



**PARKS & RECREATION ADVISORY
COMMITTEE AGENDA**
December 2, 2025 at 5:30 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94184441385> Or 1-669-444-9171 | Webinar ID: 941 8444 1385

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
 - 1. December 2 Agenda Overview**
- D. APPROVAL OF MINUTES**
 - 2. Minutes from November 4, 2025**
- E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**
- F. AGENDA TOPICS**
 - 3. Trail Mix Update**
 - 4. Holm Driveway and Utility Easement Application**
 - 5. Capital Improvement Plan (CIP) – FY2027-32**
- G. STAFF REPORTS**
- H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**
- I. NEXT MEETING DATE - JANUARY 6, 2026**
- J. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, e-mail: city.clerk@juneau.gov.



TO: Parks & Recreation Advisory Committee
FROM: Marc Wheeler, Parks & Recreation Director
DATE: November 27, 2025
RE: December 2, 2025 Meeting

Please find enclosed the information supporting your agenda topics for this meeting. The meeting will take place in-person in the Assembly Chambers and via **Zoom Webinar** at <https://juneau.zoom.us/j/94184441385>.

AGENDA TOPICS

Trail Mix Update

Meghan Tabacek, Executive Director, will join us and present highlights from the 2025 field season and provide a preview of tentative projects for the 2026 season.

Holm Driveway and Utility Easement Application

Residents of the Mendenhall Peninsula, Bradley and Amy Holm, have requested the extension of a driveway easement across undeveloped lands managed by the Parks and Recreation Department. This easement simply extends an existing easement to provide adequate accessibility to their remote lot, which is only accessible by water.

The attached memo from Dan Bleidorn, CBJ Lands and Resources Manager, describes the requested action in greater detail.

Given the limited impact of this easement on Vacant/Other CBJ Lands and the lack of concerns by the Community Development and Engineering & Public Works Departments, staff recommends that the Assembly extend this driveway easement as requested.

Recommended Motion: I move that the Parks & Recreation Advisory Committee recommend that the Assembly approve granting the proposed easement extension as requested.

Capital Improvement Plan (CIP) - FY2027-32

City code requires the Department to prepare and maintain a six-year plan for capital improvements. The draft in tonight's packet updates the current plan, adopted in FY26. The projects identified in the plan

include funding from general sales tax, grants, and voter-approved funds such as the temporary 1% sales tax and general obligation bonds.

The list of our proposed CIP projects for FY27 and a description of each is included in this meeting packet. You can also see the projects planned for the following five years. We will be happy to answer any questions on the listed projects and give additional information at the December 2 meeting. The Parks & Recreation Department must submit its final CIP request to the Engineering & Public Works Department on December 15, 2025.

We are unclear of the impacts of the recent ballot propositions on the budget for CIP projects but are requesting our needed funds without reductions. We may see a smaller amount budgeted for CIP projects in FY27, but we are still waiting for direction from the Assembly regarding the FY27 budget.

Recommended Motion: I move that the Parks & Recreation Advisory Committee recommend that the Assembly approve \$4,670,000 for the FY2027 Parks & Recreation Capital Improvement Program, as presented.

STAFF & PARTNER AGENCY REPORTS

I have been getting out into the community as much as possible during November to get to know all of the facilities, parks, and trails within the department. I am truly impressed by the vastness and complexity of all of the assets under our jurisdiction and the diversity and breadth of programs offered by our staff. KTOO recently interviewed me about the department and published it [here](#).

This month, we've been working with Trail Mix to re-open the Auke Lake trail, which was damaged by severe landslides in September. The trail was re-opened to the public on Friday, November 21. There were a couple of media stories about the landslide and trail re-opening, on [KTOO](#) and [KTUU](#).

Staff has been working with Duran Construction and the Southeast Alaska Land Trust (SEALT) regarding the potential donation of land between the Juneau Police station and Egan Drive to SEALT, and the creation of an easement for a future Lemon Creek Multimodal Path. We will invite SEALT to a future PRAC meeting to give an update on this project.

