing concerns about the potential burden on staff and lack of Assembly consensus. She acknowledged the importance of providing accurate public information on impactful ballot initiatives but felt the ordinance would not achieve that effectively. Mr. Kelly also opposed the ordinance, echoing Ms. Woll's concerns. He emphasized that Assembly members and community groups are free to advocate, and the city can still provide unbiased, nonpartisan information without adopting the ordinance.

MOTION by Ms. Woll to adopt the ordinance.

Roll Call Vote on Main Motion

Yeas: None

Nays: Woll, Kelly, Adkison, Bryson, Hall, Steininger, Smith

Motion Fails: 0 Yeas, 7 nays

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

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

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

The City Manager recommends the Assembly adopt this Resolution.

Manager Koester explained that the resolution is a companion to Ordinance 2025-01(b)(B) and would authorize advocacy with APOC. Given the Assembly's recent action, she recommended taking public testimony but not adopting the resolution.

Public Comment - None

Assembly Action

MOTION by Mr. Bryson to indefinitely table the Resolution 4013 A Resolution Authorizing October 2025 Ballot Advocacy, Including the Dissemination of Information That May Influence the Outcome of a Future Ballot Initiative and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

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

Assemblymember Adkison has proposed this ordinance to implement rank choice voting for CBJ elections. If passed, ranked choice voting would be implemented for the October 2026 local elections. Ranked choice voting was discussed at the February 3 and March 3 HRC meetings. The Assembly reviewed the ordinance at its June 2 Committee of the Whole, directed staff to develop educational materials, and moved this ordinance to the full Assembly for Introduction.
This ordinance was introduced at the June 9, 2025, meeting with a motion to set it for public hearing at the July 28, 2025, and August 18, 2025, regular Assembly meetings. The Systemic Racism Review Committee reviewed this ordinance at the July 15, 2025, meeting.
The City Manager recommends the Assembly take public testimony and refer this ordinance to the August 18, 2025 regular Assembly meeting for a second public testimony opportunity.

Public Comment

Laurie Sica, a West Douglas resident and former Juneau municipal clerk, testified in favor of placing the ranked choice voting (RCV) question on the 2026 ballot. Speaking on behalf of herself and former clerk Beth McEwen, she emphasized the importance of voter input on significant election changes. Ms. Sica noted ongoing voter confusion and mistrust around by-mail voting and expressed concern that adding another major change could increase frustration. She supported allowing more time for public education and engagement before implementing RCV.

Catherine Reardon, a downtown Juneau resident, spoke in support of ranked choice voting (RCV). She noted that RCV aligns well with the nonpartisan nature of municipal government, encourages constructive campaigning, and reduces strategic voting concerns. Reardon welcomed the second round of public testimony, as she had not yet reviewed the details of the three proposed RCV options.

Angela Rodell, a downtown Juneau resident, spoke in opposition to the ordinance mandating ranked choice voting (RCV) for local elections. She raised concerns about the lack of cost analysis, noting that election expenses have already tripled since the shift to vote-by-mail. Ms. Rodell questioned the need for the change, citing a recent petition with over 2,700 signatures seeking to reconsider election procedures. She urged the Assembly to prioritize transparency, public input, and a clearer understanding of the financial and administrative impacts before moving forward.

Tom Williams, an Auke Bay resident, spoke in opposition to the ranked choice voting ordinance, citing concerns about delays in election results and increased costs. He warned that adopting the ordinance now could prompt broader efforts to overhaul Juneau's election system, including Assembly representation. Williams urged the Assembly to postpone the discussion until spring, when there would be more time and public focus.

Assembly Action

MOTION by Mr. Kelly to refer the ordinance Ordinance 2025-13(b), An Ordinance Amending the Election Procedures Code to Include General Procedures for Ballot Count, Related to Ranked Choice Voting. to the August 18, 2025 Regular Assembly meeting for a second public testimony opportunity and asked for unanimous consent. Ms. Woll objected.

AMENDMENT #1 by Ms. Woll to refer Ordinance 2025-13(b) to the next Assembly Committee of the Whole meeting rather than the next Regular Assembly meeting. ***Hearing no objection, the motion was adopted by unanimous consent.***

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

This ordinance is a culmination of work completed by the Assembly HRC. It creates a streamlined appeals board and process.
The original ordinance was introduced at the May 19, 2025, Regular Assembly meeting and referred to the Assembly Human Resources Committee (HRC) for deliberation. The Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025, meeting and the HRC committee reviewed this ordinance at its June 9, 2025, meeting.
The City Manager recommends the Assembly take public testimony and adopt this ordinance.

(A brief 5 minute at-ease was observed at 10:17 p.m.)

