ASSEMBLY MEETING 2025-18 MINUTES

September 22, 2025 at 6:00 PM

Centennial Hall Ballroom #3/Zoom Webinar

MEETING NO. 2025-18: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 6:02 p.m. by Mayor 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 Deputy Mayor Smith

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

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

Assemblymembers Absent: None

Staff Present: City Manager Katie Koester, City Attorney Emily Wright, Municipal Clerk Breckan Hendricks, Finance Director Angie Flick (Zoom) and Meeting Clerk Kevin Allen.

D. SPECIAL ORDER OF BUSINESS - None

E. APPROVAL OF MINUTES

1. **August 15, 2025 Special Assembly 2025-16 Minutes - Draft**
2. **August 18, 2025 Regular Assembly 2025-17 Minutes – Draft**

MOTION by Mr. Kelly to approve the August 15, 2025, Special meeting minutes and asked for unanimous consent. Hearing no objection, the minutes were approved.

MOTION by Mr. Kelly to approve the August 18, 2025, Regular meeting minutes with minor incidental corrections as amended 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.)

Maureen Conerton, a Telephone Hill resident, speaking on behalf of herself, her husband Jeff Brown, and other Telephone Hill residents, provided an update on their housing situation. She stated that residents are having difficulty finding new housing, particularly older individuals, and requested additional time to relocate.

Catherine Fritz, a downtown Juneau resident, requested delaying eviction of Telephone Hill residents until a development plan is finalized, stressing the need for the right developer partnership and careful planning as outlined in the 2023 Telephone Hill Study.

Joshua Adams, a Fritz Cove resident, expressed concerns about CBJ's fiscal decisions, including funding priorities and housing demolition. He encouraged support for ballot items 1 and 2 and endorsed Nano Brooks for Assembly.

Betty Adams, requested delaying the Telephone Hill decision until after the election and engineering review, and suggested reallocating demolition funds to other community priorities.

Tony Tengs, a downtown Juneau resident, compared the size of affordable housing at Fireweed Place to potential development on Telephone Hill, noting spatial constraints and expressing concerns about meeting affordable housing goals.

Mark Whitman, a Douglas resident, urged the Assembly to preserve Telephone Hill, opposed evictions and demolition, and warned of withdrawing financial support if the city proceeds with the current plan.

Lisa Daugherty, a North Douglas resident, expressed concerns about proceeding with demolition before securing a developer and suggested issuing a Request for Interest (RFI) first. She opposed using affordable housing funds for demolition and recommended focusing on alternative parcels for affordable housing development, with Telephone Hill lots sold as-is to generate tax revenue.

Page Bridges, a downtown Juneau resident, highlighted community support for Telephone Hill residents and recommended hiring a manager to allow them to remain and pay rent until a development plan is completed.

Samuel Pham, a Lemon Creek resident, expressed frustration over the planned eviction of seniors from Telephone Hill, the $9 million demolition cost, and the absence of a confirmed developer. He urged the Assembly to show more compassion and consider alternative housing options.

Shannon Greene, a Valley resident, addressed concerns about recent political violence against Charlie Kirk and urged the Assembly to issue a proclamation supporting free speech, peaceful assembly, and respectful civic discourse. She highlighted the importance of leadership in fostering community dialogue.

Carlos Candiente, a downtown Juneau resident, raised concerns about EMS response and police conduct related to an incident involving Chris [Williams], citing inadequate medical assessment and lack of accountability. He noted a 13- to 15-minute span on bodycam footage showing medics' delayed or insufficient care. He called for improvements in EMS services and for police officers to wear body cameras at all times.

Mark Halstead, a Douglas resident, expressed concern that city spending on projects like Pederson Hill, Telephone Hill, and the new city hall will increase his costs, forcing rent increases that may impact housing affordability and resident retention in Juneau.

Gladys Andersen, a Valley resident, questioned City Hall funding, highlighted voter opposition, and urged reprioritizing spending away from projects like Telephone Hill to address community needs without raising taxes or cutting services.

Kim Metcalfe discussed the Telephone Hill development plan's parking assumptions, expressing skepticism about proposed car-free living options and urged the Assembly to reconsider the project.

Skip Gray, a former Telephone Hill resident, disputed claims that the houses are beyond repair, stating they are well-built and comparable in condition to other local homes, and expressed concern about the limited time given to speak.

Jim Simard, a downtown Juneau resident, referenced the 1984 Telephone Hill Historic Site Survey, emphasizing the collective historical significance of the buildings. He urged the Assembly to complete a Section 106 review before proceeding with any demolition.

Susan Clark, a resident from the Flats, noted that the engineering and geotechnical report for Telephone Hill has not been completed and stated that work is on hold until after demolition. She expressed concern that redevelopment plans are proceeding without necessary engineering assessments.

Dave Hanna, urged the Assembly to reconsider the Telephone Hill plan, acknowledging community concerns. He also raised safety issues on Gastineau Avenue following a recent landslide, advocating for reopening and maintaining emergency access to prevent potential loss of life.

Bruce Simonson, a resident of Star Hill, expressed disappointment that the Assembly lacks a viable plan or contracted project for developing Telephone Hill following demolition. He noted no developers responded with viable proposals for high-density housing and urged the

Assembly to postpone action until a credible plan is in place. He invited follow-up questions later.

Cindy Fuller, a resident from out the road, criticized the City and Borough's past development efforts at Lena Subdivision, Pederson Hill, and Ridgeview, highlighting failed affordable housing outcomes despite significant taxpayer investment. She questioned the value of investing more in Telephone Hill, given its small size and downtown congestion, and called for full transparency and comprehensive data in multi-million dollar decisions.

Joey Bosworth, a West Juneau resident, opposed capping the mill rate, noting that city revenue funds key amenities like trails, pools, and the ski area. He stressed that reducing revenue could harm Juneau's appeal to young people and families.

Beth Leibowitz, a North Douglas resident, opposed the $9 million demolition of viable housing and objected to using her property taxes for this purpose.

Dawn Hammand, a valley resident, opposed demolishing historic homes on Telephone Hill. Proposed letting displaced seniors keep their homes at current rents and called the plan offensive to longtime residents.

Shoshana Seligman, a resident of Telephone Hill, expressed hope the Assembly will acknowledge any mistakes regarding the Section 106 review and engineering work, and urged transparency about the oversight. She asked if the Assembly can respond openly to these concerns.