Capital Projects Update:

- Work on the new elevator at the **Dimond Park Fieldhouse** is substantially complete. We are waiting for some final work on the fire panel and expect to pass final inspection and open to the public sometime in January. We are planning a ribbon-cutting event to celebrate its operation.
- The request for bids for the new **Marine Park Improvements** went out on November 15 and closes on December 9.
- Dawson Construction is continuing work on the boardwalks at **Homestead Park**. Expected completion is by April 1, 2026.



PARKS & RECREATION ADVISORY COMMITTEE **DRAFT** MINUTES

November 4, 2025 at 5:30 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94184441385> Or 1-669-444-9171 | Webinar ID: 941 8444 1385

A. CALL TO ORDER

PRAC Chair Ryan O'Shaughnessy called the meeting to order at 5:31 p.m.

B. ROLL CALL

Present: Ryan O'Shaughnessy, Josh Anderson, Jennifer Gross, Paulette Schirmer, Ren Scott & Danika Swanson

Absent: Susan Crandall, Emma Van Nes, & Kaasáank' Andrew Williams

Staff Present: Marc Wheeler, Parks & Recreation Director; Lauren Verrelli, Parks & Recreation Deputy Director; Dan Bleidorn, CBJ Lands and Resources Manager; John King, CBJ Lands and Resources Deputy Lands Manager; Christine Woll, Assembly Liaison; & Annie Carroll, Parks & Recreation Staff Liaison

C. APPROVAL OF AGENDA

MOTION by Ms. Schirmer to approve the agenda and ask for unanimous consent. *Seeing no objections, the agenda was approved.*

1. November 4 Agenda Overview

D. APPROVAL OF MINUTES

2. Minutes from October 7, 2025

MOTION by Mr. Anderson to approve the minutes from October 7, 2025, and ask for unanimous consent. *No objections were heard, and the minutes were approved.*

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Carole Bookless, a Douglas resident, began by sharing that she was a part of the South Douglas Steering Committee. She notes that when they looked at the 6th Street area, they suggested part of it should be a rural reserve, and the suggestion was not taken, as she recalls the city claimed they didn't need any more parkland. This led her to follow the PRAC's agendas, where she discovered the plan to build pickleball courts at Jackie Renninger Park. She notes that Pickleball courts are noisy and that in some places around the county, people have had to close the courts or move away due to the noise, which reaches 70 decibels. She concludes by stating that she hopes the people living on O'Day Drive have been consulted, and that she is concerned about the skateboarders whose park is being destroyed and changed.

F. AGENDA TOPICS

3. PRAC Committee Member Appointments

O'Shaughnessy begins by noting that the Committee will need to appoint a chair and a vice-chair for the period of one year. He shared that he would be happy to continue serving as the PRAC chair for the next year.

MOTION by Ms. Schirmer to nominate Ryan O'Shaughnessy to serve as Chair of the Parks & Recreation Advisory Committee for a term of one year and ask for unanimous consent. *No objections were heard, and the motion passed.*

Mr. O'Shaughnessy continued by noting that Mr. Anderson has been serving as the Vice Chair for the last year and longer, and as the most tenured member of the PRAC, he is well-suited to fill the role.

MOTION by Mr. O'Shaughnessy to nominate Josh Anderson to serve as Vice-Chair of the Parks & Recreation Advisory Committee for a term of one year and ask for unanimous consent. *No objections were heard, and the motion passed.*

4. Alaska's Capital Inn Bed & Breakfast requests to purchase CBJ parkland

Ms. Verrelli introduces John King, CBJ Deputy Lands Manager, who will be presenting on the request to purchase parkland that the Lands & Resources department received. Mr. King shares that the property owner of Block 20 Lot 6, Mark Thorson, has applied to purchase a portion of Parkland at Block 20 Lot 7 located adjacent to his property. An Accessory bedroom was built on a preexisting encroachment into the park's property without a permit, and the CBJ Community Development Department flagged the issue. Mr. Thorson was given the options to apply to purchase the sliver of parkland occupied by the bedroom, or remove the encroaching structure.

