ASSEMBLY MINUTES 2025-19 MINUTES

October 27, 2025 at 6:00 PM

Centennial Hall Ballroom #3/Zoom Webinar

MEETING NO. 2025-19: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 7:02 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 – Led by Ms. Hall

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

C. ROLL CALL

Assemblymembers Present: Mayor Beth Weldon, Deputy Mayor Greg Smith Assemblymembers Alicia Hughes-Skandijs, Christine Woll, Paul R. Kelly (Zoom), Ella Adkison, Neil Steininger, and Maureen Hall.

Assemblymembers Absent: None

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

D. SPECIAL ORDER OF BUSINESS

1. Introduction of Exchange Students

Mayor Weldon introduced Rotary and AFS exchange students. The Rotary Youth Exchange Officer, Mr. DeWitt, reported that two Rotary exchange students, Gabriele from Italy and Yvan from France, were unable to attend because they were traveling to Project Amigo in Colima, Mexico, where they are participating in a service program supporting the education of children of migrant farm workers. Three AFS exchange students then spoke. Rey from Indonesia, Tullitsiaq from Greenland, and Daniel from Spain, each introducing themselves and sharing their favorite American foods.

2. <u>ASSEMBLY REORGANIZATION</u>

Swearing in of New Assemblymembers

City Attorney Wright administered the oath of office to newly elected Assemblymember Nathaniel "Nano" Brooks and to returning Assemblymembers Greg Smith and Ella Adkison.

ROLL CALL

Assemblymembers Present: Mayor Beth Weldon, Deputy Mayor Greg Smith Assemblymembers Alicia Hughes-Skandijs, Christine Woll, Paul R. Kelly (Zoom), Ella Adkison, Neil Steininger, Maureen Hall, and Nano Brooks.

Assemblymembers Absent: None

Election of Deputy Mayor

NOMINATION by Ms. Hughes-Skandijs to elect Greg Smith as the Deputy Mayor and asked for unanimous consent. ***Hearing no objection, Mr. Smith was elected Deputy Mayor by unanimous consent***.

Seat Reorganization

Assemblymembers selected their seats for the upcoming term in order of seniority, with each making their preferred seating choice.

E. APPROVAL OF MINUTES

1. September 22, 2025 Regular Assembly 2025-18 Minutes – Draft

MOTION by Mr. Kelly to approve the September 22, 2025 Assembly meeting minutes and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent***

F. MANAGER'S REQUEST FOR AGENDA CHANGES

1. Removal of Public Hearing Item #4 Ordinance 2025-01(b)(M)

The City Manager requests that Item #4 – 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 Steel Street Facility; Funding Provided by General Funds and Hospital Funds* be removed from the Public Hearing portion of the agenda.

This ordinance is duplicative of Ordinance 2025-01(b)(N), with the primary difference being the funding sources. Since the publication of the agenda, Bartlett Regional Hospital has approved full funding for the renovations, making the use of General

Funds unnecessary. Therefore, Ordinance 2025-01(b)(M) is no longer required and is recommended for withdrawal.

MOTION *by Deputy Mayor Smith to remove Ordinance #2025-01(b)(M).* ***Hearing no objection, the motion passed by unanimous consent, and Public Hearing Item 4 was removed from the agenda.***

Mr. Barr noted that the outstanding sales tax issue for El Sombrero's liquor license renewal had been resolved and advised that the item be moved from New Business to the Consent Agenda with a recommendation of no protest.

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.)

Carol Bookless, a Douglas resident, said Telephone Hill reflects Juneau's housing crisis, noting CBJ owns enough residential land for everyone to have a second house, criticized undervaluation of properties, and called high-density development unrealistic.

Tony Tangs, a downtown Juneau resident, criticized the lack of public input and the missing "do-nothing" option promised in planning.

Joe Carson, a Telephone Hill resident, presented a petition from 847 people urging a pause on evictions and demolition until a credible plan exists.

Mary Alice McKean, a downtown Juneau resident, called the city's plan for 150 units unrealistic due to no geotechnical analysis, high costs, and better alternative sites.

Larry Talley, a downtown flats resident, warned demolition would destroy 15 housing units, worsening Juneau's housing crisis and cited expensive redevelopment.

Joshua Adams said private renovation, not government projects, should preserve homes and urged regulating short-term rentals to add housing.

Jackie Farnsworth, a Douglas Harbor resident, stressed Telephone Hill's historic value, including an 1882 house and potential historic district eligibility.