Paul Burke, a Telephone Hill resident who helped build the tram, expressed disappointment that the community's voice is ignored. Emphasized the value of the area's history and urged the Assembly to preserve it.

Nola Lamkin, a downtown Juneau resident, urged the Assembly to reconsider the Telephone Hill plan, calling the $9 million demolition wasteful and destructive to a historic, cherished area. She suggested the funds would be better spent addressing homelessness. She expressed concern over lack of future vision for the site and noted community rejection of a new City Hall despite urgent needs.

Manager Koester provided an overview of the Telephone Hill process and timeline. She explained that Juneau received Telephone Hill in the legislative session of 2022 and delayed evictions to allow public input. Studies showed the buildings are in poor condition with safety issues. The city aims for high-density housing, but developer interest is low due to site challenges. The Assembly approved $5.5 million for demolition and site prep to attract developers. Bids will be sought by late 2025, with demolition planned to start in December. The city will continue working with developers before deciding next steps.

Ms. Woll asked if there are concerns about the site's ability to support the planned housing and what further engineering steps will be taken. Manager Koester replied that the site has supported large buildings before and they will conduct core sampling and geotechnical analysis before blasting. More detailed engineering will follow during actual design phases. While unexpected challenges can arise, they expect engineering solutions to be feasible.

Ms. Hughes-Skandijs asked if unforeseen issues could still emerge after demolition and core sampling. Manager Koester acknowledged it's possible, as every project faces surprises, but they have no specific concerns now.

Mr. Smith asked about the applicability of Section 106 of the National Historic Preservation. Attorney Wright explained that Sections 106 and 110K apply only to federal or state actions involving funding, and CBJ is not bound by these but conducted a similar voluntary historical review. Section 106 is a review process that neither mandates stopping nor proceeding with a project. Section 110K addresses anticipatory demolition, which is rare and requires proof of intent. If the city demolishes before selling to a developer, only the city is liable, not the developer.

Mr. Smith then asked if the current approach could jeopardize future federal or state funding for development at Telephone Hill. Attorney Wright stated it would not.

Mayor Weldon asked about plans to preserve heirloom roses and plants on the site, suggesting contacting Jensen-Olson Arboretum or transplanting them elsewhere. Manager Koester replied that they are aware and considering ways to care for and preserve some of those species.

Ms. Woll acknowledged public concerns about the lack of a current plan and high costs. She emphasized that developers need certainty before committing and that investing money now is necessary to ensure affordable housing and control over the project. She referenced housing crisis lessons showing the importance of taking financial risks to address shortages.

Ms. Hughes-Skandijs thanked the public for their engagement and reflected on the long, complex history of the project. She recognized the emotional difficulty of replacing existing homes but stressed the need to trade smaller housing for denser, affordable options given Juneau's housing crisis. She sees this as a crucial, bold step despite the challenges.

Mr. Smith highlighted the urgent need for housing and the Assembly's responsibility to balance community benefit against difficult trade-offs. He supports moving forward on Telephone Hill as a key opportunity to address the housing shortage.

Ms. Hall expressed sympathy for elderly residents facing displacement, acknowledging the emotional and practical hardship of moving late in life. She urged community support for affected neighbors and affirmed her support for the decision based on her research and experience.

Mayor Weldon acknowledged the historic significance of the site but emphasized the urgent need for denser housing downtown. She shared developer feedback that multi-family projects require demolishing existing houses, noting challenges like asbestos removal. Despite past setbacks, she reaffirmed the Assembly's commitment to addressing the housing crisis.

H. CONSENT AGENDA

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

2. Assembly Request for Consent Agenda Changes

Mr. Kelly requested to pull Capital Access Bid Award No. 26-006 for a public hearing. Mayor Weldon requested to pull Resolution 4028, which amends the CBJ Personnel Rules to convert Eaglecrest employees to the CBJ pay plan, noting that members of the public wished to testify on the matter.

3. Assembly Action

MOTION by Mr. Steininger to table Ordinance 2025-01b(E)b related to Marine Park redesign and referred it back to the Public Works & Facility Committee (PWFC) for reconsideration, citing concerns about the design process and public input. ***Hearing no objection, the motion was adopted by unanimous consent.***

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

A) Ordinances for Introduction

1) Ordinance 2025-29 An Ordinance Amending City and Borough of Juneau Code Relating to Reports of Outside Employment by Borough Employees.

This is a housekeeping ordinance requested and drafted by the Department of Law to codify the timeframes and requirements for submission of reports of outside employment. The ordinance clarifies that a report of outside employment or service must be submitted to a department director before employment or service commences. Employees must further report any change to this employment or service when the change occurs. The Department of Law will maintain the records pursuant to retention policies.

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

2) Ordinance 2024-01(b)(BB) An Ordinance Appropriating $4,261,464 to the Manager to Fund the City and Borough of Juneau and Bartlett Regional

Hospital's Fiscal Year 2025 Public Employees' Retirement System (PERS) Contribution; Funding Provided by the Alaska Department of Administration.

This ordinance would appropriate $4,261,464 for the State of Alaska's FY2025 4.76% PERS benefit rate paid on-behalf of the CBJ and BRH, distributed as follows:

Bartlett Regional Hospital	$ 2,220,943
City and Borough of Juneau	$ 2,040,521

Funding is provided by the Alaska Department of Administration, authorized by passage of HB268 during the 2025 legislative session.

This is a housekeeping ordinance to properly account for these on-behalf contributions to the state-managed retirement fund and has no impact on the CBJ or BRH's finances.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

3) **Ordinance 2025-01(b)(H) An Ordinance Appropriating $1,857,300 to the Manager for the City and Borough of Juneau's Fiscal Year 2026 Marine Engineers Beneficial Association (MEBA) and Unrepresented Employee Negotiated Wage Increases; Funding Provided by Various Sources.**

This ordinance appropriates $1,857,300 for CBJ's FY26 Marine Engineers Beneficial Association (MEBA) and Unrepresented Employee negotiated wage increases. The FY26 Adopted Budget included 2% of the 3% wage increase approved for the current year. This appropriation provides authority for the remaining 1%, along with lump-sum payments of $2,750 per employee (prorated for part-time staff), and increases to standby pay, shift differentials, and tool allowances.

Negotiated wage and benefit adjustments for FY27 and FY28 will be included in the Manager's Proposed Budget for each respective year.