Mr. King explains the history of the encroachment, sharing that a 15-year agreement was authorized in the year 2000, allowing an existing retaining wall and fence to be on Block 20 Lot 7. CBJ purchased the property in 2002 and honored the existing agreement until it expired in 2015. The original 15-year period was intended to allow for the normal useful life of the encroaching structure before significant repairs were needed; however, the structure has since been added to and converted into an accessory bedroom.

Ms. Schirmer asks if the building is structurally sound, to which Mr. King answered that they are uncertain, as it was built without a permit, and Mr. Thorson applied for the permit after construction.

Mr. O'Shaughnessy notes that the 2019 Parks & Recreation Master Plan generally takes a position against disposing of parkland. He asks if there is any precedent for the disposal of parkland due to an encroachment. Dan Bleidorn, CBJ Lands and Resources Manager, answers that yes, disposal has happened. He notes that Alaska Power & Telephone previously purchased a sliver of parkland for a fiber optic utility cable, and there was a previous disposal of a pocket park in downtown Juneau.

Ms. Swanson clarifies that the previous encroachments were considered temporary, and the 15-year term was intended to cover the useful life of the deck before major repairs were needed. She asks if the landowner of Lot 6 at the time of the 2000 agreement is the same now, and if the property is currently for sale, to which Mr. King confirms both are true.

Mr. Anderson asks if setbacks are included in the survey data, to which Mr. King says they are not and if the request is denied, the owner would have to remove the structure to the property line, potentially factoring in setbacks. Mr. King shares that he was informed a new survey has been completed, though staff have not had time to review it. He says that the application requests 3 feet of land, and the survey from the year 2000 shows the old fence running 3.5 feet into Lot 7.

Mr. O'Shaughnessy opens for public comment on the topic before the PRAC comes to its final decision and invites Ms. Bookless back up to speak.

Carole Bookless states her opinion that this is an egregious case, as the initial work and subsequent permanent construction of a bedroom were both done without a permit on the encroached land. She suggests the alternative that instead of purchasing the parkland, they should be offered a land trade for part of lot 6.

Ms. Gross asks if it is possible to rent/lease the land instead of purchasing it, or if a land trade would be feasible. Mr. King answers that a lease would be complicated, as there is no standard way to issue a lease for a structure that crosses a property line. He also notes that the property along the park appears built up, making it unclear where available trade land exists on the applicant's property.

MOTION by Mr. Anderson for the Parks & Recreation Advisory Committee to recommend that the Assembly deny the applicant's request to purchase CBJ parkland property at Block 20 Lot 7. *No objections were heard, and the motion passed.*

5. **AT&T Cell Tower at Dimond Park**

Mr. Bleidorn presents to the PRAC the proposal from AT&T requesting to lease property within Diamond Park to establish a communications tower. He notes that AT&T's initial proposal was to lease property near Park's & Rec's valley shop; however, it was denied as it conflicts with long-term plans for the property. AT&T submitted a revised proposal to replace an existing light pole within the park with a larger, taller light pole that would house the communication equipment and build a small fenced-in equipment area nearby. Parks and Lands staff viewed this revised proposal more favorably as it incorporated equipment into existing infrastructure, reducing the visual and physical footprint.

After the presentation, Mr. O'Shaughnessy opens for public comment on the topic before the PRAC makes its decision, and invites Ms. Bookless back up to speak.

Carole Bookless says that she is happy that this proposal would improve cell service in the valley, but upon further research, she has concerns about the tower's location. She is concerned about the electromagnetic waves, and shares that some recommend these

towers not be built within 500 feet of schools, or places people spend a great deal of time, as they may be harmful.

Mr. Anderson attests from personal experience that the radio frequency waves are generally quite safe, and those who work near them are equipped with meters to monitor the electromagnetic waves, which only beep within a few feet of the antennas. He concludes that city codes and regulations should be followed, but general worry about safety is unnecessary.