Paige Bridges, a Carroll Way resident, urged a Section 106 historic review before evictions, warning bypassing it could lead to litigation, and suggested allowing tenants to buy homes.

Kim Metcalfe, a Gold Street resident, recommended halting demolition and selling homes as-is to tenants, redirecting the $5–9M demolition budget to public services.

Bruce Simonson, a Star Hill resident, criticized the rushed process, called Telephone Hill a community asset, and advocated a multi-stakeholder preservation plan.

Caitlin Riley, a downtown Juneau resident, opposed demolition without secured contractors, realistic costs, or guaranteed affordable housing, and stressed historic value.

Michael Busey, a downtown Juneau resident, highlighted emotional impact on long-term families and urged the Assembly to clarify plans before proceeding.

Susan Clark, a downtown Juneau resident, pointed out financial mismanagement and escalating costs, and suggested selling homes instead of demolition.

Skip Gray, a Twin Lakes resident, emphasized the neighborhood's historic and aesthetic value and lack of comparable sites in Juneau.

Nancy Spear, a Fritz Cove resident, questioned future residential availability amid many Airbnbs and urged caution before demolition.

Paul Burke, a (Telephone) Hill resident, focused on eviction's emotional toll and proposed a historic museum to preserve the site and attract tourism.

H. CONSENT AGENDA

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

2. **Assembly Request for Consent Agenda Changes** - None

3. **Assembly Action**

   <u>**MOTION**</u> by Deputy Mayor Smith to adopt the consent agenda as amended. ***Hearing no objection, the motion was adopted by unanimous consent***

   A) Ordinances for Introduction

   1) Ordinance 2025-41 An Ordinance Authorizing the Eaglecrest Ski Area to Enter Into a Franchise and Permit Agreement with Alaska Rainforest Sanctuary, LLC dba Kawanti Adventures, for Operating the Alaska Zipline Adventure Canopy Tour.

   This ordinance authorizes a five-year Franchise Agreement for Kawanti Adventures to operate the Alaska Zipline Adventure Canopy Tour at Eaglecrest. This ordinance updates Ordinance 2023-22 to provide a new five-year timeframe and removes the requirement for annual renewal of the permit. This will allow Kawanti to pursue funding to make necessary upgrades and improvements to their infrastructure.

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

2) **Ordinance 2025-01(b)(P) An Ordinance Appropriating $320,200 to the Manager for the Wetlands Rescue Vehicle Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) and Airport Capital Reserve Funds.**

This ordinance would appropriate $300,200 of Federal Aviation Administration Airport Improvement Program grant funds and $20,000 in local Airport matching funds to the Wetlands Rescue Vehicle CIP. This appropriation would provide for the purchase of a Marsh Master MM-2MX for wetland rescue and off-pavement emergency response. The vehicle would enhance access and patient extraction in tidal/wetland areas while preserving Aircraft Rescue and Firefighting vehicle readiness on paved surfaces.

The Airport Board of Directors approved this ordinance at the October 9, 2025 meeting.

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

3) **Ordinance 2025-01(b)(Q) An Ordinance Appropriating $1,097,875 to the Manager for the Motor Grader and Vacuum Truck Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) and Airport Capital Reserve Funds.**

This ordinance would appropriate $1,037,875 of Federal Aviation Administration Airport Improvement Program grant funds and $60,000 in local Airport matching funds to the Motor Grader and Vacuum Truck CIP. This appropriation would provide for the purchase of a motor grader and a glycol recovery vacuum truck. The new machinery would replace aging snow removal equipment, allowing for sustainable and reliable winter operations.

The Airport Board of Directors approved this ordinance at the October 9, 2025 meeting.

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

B) 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 — Transfer of Location & Ownership

Transfer From: Breeze-In Corporation d/b/a Douglas Island Breeze-In
Location From: 3370 Douglas Hwy
Tranfer To: Juneau Supermarket LLC d/b/a Foodland IGA
Location To: 615 W. Willoughby Ave
License Type: Package Store License: #662

Liquor License — Renewal

Licensee: Goldbelt Aerial Tramway, LLC d/b/a Timberline Bar & Grill
License Type: Beverage Dispensary License: #3720 Location: 490 S. Franklin ST 1800 ft level - Mt. Roberts Tram
Licensee: Genuine Ventures LLC d/b/a Tracy's King Crab Shack
License Type: Restaurant/Eating Place (seasonal) License: #4584 Location: No Premises