The Assembly approved the MEBA labor agreements at its Special Assembly meeting on June 11, 2025.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

4) **Ordinance 2025-01(b)(J) An Ordinance Appropriating $125,000 to the Manager for Fiscal Year 2026 Cold Weather Emergency Shelter Operations; Funding Provided by General Funds.**

This ordinance appropriates $125,000 of additional general funds for Cold Weather Emergency Shelter (CWES) operations this year. The CWES operates from October 15 through April 15 and is Juneau's only low barrier emergency shelter. The shelter's primary cost is personnel, and it is scheduled to operate this year with 10 FTE. Additional costs this year were included to account for sick leave coverage to comply with Ballot Measure 1 in last year's state election. Our contractor budgets an additional 20% for

overtime associated with coverage during emergencies, peak guest nights, and staffing shortages. Other significant costs in CWES operations include facility costs (janitorial, laundry, blankets), food, and transportation. Assuming nightly operation and an average of 55 guests/night, FY26 CWES operations will cost approximately $43.3 per guest, per night.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

5) **Ordinance 2025-01(b)(L) An Ordinance Appropriating $15,000 to the Manager for the Departure Lounge ADA Elevator Capital Improvement Project; Funding Provided by Airport Capital Reserve Funds.**

This ordinance would appropriate $15,000 to the Departure Lounge ADA Elevator CIP. These funds would contribute toward architecture costs to identify locations and associated expenses for an elevator in the Departure Lounge. The total cost of the design and installation is currently estimated at $2.5M and has been deemed eligible for Federal Aviation Administration (FAA) funding.

The Airport Board of Directors reviewed this at the September 11, 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)(M) An Ordinance Appropriating $762,900 to the Manager for Renovations to Support the Capital City Fire and Rescue Sobering Center at the St. Vincent de Paul Teal Street Facility; Funding Provided by General Funds and Hospital Funds.**

The St. Vincent de Paul Teal Street facility currently used for the CCFR Sobering Center requires significant structural rehabilitation to improve the experience and safety for both clients and employees in order to continue operations. The Sobering Center is a vital community health program that serves Juneau’s vulnerable populations while reducing demand on emergency services at Bartlett Regional Hospital. This ordinance appropriates $762,900 for capital improvements to adapt the facility for the Sobering Center’s long-term operational needs.

The Assembly Finance Committee reviewed this request at the September 3, 2025 meeting and directed staff to prepare an appropriating ordinance for introduction to the full Assembly.
The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

7) **Ordinance 2025-01(b)(N) An Ordinance Appropriating $762,900 to the Manager for Renovations to Support the Capital City Fire and Rescue Sobering Center at the St. Vincent de Paul Teal Street Facility; Funding Provided by Hospital Funds.**

The St. Vincent de Paul Teal Street facility currently used for the CCFR Sobering Center requires significant structural rehabilitation to improve the experience and safety for both clients and employees in order to continue operations. The Sobering Center is a vital community health program that serves Juneau's vulnerable populations while reducing demand on emergency services at Bartlett Regional Hospital. This ordinance appropriates $762,900 for capital improvements to adapt the facility for the Sobering Center's long-term operational needs.

The Assembly Finance Committee reviewed this request at the September 3, 2025, meeting and directed staff to prepare an appropriating ordinance for introduction to the full Assembly.
The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

8) **Ordinance 2025-01(b)(O) An Ordinance Appropriating $25,000 to the Manager for the Air Traffic Control Tower Capital Improvement Project; Funding Provided by Airport Capital Reserve Funds.**

This ordinance would appropriate $25,000 to the Air Traffic Control Tower (ATCT) CIP. The ATCT is airport-owned but federally operated, which limits traditional funding for structural improvements. It has been announced that federal funding may be made available for projects that are ready to begin work. Funds appropriated through his ordinance would allow the airport to begin preliminary design work, ensuring the Airport is well positioned to compete for and secure this rare funding opportunity.

The Airport Board of Directors reviewed this at the September 11, 2025 meeting.
The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

9) **Ordinance 2025-40 An Ordinance Amending Title 49 Land Use Code Relating to Reasonable Accommodation, Zoning Maps, Subdivisions on Arterials, And Remove References to Committees and Programs No Longer in Existence.**

The rewrite of Title 49, Land Use Code, is a multi-phase project. Phase 1 is focused on updates that are not dependent on the ongoing rewrite of the Comprehensive Plan. This ordinance is part of the second wave of Phase 1 amendments for the project. The first wave (Ordinance 2025-15am) was adopted by the Assembly in April 2025.

Ordinance 2025-40 creates a process for granting reasonable accommodations to Title 49 to ensure equal access to housing under the Federal Fair Housing Act; allows for parcels adjacent to arterial streets to be subdivided based on the standards of the underlying zone district (current code requires subdivided lots to me D-1 standards regardless of zone district which is a major barrier to development); modernizes the zoning map code to allow for the use of a digital map as the official zoning map of the Borough; allows the CDD Director to revise the official zoning map to reflect changes resulting from naturally occurring changes to land like erosion or accretion; and removes references to committees and programs no longer in existence (i.e., Subdivision Review Committee, Coastal Management Program).

The Ad Hoc Title 49 Advisory Committee discussed and supported the development of a

text amendment for the concepts included in Ordinance 2025-40 at their February 13, 2025, meeting. The ordinance will be presented at the Lands, Housing, & Economic Development Committee on September 29, 2025, for discussion.
The City Manager recommends the Assembly introduce the ordinance, refer it to the Planning Commission for a 60-day comment period and set it for public hearing at the December 15, 2025, regular Assembly meeting.

10) **Ordinance 2025-38 An Ordinance Amending Chapter 3.15, Special Offices, to Include Non-Departmental Office Designation.**

This ordinance designates the department utilized by Finance to recognize revenue and expenses not associated with a regular department, all capital projects and debt service funds as a special office in the CBJ Code. The establishment of "Non Departmental" in code allows the transfer of unencumbered budget and funding between capital projects by the manager per CBJ Charter 9.11(b). Transfer requests for capital projects will continue to be brought to the Assembly on the consent agenda.

This ordinance was reviewed and forwarded to the Assembly by the Assembly Finance Committee at its September 3, 2025, meeting.
The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

11) **Ordinance 2025-01(b)(E)(b) An Ordinance Transferring $1,800,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.**

This ordinance would transfer $1,800,000 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 original transfer amount requested was $3.5 million but was subsequently reduced per the Public Works and Facilities Committee action on September 8, 2025, which removed the clamshell covering from the project. The current project work is estimated to be $8.75 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 theJune 2, 2025, and September 8, 2025 meetings.
The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

Ordinance 2025-01(b)(E)(b) was tabled and referred to the Public Works & Facilities Committee.