Ms. Schirmer asks what the distance is between the schools and the proposed pole, to which Ms. Verrelli estimated the Elementary School is 400 feet away, the library is 550 feet, the field house is 700 feet, and the middle school is 800 feet.

Mr. Anderson asked if the city had discussed the lease amount, to which Mr. Bleidorn answered that they had not. First, they will need the PRAC's recommendation, and if approved, the Assembly would grant authority to negotiate terms, including requiring AT&T to conduct an appraisal to determine the rate.

Mr. O'Shaughnessy asks if there are similar CBJ leases and what the amount is for them. Mr. Bleidorn answers that the city has several full communications tower leases (e.g., Fish Creek Road, Lena Point, Food Bank, Douglas Reservoir). This is the first application for equipment integrated into a light pole, making it unique. Lease rates generally hover around \$1,000 per month.

Ms. Swanson asks if there were any issues or sticking points in past Communication tower agreements. Mr. Bleidorn answers that they have gone smoothly in the past. He recalls one sticking point in a previous case near a reservoir that involved requiring breakpoint technology in the lease agreement, ensuring that if the tower were to fall, it would break and fall within the radius of the leased area to prevent damage to the nearby reservoir.

Ms. Gross asks if this tower will improve service at the Dimond Park Field House, to which Mr. Bleidorn answers that yes, AT&T identified this as a necessary location to improve coverage in Mendenhall Valley, where there are known service issues.

Mr. Anderson asks about the co-location and if it is financially beneficial for the city, citing concerns that the company that builds the tower, AT&T in this case, controls the structure and may intentionally discourage other carriers from co-locating to lock in a cheap initial rate. Mr. Bleidorn answers that the city code demands co-location, and the Initial base rate is by appraisal, plus an adjustment for every co-location. He claims it's beneficial for CBJ, and they will strongly recommend against any other towers in the area if this one is approved, reinforcing the pressure for co-location.

Ms. Gross asks what control AT&T will have over the lease area, to which Mr. Bleidorn answers that AT&T controls the fenced-in, 16 ft x 36 ft area, which houses the electrical and technical equipment, making it inaccessible to the public. The city remains responsible for the light pole itself and for maintaining and changing light bulbs.

Motion: by Mr. Anderson for the Parks & Recreation Advisory Committee to recommend that the Assembly authorize the City Manager to approve the proposed AT&T lease at Dimond Park for a 110-foot replacement light pole and associated equipment area. *No objections were heard, and the motion passed.*

6. **Floyd Dryden Outdoor Pickleball Courts Update**

Ms. Verrelli introduces the topic to the PRAC, reminding them that the original design presented at the September meeting with four dedicated pickleball courts drew concerns from the pickleball community due to safety issues resulting from only 4 feet of spacing between the courts. To address safety, staff developed Option B, which would provide two dedicated pickleball courts and two shared pickleball courts on one existing tennis court. She highlights that the tennis community would retain two shared courts at Floyd Dryden. Ms. Verrelli notes that the improvements would be temporary as the plan is to revert the space to dedicated tennis courts once the new facilities at Jackie Renninger Park are completed, though the timeline for that project is currently uncertain.

Carole Bookless speaks to her concerns about the tennis community losing their courts with upcoming changes to the Floyd Dryden and Jackie Renninger parks. She acknowledges that pickleball is supposedly a really good sport for seniors, but her orthopedic surgeon says that is not the case, as there are many injuries. She highlights the importance of tennis as a long-time Olympic sport for which people earn scholarships. She says she knows pickleball is popular and growing, but believes that what the department is proposing is going overboard.

Ms. Verrelli clarifies that the reconfiguration of the Floyd Dryden courts is temporary, and addresses Ms. Bookless' earlier concerns about the skate park, sharing that there will still be a space there for skateboarders; it is simply being redesigned.

Kueni Maake, a valley resident, commended the move to improve safety. Suggested trying to add more shared courts on the basketball court side to reach six total courts for tournaments. She confirms that her preferred option is B, out of the two that are under consideration, because it will be safer.