Marijuana License — Renewal

Licensee: Prestige WorldWide Mgmt. LLC d/b/a Glacier Valley Enterprises
License Type: Standard Marijuana Cultivation Facility License: #13221 Location: 8505 Old Dairy Rd Suite 2
Licensee: Prestige WorldWide Mgmt. LLC d/b/a Glacier Valley Shop
License Type: Retail Marijuana Store License: #13217 Location: 8505 Old Dairy Rd Suite 1
Licensee: Taku Horticulture Company LLC d/b/a Taku Horticulture Company LLC
License Type: Standard Marijuana Cultivation Facility License: #12176 Location:1758 Anka St. Bldg A1.
Licensee: Top Hat Concentrates Inc. d/b/a Top Hat Concentrates
License Type: Marijuana Concentrate Manufacturing Facility License: #10271 Location: 2315 Industrial Blvd. Suite B
Licensee: ForgetMeNot Enterprises, Inc. d/b/a Southeast Essentials
License Type: Marijuana Product Manufacturing Facility License: #13222

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.

I. PUBLIC HEARING

1. **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 $3,000,000 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 reduced during the Public Works and Facilities Committee (PWFC) action on September 8, 2025, then subsequently adjusted to $3 million during the September 29, 2025 Committee of the Whole meeting. Resolution 4030 would amend the amount in the ordinance title from $3.5 million to $3.0 million. The current project work is estimated to be $10 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, September 8, and September 29, 2025, meetings. The Committee of the Whole approved this request at theSeptember 29, 2025, meeting. The Systemic Racism Review Committee reviewed this ordinance at its September 23, 2025, meeting.

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

Public Comment – None

Assembly Action

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2025-01(b)(E) An Ordinance Transferring $3,500,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.

OBJECTION by Ms. Woll to the project due to the high cost, suggesting it could be done incrementally. Mayor Weldon questioned whether the $10 million project cost had changed. Deputy City Manager Barr and Director Verrelli confirmed the cost had not changed, noting the high cost was due to constructing the stage over water. Mayor Weldon maintained her objection, citing the project's large price tag.

Roll Call Vote on Ordinance 2025-01(b)(E)

Yeas: Hughes-Skandijs, Adkison, Steininger, Kelly, Smith

Nays: Woll, Hall, Brooks, Weldon

Motion passed: 5 Yeas, 4 Nays

A) Resolution 4030 A Resolution Amending the Title of Ordinance 2025-01(b)(E).

This Resolution amends the title of Ordinance 2025-01(b)(E) to reflect the revised appropriation amount of $3,000,000 for Marine Park Improvements, as directed by the Assembly during the Committee of the Whole meeting on September 29, 2025. The original ordinance requested $3,500,000. The amended ordinance will be titled Ordinance 2025-01(b)(E)am.

The City Manager recommends that the Assembly adopt this resolution, provided that Ordinance 2025-01(b)(E) as amended is approved and adopted by the Assembly.

Public Comment – None

Assembly Action

MOTION by Ms. Woll to adopt Ordinance Resolution 4030 A Resolution Amending the Title of Ordinance 2025-01(b)(E). ***Hearing no objection, the motion passed by unanimous consent.***

2. **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 Systemic Racism Review Committee reviewed this ordinance at its September 23, 2025, meeting.

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

Public Comment – None

Assembly Action

MOTION by Mr. Brooks to adopt 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. ***Hearing no objection, the motion passed by unanimous consent.***

3. 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.

During the September 23, 2025 meeting, the Hospital Board of Directors passed a motion to pay for the Sobering Center renovations with hospital fund balance, the total of which will be applied to the voluntary repayment of the $2 million general fund grant appropriated in fiscal year 2024.

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 Systemic Racism Review Committee reviewed this ordinance at its September 23, 2025, meeting.

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

Public Comment – None

Assembly Action

Ms. Hall and Mr. Steininger declared their affiliations with St. Vincent de Paul. Both stated, after consulting the City Attorney, that their participation did not constitute a personal or financial conflict, and they did not recuse.

MOTION by Ms. Adkison to adopt 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. ***Hearing no objection, the motion passed by unanimous consent.***

4. 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 Systemic Racism Review Committee reviewed this ordinance at its September 23, 2025, meeting.