12) **Ordinance 2025-01(b)(R) An Ordinance Transferring $5,000,000 from CIP D12-051 Capital Civic Center to CIPs D14-105 HESCO Barriers Additional Phases and D24-102 HESCO Maintenance and Repairs.**

This ordinance would transfer $5,000,000 of General funds and Hotel-Bed tax funds from the Capital Civic Center (CCC) CIP to the HESCO Barriers Additional Phases CIP and the

HESCO Maintenance and Repairs CIP. $4,000,000 of the funds would contribute toward ongoing overall project costs (i.e., site preparation, armoring, environmental, installation, legal, etc.) for HESCO barrier installation along areas of the Mendenhall River that do not currently have barriers. $1,000,000 of the funds would contribute toward ongoing maintenance and repairs of the existing HESCO barriers and associated armoring. These funds were originally appropriated to the CCC CIP to act as federal or state grant match for the project, but no grant has been secured so the funds have remained unspent.

The Committee of the Whole reviewed this request at the September 8, 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 4025 A Resolution Amending the Rate and Fare Structure for the Capital Transit System.

The Public Works and Facilities Committee (PWFC) met on July 14 and August 4, 2025, to consider improvements to Capital Transit accessibility.

At the July 14 meeting, PWFC approved a motion to broaden the definition of "treating professional" eligible to certify VIP Pass applications. This change responds to feedback from Gastineau Human Services, noting that some state-authorized providers, especially in behavioral health, were previously excluded. At the August 4 meeting, PWFC passed a motion to make Capital Transit fare-free on all municipal and state election days to support voter access.
The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4028 A Resolution Amending the City and Borough of Juneau Personnel Rules to Convert Eaglecrest Employees to the City and Borough of Juneau Pay Plan and Implement Changes to Modern Human Resources Practices.

This resolution would approve changes to CBJ Personnel Rules, which, along with the collective bargaining agreements, govern the rights and responsibilities of CBJ employees. The revised rules are set forth in the attachment to the resolution and would apply to employees, unless there is a provision otherwise covering a bargaining unit member in a collective bargaining agreement.

The majority of the proposed changes to the Personnel Rules involve converting Eaglecrest employees to the CBJ pay plan and the manner in which the conversion will occur. There are also housekeeping changes to the Personnel Rules to modernize the language in the rules. These changes were reviewed and approved by the Assembly Finance Committee at the September 3, 2025, meeting and the costs associated with these changes have been previously approved and incorporated into the fiscal year 2026 budget by the Assembly.
The City Manager recommends the Assembly adopt this Resolution.

Resolution 4028 was pulled off the consent agenda and move to Public Hearing Item #2.

Public Comment

Dave Hanna voiced concerns that moving Eaglecrest employees to the city pay plan will slow hiring, reduce flexibility, and create an unsustainable future. He suggested privatization as a solution.

Ms. Woll asked if his concerns were mainly about cost or operations. Mr. Hanna responded both, cost and the slow city hiring process.

Mr. Craig Simmons, Eaglecrest General Manager, acknowledged the concerns but said the benefits outweigh challenges. He noted hiring timelines won't change since they already use the city process and is confident instructor pay issues can be resolved. Mr. Cimmons confirmed the Eaglecrest Board unanimously supports adopting the city pay plan after HR and finance review. He said the change will align Eaglecrest pay with the rest of the city, improving recruitment efforts, though it won't fix all hiring problems.

Assembly Action

MOTION by Deputy Mayor Smith to adopt Resolution 4028 regarding the conversion of the Eaglecrest employees to the City and Borough of Juneau pay plan and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

3) **Resolution 4029 A Resolution Deappropriating $540,348 from the Eaglecrest Fiscal Year 2026 Operating Budget.**

Eaglecrest's FY26 adopted personnel services budget included a 40% increase to address wage scale challenges and support recruitment and retention. At the direction of the Assembly Finance Committee, staff worked with Eaglecrest to evaluate converting Eaglecrest positions to the CBJ classification and compensation plan. This conversion was subsequently approved by the Eaglecrest Board of Directors on August 26, 2025, and by the Assembly Finance Committee on September 3, 2025. The conversion is projected to cost $540,348 less than the adopted FY26 Eaglecrest personnel services budget. This resolution would deappropriate the excess budget authority from Eaglecrest's FY26 operating budget.

The Assembly Finance Committee reviewed and referred this request to the Regular Assembly during the September 3, 2025 meeting.

The City Manager recommends the Assembly adopt this resolution.

4) **Resolution 3001 A Resolution Authorizing the City and Borough of Juneau to Participate in the Community Development Block Grant Program from the**

Alaska Department of Community and Economic Development, with Southeast Childhood Collective for the Design of a Family Center – Phase 1.

Each year, the City and Borough of Juneau is eligible to sponsor a local project for the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) Program facilitated through the State of Alaska Department of Commerce, Community, and Economic Development (DCCED). CDBG competitive grants are single-purpose project grants with a maximum of $850,000 per community.

CBJ received two applications for the FY26 Community Development Block Grant. After review at the September 8, 2025 Assembly Lands Housing and Economic Development Committee meeting, the Committee motioned by unanimous consent for a resolution of support be drafted for the Southeast Childhood Collective Family Center Phase 1 project and forwarded to the full assembly.

Southeast Childhood Collective proposes to use CDBG funds for the architectural design, schematic drawings, and construction documents for the Southeast Childhood Collective Family Center Phase 1.

Printed grant applications, with original signatures must be delivered to DCCED by the deadline expected to be the first week of December 2025.
The City Manager recommends the Assembly adopt this Resolution.

5) **Resolution 3096 A Resolution Authorizing the Installation of a Lone Sailor Statue Along the Waterfront and Authorizing the City Manager to Enter into a Memorandum of Agreement with Pioneers of Alaska for Installation and Maintenance of the Statue.**

This resolution would authorize the City Manager to enter into a Memorandum of Agreement with Pioneers of Alaska for Installation and Maintenance of the Lone Sailor statue. Pioneers of Alaska (Igloo 6) have presented a plan to erect a statue of the Lone Sailor along the Juneau waterfront. The “United States Navy Memorial” oversees the casting of the statue and detailed specifications for placement. The Pioneers require support of the Assembly to place the statue on CBJ property in order to advance the US Navy Memorial process. Assembly approval would enable the Pioneers to commence fundraising activities. The Docks & Harbors Board and Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHITA) have reviewed the Pioneers proposal and support the initiative.