Melehoko Ma'ake, a valley resident, agrees with Kueni Maake in supporting option B for the courts. She requests that providing more courts on the basketball side would create the opportunity for dedicated courts for senior citizens to play, as the sport is rapidly growing.

Mike Notar, A valley resident, shares that he also favors option B and requests that staff include a separation/barrier between the two dedicated pickleball courts to prevent chasing balls and reduce injury risk.

Ms. Verrelli makes her final comments, sharing that a court reservation system will be implemented after the resurfacing to gather user data and manage usage. She also notes that a movable barrier/net between the two dedicated pickleball courts could potentially be added after the resurfacing work.

G. **STAFF REPORTS**

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Wheeler formally introduces himself as the new Director of Parks and Recreation, noting that it is only his second day on the job. He thanks staff, especially Ms. Varelli, for pulling double duty in leading the department during the transition.

Ms. Woll introduces herself as the new Assembly Liaison to PRAC. She reports that the Assembly approved the final fund transfer for the Marine Park project, which is now fully funded and ready for implementation. She noted that the primary focus of the Assembly is the upcoming budget due to anticipated significant cuts following the recent ballot initiative results. She also notes that the PRAC may be interested in the Telephone Hill plan, which has been under discussion, as green space is a prioritized asset in conceptual designs, but the parcels are primarily intended for private development.

Ms. Schirmer reports that the Lands, Housing, and Economic Development Committee met and discussed planning for the Downtown Waterfront District and an update on Affordable Housing. She notes the AT&T and encroachment items were presented to LHED as informational items.

Mr. Anderson reports that the Youth Activities Board held a retreat; however, there are no further updates as of now. He also comments on how he enjoys the PRAC's process, noting that members granted each other enough grace to ask lots of questions to ensure they were well-informed before making motions.

I. NEXT MEETING DATE - DECEMBER 2, 2025 - December 2, 2025

J. ADJOURNMENT With no further business to discuss, the committee adjourned at 6:47 pm *Respectfully submitted by Annie Carroll on 11/26/2025*

MEMORANDUM

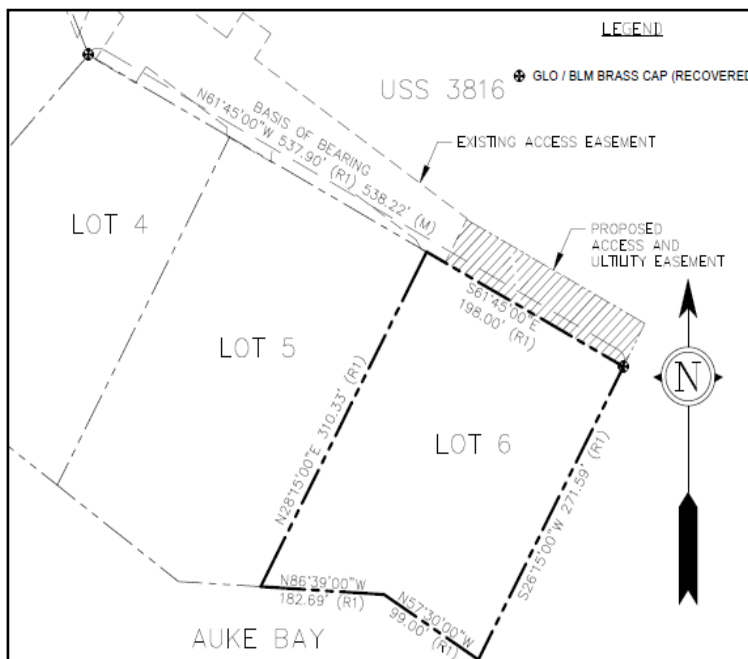
CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Parks & Recreation Advisory Committee
FROM: Dan Bleidorn, Lands and Resources Manager
SUBJECT: Holm Driveway and Utility Easement Application
DATE: November 25, 2025