Public Comment - None

Assembly Action

MOTION by Ms. Hall to adopt Ordinance 2025-17(b) Building Code Advisory Committee & Building Code Board of Appeals Dissolution and asked for unanimous consent. ***Hearing no objection, motion was adopted by unanimous consent.***

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

This is a housekeeping ordinance. Local proposer requirements and preferences have been litigated extensively. Repeatedly, at numerous levels, they have been found to be unconstitutional. This ordinance removes the Juneau Bidder Preference language contained in the purchasing code.
The Systemic Racism Review Committee reviewed this ordinance at their July 15, 2025, meeting and made the following note to the Assembly: *the SRRC encourages the Assembly, upon review of CBJ's procurement and bidding policies, to take a look at programs such as the Small Business Association 8A program that allow for priority and promotion of socially and economically disadvantaged businesses or other similar programs.*
The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Manager Koester explained that the ordinance is a housekeeping measure to remove an unenforceable local bidder preference from code, as such preferences have been deemed unconstitutional and are not currently implemented. She also read a statement from the Systemic Racism Review Committee encouraging the Assembly to explore programs that support socially and economically disadvantaged businesses, such as the SBA 8(a) program. She recommended taking public testimony and adopting the ordinance.

Public Comment - None

Assembly Action
MOTION by Steininger to adopt Ordinance 2025-19, An Ordinance Amending the Purchasing Code to Remove the Juneau Bidder Preference. ***Hearing no objection, the motion as adopted by unanimous consent.***

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

In 2019, the Assembly enacted this code provision in Ordinance 2019-30. The Assembly designated that the code would sunset after three years. The Juneau Police Department requested the reinstatement of this code provision to assist with their response to chronic nuisance properties, as they experienced positive changes by property owners in response to the code. This ordinance removes the sunset provision and makes small housekeeping updates. The Systemic Racism Review Committee reviewed this ordinance at their July 15, 2025, meeting.

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

Public Comment
None

Assembly Action
MOTION by Ms. Adkison Ordinance 2025-30, An Ordinance Amending the City and Borough Chapter 36.70 Code Relating to Chronic Nuisance Properties and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

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

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

Public Comment - None

Assembly Action

MOTION by Ms. Woll to adopt Ordinance 2025-31, An Ordinance Amending the Definitions of Chapter 69.08, Excise Tax on Tobacco Products and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

J. UNFINISHED BUSINESS

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

In April, Zach and Nicole Liscio, the owners of U.S.S. 1287 TR B1, a property without road frontage north of the Juneau Douglas Bridge on Douglas Island, applied to acquire an easement on CBJ property in order to provide access and utilities to their property. The applicants first approached the CBJ for a grading permit. When they learned the existing easements did not allow for vehicular access to their property line, they applied for an access and utility easement. Fair market value has been determined to be approximately $4,300.
The Lands, Housing and Economic Development Committee reviewed this request at the May 5, 2025, meeting and passed a motion of support for granting this easement.
The City Manager recommends the Assembly take public testimony and adopt this Resolution.

Public Comment

Beth Pendleton, President of the Southeast Alaska Land Trust and a downtown Juneau resident, testified in opposition to the proposed permanent easement to access the former Peony Farm property. She noted that the Trust stewards adjacent mitigation lands under agreement with the U.S. Army Corps of Engineers and raised concerns about lack of notice to adjacent landowners, insufficient justification for the easement, and misrepresentation of its scope. Pendleton urged the Assembly to vote no and instead consider a limited easement for construction and utilities only. She requested an opportunity for dialogue among the landowner, Lands and Resources Division, and the Land Trust to reach a responsible solution that protects mitigation requirements.

Assembly Action

MOTION by Mr. Bryson to adopt 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 and asked for unanimous consent.

OBJECTION by Mr. Kelly for the purpose of an amendment.

AMENDMENT #1 by Mr. Kelly to refer Resolution 4017 to the Lands Committee.

Mr. Bryson noted that the Lands Committee had already reviewed and supported the proposed easement following discussion. He questioned the value of referring the matter back to committee, stating that the relevant issues had already been addressed.

Roll Call Vote on Main Motion

Yeas: Kelly, Hall

Nays: Bryson, Woll, Adkison, Steininger, Smith

Motion Failed: 2 Yeas, 5 Nays

Ms. Hall initially objected, to the main motion citing concerns about inadequate notification to neighboring landowners.

Ms. Woll supported the motion, stating that the application followed code requirements and that further oversight would occur through permitting processes.

Mr. Bryson emphasized that granting the easement was necessary for due diligence to proceed via Planning Commission review and reaffirmed staff's thoroughness.

Mr. Kelly sought clarification on how environmental concerns would be addressed, to which Manager Koester explained that further permitting—including Army Corps and CBJ driveway permits—would be required before development. Following discussion, objections were withdrawn.