This resolution was first presented to the Public Works & Facilities Committee (PWFC) on March 17, 2025, and subsequently forwarded to the Historic Resources Advisory Committee (HRAC). HRAC reviewed the resolution at its April 2, 2025, meeting and approved the motion to support the placement of the statue. The PWFC then reviewed both the ordinance and HRAC’s letter of support at its April 21, 2025, meeting, and forwarded the ordinance to the full Assembly with the condition that Docks & Harbors and the Pioneers of Alaska consult with relevant groups.

The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

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: Juneau Yacht Club Inc. d/b/a Juneau Yacht Club
License Type: Club License: #5747 Location: 1301 Harbor Way
Licensee: Barnaby Brewing Company LLC d/b/a Barnaby Brewing Company
License Type:Brewery Manufacturer License: #5524 Location: 165 Shattuck Way
Licensee: Amalga Distillery LLC d/b/a Amalga Distillery
License Type: Distillery Manufacturer License: #5506 Location: 134 N. Franklin St.
Licensee: PINZ LLC d/b/a PINZ
License Type: Recreational Site License: #5095 Location: 608 W. Willoughby Ave.
Licensee: Alaska Travel Adventures Inc. d/b/a Alaska Travel Adventures
License Type: Recreational Site - Seasonal License: #4881 Location: 9999 Glacier Hwy.
Licensee: Alaska Travel Adventuress Inc. d/b/a Gold Creek Salmon Bake
License Type: Recreational Site - Seasonal License: #3409 Location:1061 Salmon Creek Ln
Licensee: Sandbar Inc. d/b/a Sandbar and Grille
License Type: Beverage Dispensary License: #2844 Location: 2525 Industrial Blvd.
Licensee: Midnight Ninja Ventures Inc. d/b/a Lupo
License Type: Restaurant Eating Place License: #2175 Location: 120 2nd St. Suite B
Licensee: Molly Venture's Inc. d/b/a McGivney's Sports Bar & Grill
License Type: Beverage Dispensary License: #2728 Location: 9101 Mendenhall Mall Rd

Marijuana License — Renewal

Licensee: The Mason Jar LLC d/b/a The Mason Jar LLC
License Type: Retail Marijuana Store License: #38398 Location: 5690 Glacier Hwy Unit 19
Licensee: The Mason Jar LLC d/b/a The Mason Jar LLC
License Type: Retail Marijuana Store License: #28102 Location:613/619 W. Willoughby Ave.
Licensee:The Mason Jar LLC d/b/a The Mason Jar LLC
License Type: Retail Marijuana Store License: #13279 Location: 2771 Sherwood Ln Unit E
Licensee: Treadwell Herb Company LLC d/b/a Treadwell Herb Company LLC
License Type: Retail Marijuana Store License: #33270 Location: 824 Front St. Douglas

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 No. 26-002 Term Contract for CBJ Paratransit Services Contractor

The intent of this project is to enter a five-year term contract with a qualified contractor who, under the direction of CBJ Capital Transit, will operate the CBJ CAPITAL AKcess services program.
Funding Source: Capital Transit Operations, Contractual Services

Commitment: $797,978.32

Bid opened on the subject project on August 18,2025. The Protest Period ended 4:30 p.m. on August 21, 2025.

The following bids were received:

Bidder	Total Bid
Ground Transport Solutions Inc. (GTS)	$797,978.32
Catholic Community Service (CCS)	$1,141,556.00

With the concurrence of the Capital Transit Superintendent, the CBJ Purchasing Division recommends an award to Ground Transport Solutions Inc. (GTS) based on having the lowest responsive and responsible bid price in the amount of $797,978.32 per year, based on Total Bid.
The City Manager recommends approval of this bid award.

Bid Award No. 26-002 was pulled off the consent agenda and moved to Public Hearing Item #1.

Public Comment

Terry Baker, a downtown Juneau resident, thanked the Assembly and expressed concern about Caravan losing its contract, praising their dedication and compassion with several examples. She contrasted this with poor service from Yellow Cab.

Mr. Kelly asked what services matter most for future contracts. Ms. Baker highlighted reliable rides for the elderly and noted issues with Yellow Cab refusing service to wheelchair users.

Ms. Hughes-Skandijs asked Manager Koester about steps if a contractor fails to meet expectations. Manager Koester confirmed the city monitors contracts and can terminate if needed.

Ms. Woll asked what criteria besides price are used in bidding. Manager Koester responded bidders must meet ADA requirements and service standards outlined in the RFP.

Mr. Smith confirmed with staff that Ground Transport Solutions is a responsible and responsive bidder that we believe to be capable of meeting the contract’s requirements.

Assembly Action

MOTION by Deputy Mayor Smith to adopt Bid Award 26-002 Term Contract for CBJ Paratransit Services Contractor. ***Hearing no objection, the motion was adopted by unanimous consent.***

E) Transfers

1) Transfer Request 2522 A Transfer of $2,500 from CIP D12-100 Lemon Creek Multimodal Path to CIP D24-099 Safe Streets for All (SS4A).

This housekeeping request would transfer $2,500 from the Lemon Creek Multimodal Path CIP to the Safe Streets for All (SS4A) CIP. This transfer would provide for expenses on the project that were incurred prior to the Federal Highway Administration grants' period of performance, making the expenses ineligible for reimbursement. The Lemon Creek Multimodal Path CIP will retain sufficient funds for current planned work.
The Manager recommends approval of this transfer.

2) Transfer Request 2601 A Transfer of $3,668,830 from Various CIPs to CIPs R72-184 Taku Boulevard - Loop to Poplar, R72-185 Calhoun Pedestrian Bridge, and R72-186 Bear Creek Culvert - 1st Douglas.

This request would transfer $3,668,830 from various CIPs to new CIPs Taku Boulevard - Loop to Poplar, Calhoun Pedestrian Bridge, and Bear Creek Culvert - 1st Douglas. This transfer would provide funding for projects that are ready to begin work repairing and replacing street infrastructure. Calhoun Avenue Improvements, Hospital Drive Improvements and Tongass Boulevard – Trinity to Loop are ready to be closed and remaining funds are not needed. All other projects transferring funds will retain sufficient funding for currently scheduled project work.