In 2005, the Smuggler's Cove Road Association (SCRA), an Alaska non-profit corporation, formed in part to construct and maintain a private driveway in an easement across CBJ land within Lots 2 and 3, U.S. Survey (USS) 3816, near the tip of the Mendenhall Peninsula. The members of the association were the owners of seven water-access parcels on Lots 1-6 USS 3297 and Lot 1 Rogers Subdivision that do not border CBJ right-of-way. In 2006, a Driveway Maintenance and Indemnity Agreement was executed to detail expectations of the SCRA members and CBJ including that CBJ shall not be obligated to provide any maintenance, grading, or snow plowing for the access driveway. In 2009, a Driveway and Utility Easement was issued to SCRA members in perpetuity in accordance with CBJ Resolution No. 2343 and CBJ 53.09.300.

In August 2025, the Lands Office received an easement application from Bradley and Amy Holm, the owners of Lot 6 USS 3297. Their property is currently served by the



existing easement but does not provide adequate accessibility. In order to access their property, the application requests authorization to extend development of the driveway easement from the current termination close to Lot 5 USS 3297 to the northeastern boundary of Lot 6. Lot 6 is included in the existing easement from 2009, and this request is to extend it across their northern property line. This property is managed by the Parks department and is listed as Vacant/Other Lands in the 2019 Parks master Plan.

In accordance with 53.09.300(c), Lands staff forwarded this application to the Community Development Department and the Engineering & Public Works (EPW) Departments. EPW provided comments stating that after reviewing this request, the proposed extended easement would provide logical access given the topography of the site. No concerns were noted.

CBJ Code 53.09.300(d) states that "upon receipt of the assembly lands committee recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly." If the LHED Committee provides a motion of support for this request, a resolution will be presented to the assembly for review and public hearing. The resolution would contain terms and conditions to be included in the easement.

The 2019 Parks and Recreation Master Plan Disposal Process

The individual or entity seeking to purchase parkland begins the process by contacting the Parks & Recreation Department to present their proposal. This initial step can help avoid unnecessary expense by identifying any immediate issues. The next step requires the proponent to submit an application and pay a fee to the Lands & Resources Division. The proposal will then be reviewed by Parks & Recreation Department, which will provide a staff recommendation to the PRAC. The PRAC will consider the request and staff recommendation and receive public comment. The PRAC will then make a recommendation to the Assembly in support of, or opposition to, the proposed disposal. At this point, the process proceeds according to CBJ code

Vacant/Other Lands

Vacant/other sites are lands that are controlled by Parks & Recreation and classified as Natural Area Parks, but which do not fit the criteria for semi-primitive areas, developed natural areas, or conservation areas. If such sites are within the urban service boundary; contain buildable lands; and do not have a clear public recreation use (i.e. a trail), these sites may be candidates for future reclassification or disposal.

Staff request that the PRAC provide a recommendation in the form of a motion to the Assembly on whether this easement should be considered in accordance with 53.09.300

Attachments:

1. Resolution 2343 Mendenhall Peninsula Easement Authorization
2. Easement Extension Diagram

Presented by: The Manager
Introduced: 01/09/2006
Drafted by: J.W. Hartle

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2343

A Resolution Authorizing the Manager to Convey a Driveway and Utility Easement Across a Fraction of Lots 2 and 3, U.S. Survey 3816, on the Tip of Mendenhall Peninsula.

WHEREAS, the City and Borough of Juneau owns Lots 2 and 3, U.S. Survey 3816, a parcel of land located on the tip of Mendenhall Peninsula; and

WHEREAS, a group of seven homeowners, of the Smuggler's Cove Pioneers Neighborhood Association, desire driveway access to their landlocked properties, on Lots 1-6, U.S. Survey 3297 and A.S.L.S. 70-3; and

WHEREAS, CBJ 53.09.300 authorizes the Manager to convey easements across CBJ land, upon approval of the Assembly by resolution; and

WHEREAS, comments on the proposed easement were solicited from Public Works, Engineering, Parks and Recreation, Community Development, and the Fire departments, resulting in no objections to the issuance of the easement; and

WHEREAS, the Planning Commission and the Assembly Lands Committee reviewed this proposed easement and recommended approval at their meetings July 26, 2005 and September 12, 2005, respectively.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Authorization. The Manager is authorized to negotiate and convey a driveway/utility easement, across a fraction of Lots 2 and 3, U.S. Survey 3816 to serve residences on Lots 1-6, U.S. Survey 3297 and A.S.L.S. 70-3, as generally shown in Exhibit A, subject to the terms and conditions established herein.