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

[Clerk Note: Public Hearing Item #4 was removed during Manager Request for Agenda Changes]

5. **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 Systemic Racism Review Committee reviewed this ordinance at its September 23, 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 2025-29 An Ordinance Amending City and Borough of Juneau Code Relating to Reports of Outside Employment by Borough Employees. ***Hearing no objection, the motion passed by unanimous consent.***

6. **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 Systemic Racism Review Committee reviewed this ordinance at its September 23, 2025, meeting.

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

Public Comment – None

Assembly Action

MOTION by Ms. Hall to adopt Ordinance 2024-01(b)(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. ***Hearing no objection, the motion passed by unanimous consent.***

7. 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 Systemic Racism Review Committee reviewed this ordinance at its September 23, 2025, meeting.

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

Public Comment – None

Assembly Action

Ms. Hall, Mr. Steininger, and Mr. Brooks declared their affiliations with St. Vincent de Paul. All stated, after consulting the City Attorney, that their participation did not constitute a personal or financial conflict, and they did not recuse.

MOTION by Mr. Kelly to adopt 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. **Hearing no objection, the motion passed by unanimous consent.**

8. **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 Systemic Racism Review Committee reviewed this ordinance at its September 23, 2025, meeting.

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

Public Comment – None

Assembly Action

MOTION by Deputy Mayor Smith to adopt Ordinance 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. ***Hearing no objection, the motion passed by unanimous consent.***

9. **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 Systemic Racism Review Committee reviewed this ordinance at its September 23, 2025, meeting.

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

Public Comment – None

Assembly Action

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 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.

OBJECTION by Mr. Brooks for the purpose of a question. Mr. Brooks questioned whether the $15,000 funding was from the general fund or airport funds and whether FAA matching funds could apply. Airport Manager Andres Delgado confirmed the funds came from the airport capital reserve budget. Mayor Weldon also asked about the need for an elevator in the departure lounge. Mr. Delgado explained it allows ADA-compliant ground boarding without exiting the TSA-secured area. Mr. Brooks withdrew his objection after the explanation.

Hearing no further objection, the motion passed by unanimous consent.

10. **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 Systemic Racism Review Committee reviewed this ordinance at its September 23, 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)(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. ***Hearing no objection, the motion passed by unanimous consent.***

11. **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 Systemic Racism Review Committee reviewed this ordinance at its September 23, 2025, meeting.

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

Public Comment – None

Assembly Action

MOTION by Mr. Brooks to adopt Ordinance 2025-38 An Ordinance Amending Chapter 3.15, Special Offices, to Include Non-Departmental Office Designation. ***Hearing no objection, the motion passed by unanimous consent.***

J. UNFINISHED BUSINESS - None

K. NEW BUSINESS

1. Recommended Protest of Restaurant/Eating Place Liquor License #816 Renewal El Sombrero Inc.

The CBJ Finance Department has recommended protest of liquor license renewal (#816 El Sombrero Inc.) per CBJ 20.25.025(b)(1) for non-compliance with Sales Tax [*a 2024 4th Quarter outstanding balance of $3,699.84 from the most recent filing following the sale of the building*]. Due to Municipal Elections and Assembly Reorganization, this recommended protest did not go before the Assembly Human Resources Committee for review and instead is before 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 November 3, 2025.
Clerk Note: *If the Licensee comes into compliance by close of business Monday, October 27, 2025, 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).*

[Clerk Note: Protest of Liquor License #816 was removed during Manager Request for Agenda Changes]

L. STAFF REPORTS

1. October 7, 2025 CBJ Municipal Election Report to the Assembly

Clerk Hendricks provided a statistics memo and answered questions regarding voter registration. She confirmed the ballot system prevents duplicate or fraudulent voting through barcodes, signature verification, and personal identifiers, noting that while the State of Alaska’s voter list may be extensive, there is no reason to believe this has led to any instances of voter fraud.

2. 2026 CBJ Assembly Meeting Calendar

Draft calendar for Assembly review and approval.

MOTION by Deputy Mayor Smith to adopt the calendar and requested unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

M. ASSEMBLY REPORTS

1. **Mayor's Report**
   Mayor Weldon provided the committee list.

   <u>MOTION</u> by Deputy Mayor Smith to approve the 2025-2026 Assembly Committee and Liaison Appointments as presented and asked for unanimous consent. ***Hearing no objection, the motion was passed by unanimous consent.***

   A) Visitor Industry Task Force 2.0 Charging Document

Mayor Weldon noted that the Visitor Industry Task Force item is being deferred for further review.