The Public Works and Facilities Committee reviewed this request at the August 4, 2025 meeting.
The Manager recommends approval of this transfer.

3) Transfer Request 2602 A Transfer of $27,244 from CIP A50-102 Terminal Construction to CIP A50-104 Ramp Improvements & RON.

This request would transfer $27,244 of Airport Funds from the Terminal Construction CIP to the Ramp Improvements & RON CIP. These funds would contribute toward the modification of previously installed light poles on the 121 apron to meet Federal Aviation Administration (FAA) height requirements. The modification work is not FAA reimbursable. The work associated with the design correction is estimated to cost $72,244. DOWL and Morris Engineering Group have offered to provide a total of $45,000 to offset the costs, leaving $27,244 remaining to be covered by Airport funds. The Terminal Construction CIP will retain sufficient funds for current project work.

The Airport Board approved this request at the September 11, 2025 meeting.
The Manager recommends approval of this transfer.

4) Transfer Request 2603 A Transfer of $100,00 from CIP D24-101 Emergency Services Grant Coordination to D24-102 HESCO Maintenance and Repairs.

This request would transfer $100,000 of Sales Tax funds from the Emergency Services Grant Coordination CIP to the HESCO Maintenance and Repairs CIP. These funds were appropriated through the Fiscal Year 2026 CIP Resolution 3093(b) to support work

performed by the Grants Manager position. This position was eliminated in FY26, and these funds are no longer necessary. The funds would be used toward ongoing HESCO barrier maintenance and repairs.
The Manager recommends approval of this transfer.

I. PUBLIC HEARING

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

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

This project was discussed at the Joint Assembly and Juneau School District Facilities Committee meeting on May 6, 2025. This project was discussed and referred to the Assembly Finance Committee at the Regular Assembly Meeting on July 28, 2025. The Assembly Finance Committee reviewed this ordinance at the August 6, 2025, meeting. The Systemic Racism Review Committee reviewed this ordinance at its August 19, 2025, meeting.
The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment – None

Assembly Action

MOTION by Mr. Bryson moved to adopt Ordinance 2025-01(b)(F), appropriating $735,000 to the Manager.

OBJECTION by Mr. Steininger for the purpose of his own motion.

MOTION by Mr. Steininger to table Ordinance 2025-01(b)(F) until October 27, citing uncertainty over pending ballot initiatives and potential impacts on City revenues and school funding.

Manager Koester indicated the delay could tighten the timeline but likely would not prevent next season's construction. Superintendent Hauser and Director Germain from the Juneau School District noted that postponing the decision could hinder their ability to meet fundraising and equipment ordering deadlines needed for installation before the next school year.

Mr. Bryson, Ms. Hughes-Skandijs, and Ms. Hall opposed delaying, emphasizing the project's importance for equity in the Lemon Creek area and its long-standing community support.
Mr. Steininger then withdrew his motion to table, having made his point about fiscal caution. The Assembly approved Ordinance 2025-01(b)(F) without objection.

MOTION by Mr. Bryson to adopt Ordinance 2025-01(b)(F) An Ordinance Appropriating $735,000 to the Manager for the Dzantik'i Heeni Playground Capital Improvement Project; Funding Provided by General Funds. ***Hearing no objection, the motion was adopted by unanimous consent.***

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

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

This ordinance was introduced and referred to the Assembly Committee of the Whole at the Regular Assembly Meeting on August 18, 2025. The Systemic Racism Review Committee reviewed this ordinance at its August 19, 2025, meeting. The Committee of the Whole reviewed this ordinance at its September 8, 2025, meeting.

Public Comment

Dave Hana, a resident of Back Loop, urged the Assembly to reconsider purchasing office space, citing abundant vacant offices in Juneau and falling rental rates. He suggested the City could save money by continuing to lease rather than buy, noting that total ownership and remodeling costs could reach $20 million. Hanna argued that renting would avoid long-term maintenance expenses and urged the Assembly to re-evaluate current market conditions before finalizing the purchase.

Dezarae Arrowsun, representing the Downtown Business Association (DBA), urged the Assembly to consider the impact of relocating City offices on downtown businesses. She emphasized the importance of maintaining parking, supporting a downtown circulator, and expediting redevelopment of the old Assembly building. She noted that more downtown housing, such as through the Telephone Hill project, could help sustain local businesses and asked the Assembly to keep downtown's economic vitality in mind.

Assembly Action
MOTION by Ms. Hughes-Skandijs moved to table Ordinance 2025-39 until the October 27, 2025, meeting, with a public hearing at that time.

Ms. Hughes-Skandijs explained that while she believes purchasing the Burns Building is the best option for City office space, the Assembly should wait until after the October ballot results to better understand potential fiscal impacts. She noted that pending initiatives could significantly affect City revenues and that the Assembly should make this major financial decision with that information in hand.

OBJECTION by Mr. Kelly stating that purchasing the Burns Building represents a long-term investment in efficiency and maintenance savings. He argued that consolidating City offices into a single, owned facility would streamline operations and reduce costs over time, making it a prudent decision even in leaner financial conditions.

Mr. Bryson also opposed delaying, emphasizing that after four years of analysis, owning City Hall remains the most financially responsible option. He compared ownership to home ownership, saying it ensures long-term savings and stability for future generations.

Ms. Woll expressed appreciation for Ms. Hughes-Skandijs' caution about potential fiscal challenges after the October election but said she would object to tabling because the project still makes financial sense.

Mayor Weldon asked about condo fees, and Manager Koester explained they amount to $650,000 annually. She also noted that the current lease at Marine View is ending, with the owner trying to sell the building, and the city's lease runs through December next year.

Mr. Kelly asked if the city's current landlords handle maintenance reliably; Manager Koester responded that Marine View's construction makes maintenance difficult and the landlord struggles to keep up.

Roll Call Vote to Table Ordinance
Yeas: Hughes-Skandijs, Adkison, Steininger
Nays: Kelly, Bryson, Hall, Smith, Woll, Weldon

Motion fails: 3 Yeas and 6 Nays
MOTION by Ms. Hughes Skandijs to table Ordinance 2025-39 fails.

Roll Call Vote on Main Motion
Yeas: Hughes-Skandijs, Kelly, Bryson, Hall, Smith, Woll, Weldon
Nays: Adkison Steininger
Motion fails: 7 Yeas and 2 Nays

MOTION by Ms. Hughes Skandijs to adopt Ordinance 2025-39 An Ordinance Authorizing the Negotiation and Execution of a Purchase of Two Floors of the Michael J. Burns Building and Formation of a Commercial Condominium Association passes.