Section 2. Terms and Conditions.

- (a) The easement shall be perpetual.
- (b) The easement shall be revoked if the homeowners do not use the driveway for a period of five years.
- (c) The easement shall be revoked if the homeowners' property is served by a dedicated, constructed City and Borough street.
- (d) The City and Borough reserves the right to utilize portions of the driveway alignment for a dedicated City street.
- (e) The easement shall be used to serve single family or duplex residences on the homeowners properties. No commercial use is allowed.
- (f) Electric, telephone, water and sewer lines may be located in the easement corridor.
- (g) The easement is not exclusive. The City and Borough may grant other overlapping easements.
- (h) The homeowners are responsible for construction and maintenance of any improvements.
- (i) The City and Borough reserves the right of public pedestrian access along the easement.
- (j) The homeowners may gate the driveway to control vehicular access.
- (k) The homeowners shall provide an as-built survey of the driveway once constructed.
- (l) The driveway may be relocated to a new location upon direction of the Assembly in accordance with CBJ 53.09.300(i).
- (m) The homeowners shall obtain all authorizations and permits necessary to construct the driveway.
- (n) The cost of the easement shall be at the fair market value of \$32,400, as determined by appraisal.

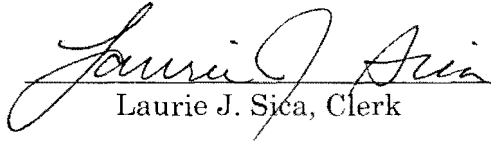
- (o) Such other terms or conditions as the Manager finds to be in the public interest.

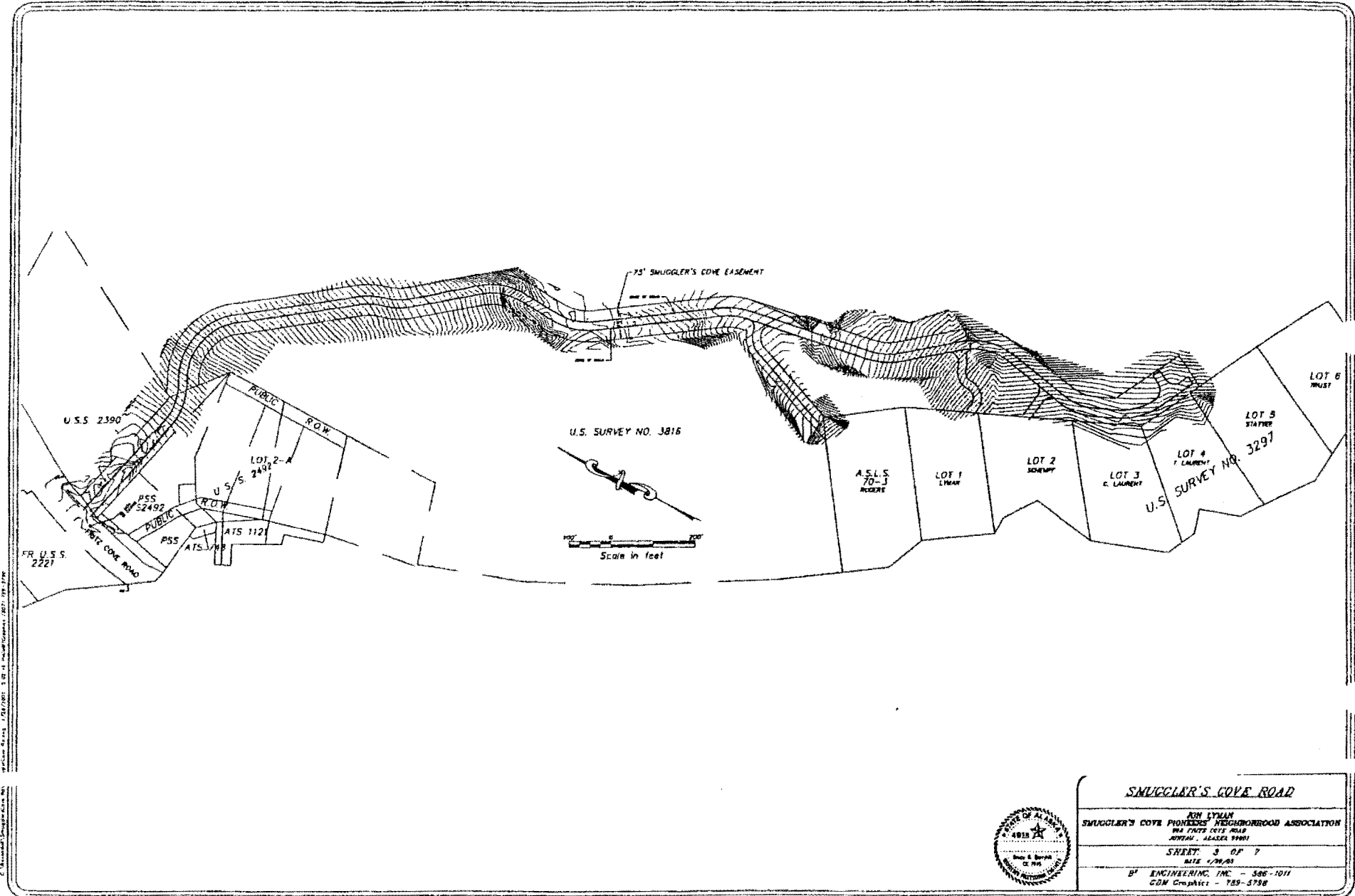
Section 3. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 9th day of January, 2005.