Hearing no further objections, motion 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 was adopted by unanimous consent.

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

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

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

Public Comment - None

Assembly Action

MOTION by Mr. Kelly that the Assembly support further consideration of the property disposal through direct negotiations with the original proposer; he asked for unanimous consent. **Hearing no objection, the motion was adopted by unanimous consent.**

K. NEW BUSINESS

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

There are 32 property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment. The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

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

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

Public Comment - None

Assembly Action

MOTION by Mr. Bryson that the Assembly has received and considered individually the applicants for late-filed property tax exemptions, and moves to forward the list of applicants to the Assessor's Office for processing; and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

2. Certification of Initiative Petition: Sales Tax Exemptions

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

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

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

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

There were no questions or comments from the Assembly on this informational item.

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

Juneau Animal Rescue (JAR) submitted a proposal to lease a fraction of the CBJ parcel located at 10020 Crazy Horse Drive, for less than fair market value. A fraction of this property is also leased to the Southeast Alaska Foodbank for less than fair market value. CBJ code 53.09.260(a) states that "the proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale,

exchange, or other disposal of City and Borough land." The Lands Housing and Economic Development (LHED) Committee reviewed this application at the January 27, 2025, meeting and provided a motion of support for this lease. If an affirmative motion is provided, terms and conditions will be negotiated and provided to the LHED Committee prior to a lease ordinance being introduced.
The Manager requests a motion of support to work with Juneau Animal Rescue towards the disposal of City property through a negotiated lease for less than fair market value.

Public Comment - None

Assembly Action
MOTION by Ms. Hall to adopt a motion supporting CBJ working with Juneau Animal Rescue to negotiate a lease of city property at less than fair market value; request for unanimous consent. ***Hearing no objection, the motion was approved by unanimous consent.***

L. STAFF REPORTS

1. Flood Updates and Preparedness Efforts

MOTION by Mr. Kelly to extend the meeting end time to 11:10 PM; request for unanimous consent.

OBJECTION by Mr. Bryson.

Roll Call Vote on Extending the Meeting

Yeas: Kelly, Woll, Steininger, Hall, Adkison, Smith

Nays: Bryson

Motion was adopted: 6 Yeas, 1 Nays

Mr. O'Shaughnessy provided a brief overview of the coordinated response plan for the anticipated release of Suicide Basin, emphasizing a unified command structure with Tlingit Haida and the State of Alaska. He highlighted the City's new status as a FEMA-certified alerting authority, enabling wireless emergency alerts and additional notification systems including opt-in texts and local broadcaster partnerships. The public alerting will follow a "Ready, Set, Go" framework, with increasing levels of evacuation readiness and resources communicated through Juneau Flood Ready. Street closures to local traffic only will occur during the Set phase, enforced with state assistance. Residents are encouraged to report any barrier issues to project managers or call 911 in emergencies, and a flood hotline will be activated during the Set phase. Mr. O'Shaughnessy expressed confidence in the effectiveness of the coordinated communication strategy.

M. ASSEMBLY REPORTS

1. Mayor's Report - None

2. Committee, Liaison Reports, Assemblymember Comments and Questions

MOTION by Ms. Adkison to appoint Cameron Pike to the Historic Resources Advisory Committee for a term beginning immediately and ending June 30, 2028, and asking for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Ms. Adkison to appoint Thomas Young-Bayer to the State of Alaska Emergency Response Commission, Community Group Seat 9, for a term beginning immediately and ending December 31, 2027, and asking for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Ms. Woll that the Assembly direct staff to prepare an ordinance appropriating $735,000 from the General Fund for the Dzantik'i' Heeni Playground site preparation, and refer it to the Finance Committee. ***Hearing no objection, the motion was adopted by unanimous consent.***

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

Note: *This agenda items was not discussed due to time constraints and was moved to the next Regular Assembly meeting.*

3. Presiding Officer Reports - None

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

O. EXECUTIVE SESSION - ***Note:*** *None was held during this meeting as it was determined not necessary.*

1. Executive Session - Updates on Labor Negotiations

If needed:
The City Manager recommends the Assembly recess into executive session to discuss an update to collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality.
Suggested Motion: *I move that the Assembly enter into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality and ask for unanimous consent.*

P. SUPPLEMENTAL MATERIALS

1. Ordinance 2025-35 Exhibit A: Petro Marine Offer Letter 6/02/2025

2. Amendment 2025-32 (Sales Tax Code) N. Steininger

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

There being no further business the Assembly could address within the allotted time, the meeting was adjourned at 11:03 p.m.

Signed:___________________________	Signed: _______________________________
Breckan L. Hendricks,	Greg Smith,
Municipal Clerk	Deputy Mayor