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

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

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

The Systemic Racism Review Committee reviewed this ordinance at its August 19, 2025, meeting.
The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment – None

Assembly Action:

MOTION by Ms. Woll to adopt Ordinance 2025-01(b)(I) An Ordinance Appropriating $150,000 to the Manager for Assembly Chamber Audiovisual Upgrades; Funding Provided by General Funds and asked for unanimous consent.

OBJECTION by Mr. Bryson saying since they just approved a major investment in City Hall, they could wait another year without spending more on the old building. Mr. Kelly echoed Mr. Bryson's statement.

Mr. Smith questioned how long the upgrades would be used before moving to the Burns building. Manager Koester explained it could take 3 to 6 months to complete, but they'd likely remain in the current chambers for at least a year, as moving during construction poses challenges.

Mayor Weldon supported the upgrade, emphasizing it's mainly for public benefit to improve audio clarity during meetings, and noted the equipment could be moved to the new building later.

Mr. Kelly asked about rental costs for Centennial Hall, which Koester said is about $1,200 monthly, supporting local institutions.

Ms. Hughes-Skandijs supported the upgrade, stressing the need for accessibility to the public, even if just for a few months longer. Mr. Steininger also expressed support, noting that poor audio is a widely shared complaint.

Roll Call Vote on Main Motion
Yeas: Woll, Kelly, Hall, Steininger, Adkison, Hughes-Skandijs Smith, Weldon,
Nays: Bryson
Motion fails: 8 Yeas and 1 Nay

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

4. Ordinance 2025-26 An Ordinance Amending Title 19 Building Regulations.

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

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

The Lands, Housing and Economic Development Committee discussed the purpose of the rewrite, and the items related specifically to Juneau at the August 4, 2025, meeting and passed a motion to support the adoption of the ordinance. The Systemic Racism Review Committee reviewed this ordinance at its August 19, 2025, meeting.
The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment – None

Assembly Action

MOTION by Ms. Adkison to adopt Ordinance 2025-26 An Ordinance Amending Title 19 Building Regulations. and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

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

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

The Airport Board approved this request at the August 14, 2025 meeting and the Systemic Racism Review Committee reviewed this ordinance at its August 19, 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 2025-01(b)(C) An Ordinance Appropriating up to $77,000 to the Manager for Fiscal Year 2026 Airport Operations; Funding Provided by Airport Funds and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

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

$1,007,006 of Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant funds were appropriated via FY25 Ordinance 2024-01(b)(F) to the Aircraft Rescue and Fire Fighting (ARFF) Truck Capital Improvement Project. The Airport has since been notified that the public cooperative used for the procurement process is not recognized by the FAA; therefore, the grant can no longer be used for the truck. The truck is expected to be received no later than March 2026. The truck is essential to maintaining the Airport's Index C rating which permits commercial jet service in Juneau. As received, Passenger Facility Charge (PFC) 10 funds would restore airport fund balance.

The Airport Board of Directors approved this request at the August 14, 2025 board meeting and the Systemic Racism Review Committee reviewed this ordinance at its August 19, 2025, meeting.
The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment – None

Assembly Action

Ms. Woll asked about a procurement issue related to FAA rules. Attorney Wright explained the airport followed correct procedures, but the FAA did not approve the company involved despite efforts to reverse that decision.

Mr. Smith inquired about the need for two ARFF (Aircraft Rescue and Fire Fighting) trucks and funding for replacements. Mr. Delgado reported Juneau has three trucks, exceeding the FAA minimum of two. However, one truck is down for a costly, three-month repair, which risks community safety if another fails. He explained the replacement plan relies on FAA Airport Improvement Program (AIP) funds, but recently a grant was rescinded unexpectedly. The airport hopes to use Passenger Facility Charge (PFC) funds instead, which have fewer restrictions. The current truck order is due by March 2026, with a two-year lead time, so canceling would cause delays unacceptable for the community.

MOTION by Ms. Hall to adopt Ordinance 2025-01(b)(D) An Ordinance Appropriating $1,007,116 to the Manager for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project, and Deappropriating $1,007,116 from the Manager for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project; Funding Provided by Airport Funds and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

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

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

FY2020	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**T**
$3,920.99	COVID	$13,380.11	$34,108.31	$20,622.73	$31,513.58	$

The Systemic Racism Review Committee reviewed this ordinance at its August 19, 2025, meeting.

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

Public Comment – None

Assembly Action

MOTION by Mr. Kelly to adopt Ordinance 2025-01(b)(G) An Ordinance Transferring $103,546 from the General Fund to the Marine Passenger Fee Fund for Unspent Assembly Grant Awards for the Ambassador Program Between FY2020 and FY2025, Reimbursed by the Downtown Business Association and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

J. UNFINISHED BUSINESS - None

K. NEW BUSINESS

1. Recommended Protest of Restaurant/Eating Place Liquor License #2641 Renewal Spice LLC. d/b/a Spice

The CBJ Finance Department has recommended protest of liquor license renewal (Spice LLC d/b/a Spice LL#2641) due to non-compliance with Sales Tax filings and payment. This recommended protest went before the Assembly Human Resources Committee for review and to forward a recommendation to the full Assembly on whether to let the recommended protest stand or to waive the right to protest.
The State of Alaska Alcohol & Marijuana Control Office (AMCO) allows local governing bodies a 60-day comment period on all liquor and marijuana licenses throughout the borough. AMCO's 60-day comment period from the local governing body to recommend protest or to waive protest ends Tuesday, October 21, 2025.
Clerk Note: *If the Licensee comes into compliance by close of business September 22nd, staff will notify the Assembly, the protest will be removed, and this license will move from New Business to the Consent Agenda (Liquor/Marijuana Licenses).*

Manager Koester addressed the Assembly regarding the renewal of the liquor license for Spice LLC, also known as Spice Restaurant. She explained that the Finance Department was recommending that the Assembly protest the renewal due to noncompliance with sales tax filings. Koester noted that the Human Resources Committee had recently reviewed the matter and decided to direct staff to protest the renewal if the licensee did not come into compliance by October 14th. Since the deadline for filing a protest was October 21st, this allowed time for the Finance Department to process any outstanding payments.