Mayor Weldon shared that her planned Washington, D.C. trip scheduled for December 4th was canceled due to the federal government shutdown, delaying discussions with NRCS regarding View Drive buyouts and other flood-related agency consultations until early 2026.

Mayor Weldon reminded the public of the upcoming Thursday, October 30th “All Things GLOF (Glacial Lake Outburst Flood)” meeting at 6:00 p.m. in Assembly Chambers.

2. **Committee, Liaison Reports, Assemblymember Comments and Questions**

   Deputy Mayor Smith reported that the Committee of the Whole met on September 29 to hear presentations from Goldbelt on the Aaní project, from Chief Bos on JPD’s internal review, and on Coast Guard housing efforts, outburst-flood mitigation, and the marine park project approved earlier in the evening.

   Ms. Woll reported that the next Finance Committee meeting would be held on November 5 to review ballot-initiative impacts and begin early budget discussions.

   Ms. Hughes-Skandijs reported that the Public Works & Facilities Committee reviewed marine park pricing options and the legislative-priority process.

   Ms. Adkison reported no recent Human Resources Committee meeting.

   Ms. Hughes-Skandijs reported no liaison activity due to travel.

   Ms. Woll noted the Planning Commission’s work on legislative-priority rankings and upcoming rezone items. She also highlighted UAS’s new in-state tuition policy and reiterated her priority for short-term rental regulation.

   Ms. Adkison reported no liaison updates.

Mr. Steininger reported on Eaglecrest's gondola project updates, an upcoming board retreat, and Parks & Recreation capital-priority discussions.
Ms. Hall reported on the Juneau Commission on Aging and Juneau School District facilities issues, including the Dzantik'i Heeni playground fundraising effort.

Ms. Hughes-Skandijs added remarks welcoming Mr. Brooks and thanking former Assemblymember Bryson for his service.

Mr. Kelly reported on SEASWA (Southeast Alaska Solid Waste Authority) scheduling delays, leadership transitions within the Housing & Homelessness Coalition, and Travel Juneau updates, including postponement of the Visitor Industry Convention and a proposed tourism attraction seeking support.

Deputy Mayor Smith reported that Docks & Harbors continued work on capital priorities and marine-passenger fee proposals; JEDC will soon release new economic indicators; and Title 49 committee work has resumed, including review of Phase 1, Wave 2 and upcoming work on dimensional standards. He also summarized key elements of Phase 1, Wave 2 at Ms. Woll's request.

Deputy City Manager Barr introduced Marc Wheeler as the new Parks & Recreation Director. Director Wheeler offered brief remarks and expressed enthusiasm for the role.

3. **Presiding Officer Reports** - None

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

O. EXECUTIVE SESSION

1. **City Attorney and City Manager Compensation**

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 Deputy Mayor Smith 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 Assembly recessed into Executive Session at 8:47p.m.***

The Assembly came out of Executive Session at 9:15p.m.

MOTION by Ms. Adkison for City Manager Katie Koester, for the approval of a 3% COLA increase with a one-time $2,750 lump-sum payment, effective July 14, 2025, and a 3.5% merit increase effective September 8, 2025. This results in an annual salary of $228,384 retroactive to July 14, 2025, and $236,371.20 retroactive to September 8, 2025. She noted that the increases mirror those provided to unrepresented CBJ employees and are consistent with MEBA and unrepresented employees. ***Hearing no objection, the motion was passed by unanimous consent.***

MOTION by Ms. Adkison for City Attorney Emily Wright, for the approval of a 3% COLA wage increase effective on July 14, 2025, and a 7.75 merit increase effective on August 25th, 2025. This would make Ms. Wright's annual salary $193,648 retroactive to July 14th, 2025, and $208,665.60 through active to August 25th, 2025. She explained that the COLA aligns with unrepresented CBJ employees and MEBA, and the merit increase ensures Ms. Wright reaches the same compensation level as her predecessor at the time of his departure. ***Hearing no objection, the motion was passed by unanimous consent.***

P. SUPPLEMENTAL MATERIALS

1. 2025-2026 CBJ Assembly Seniority List

2. 2025-2026 Assembly Committee and Liaison Appointments - Approved 10/27/2025

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 to come before the Assembly, the meeting adjourned at 9:17p.m.

Signed: ____________________________	Signed: __________________________
Breckan L. Hendricks, Municipal Clerk	Beth A. Weldon, Mayor