Nimmy Philips, the owner of Spice Restaurant, spoke to the Assembly, stating that all sales tax owed had been paid, and the only remaining balance was $11,711.30 in fees. She asked the Assembly to consider not adding any further interest in the next two weeks, as she intended to make a payment to bring her account into full compliance within that timeframe.

Mr. Smith raised questions about whether interest continued to accrue on fees and penalties once the sales tax was paid. Attorney Wright clarified that there was court-ordered interest and fees involved, which accrued daily until the pending court case was resolved. She emphasized that this interest was based on the unpaid sales tax and court judgment, not on the fees themselves. The sooner Ms. Philips resolved the outstanding balance, the sooner the interest and penalties would stop, though the court's processing time might delay the final resolution.

MOTION by Ms. Adkison that the Assembly protest the license renewal if the balance was not resolved by the October 14th deadline, as advised by city staff. ***Hearing no objection, the motion was adopted by unanimous consent.***

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

There are 7 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.***

L. STAFF REPORTS - None

M. ASSEMBLY REPORTS

1. Mayor's Report

Mayor Weldon, announced upcoming executive sessions to review the City Manager and City Attorney. A compensation committee was formed, chaired by Ms. Adkison with Ms. Woll and Mr. Kelly as members.

2. Committee, Liaison Reports, Assemblymember Comments and Questions

Mr. Smith updated on the Committee of the Whole, primarily covering the Burns Building.

Ms. Woll summarized recent Assembly Finance Committee work on the Eaglecrest Pay Plan and upcoming focus on revenue exemptions.

Mr. Bryson reported the Lands, Housing, and Economic Development Committee had chosen to support AEYC for a Community Block Grant and received a presentation on the unique flooding challenges in the Mendenhall valley area, along with a briefing from Senior Housing Specialist Joseph Myers.

Ms. Hughes-Skandijs described Public Works and Facilities discussions on Marine Park design revisions and costs, which will return for further review, as well as support for the Juneau Coordinated Transportation Coalition and the Choose What to Sport initiative

Ms. Adkison noted the Human Resources Committee's work on license protests and several appointments.

MOTION by Ms. Adkison to appoint Bonita Nelson to the Youth Activities Board, General Public Seat, for a term beginning immediately and ending August 31, 2028. Josh Anderson to the Youth Activities Board, PRAC Seat, for a term beginning immediately and ending August 31, 2028. Traci Ferguson Hayes to the Youth Activities Board, General Public Seat, for a term beginning immediately and ending August 31, 2026. Aggie D'Cafango to the Youth Activities Board, General Public Seat, for a term beginning immediately and ending August 31, 2027. Jaylynn Martin to the Youth Activities Board, 19 years or younger seat, for a term beginning immediately and ending August 31, 2028. And asking for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Ms. Adkison to appoint Laura Revels to the Juneau Commission on Aging for a term beginning immediately and ending December 31, 2025, and to a full term starting January 1, 2026, and ending December 31, 2027. Wendy Todd to the Juneau Human Rights Commission for a term beginning immediately and ending May 31, 2027. She asked for unanimous consent***. Hearing no objection, the motion was adopted by unanimous consent.***

Mr. Bryson noted the JCOS board meeting was canceled due to a power outage. The Airport Board met on September 1, 2025, and is monitoring a lawsuit regarding FAA security rules.

Ms. Woll shared that the Planning Commission meetings were canceled but she expects more cases soon.
Mr. Steininger reported the Hospital Board will discuss the Sobering Center tomorrow. Eaglecrest Board elected a new chair and is working on filling two vacancies and improving financial reporting.

Ms. Hall missed the recent Juneau Commission on Aging meeting but mentioned ongoing school contract negotiations and reinstated free breakfast.

Mr. Kelly recapped Southeast Conference highlights and upcoming local meetings, praising Ms. Hall for organizing a housing trust tour in Sitka.

Mr. Smith flagged an upcoming Title 49 Advisory Committee meeting on zoning amendments and noted other local board activities. He also reminded the Assembly about an ordinance to transfer $5 million for HESCO Barriers funding, set for October 27, 2025.

3. **Presiding Officer Reports** - None

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

O. EXECUTIVE SESSION

1. **Executive Session for City Manager and City Attorney Evaluation and Compensation Process**

    Suggested Motion: *I move that the Assembly enter into Executive Session for the purpose of discussing personnel matters which may tend to prejudice the reputation or character of those persons being discussed, namely City Manager Katie Koester and City Attorney Emily Wright.*

MOTION by Mr. Bryson *that the Assembly enter into Executive Session for the purpose of discussing personnel matters which may tend to prejudice the reputation or character of those persons being discussed, namely City Manager Katie Koester and City Attorney Emily Wright.* **.**
Hearing no objection, the motion was adopted by unanimous consent.

[Executive Session started at 9:28PM and returned at 9:59PM for a motion to extend]

MOTION by Mr. Bryson to extend the meeting adjournment time to 10:30PM

OBJECTION by Mr. Bryson.

Roll Call Vote to Table Ordinance
Yeas: Hughes-Skandijs, Adkison, Steininger, Kelly, Hall, Smith, Woll, Weldon
Nays: Bryson
Motion fails: 8 Yeas and 1 Nays
MOTION by Mr. Bryson to extend the meeting time passes.

2. **Executive Session for Eaglecrest Board Appointments**

Suggested Motion: *I move that the Assembly enter into Executive Session for the purpose of discussing matters which may tend to prejudice the reputation or character of those persons being discussed, specifically regarding candidates for the Eaglecrest Board appointments.*

MOTION by Mr. Smith *that the Assembly enter into Executive Session for the purpose of discussing matters which may tend to prejudice the reputation or character of those persons being discussed, specifically regarding candidates for the Eaglecrest Board appointments.* ***Hearing no objection, the motion was adopted by unanimous consent.***

[Executive Session started at 10:02PM and the Assembly returned at 10:09PM]

MOTION by Ms. Adkison to reappoint Thor Lindstam to the Eaglecrest Board for a term beginning immediately and ending June 30, 2028 and Sean O'Neill to the Eaglecrest Board for a term beginning immediately and ending June 30, 2026. Both appointments contingent that they are still interested and for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

P. SUPPLEMENTAL MATERIALS

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

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

R. ADJOURNMENT

There being no further business the Assembly the meeting was adjourned at 10:10p.m.

Signed:___________________________	Signed: ________________________________
Breckan L. Hendricks,	Beth A. Weldon,
Municipal Clerk	Mayor