Bruce Botelho, Mayor

Attest:


Laurie J. Sica, Clerk

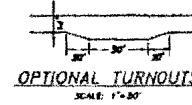
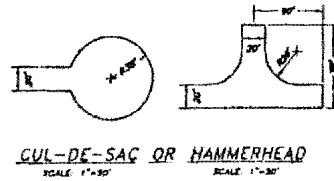
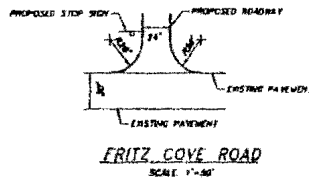
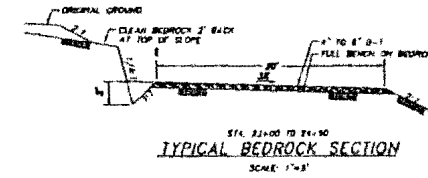
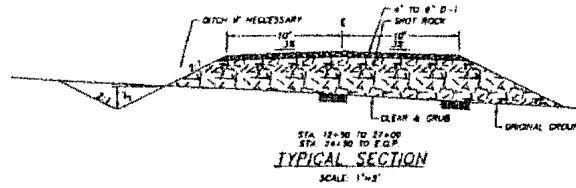
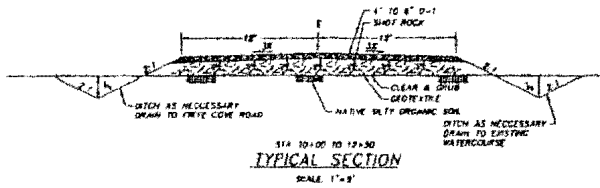


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FOR LYLEAN SMUGGLER'S COVE PIONEERS' NEIGHBORHOOD ASSOCIATION 104 FINEST COVE ROAD JENSEN, ALASKA 99601	
SHEET 3 OF 7 DATE 1/28/01	
BY ENGINEERING, INC. - 506-1011 GDM CONSULTANT - 789-5798	

Exhibit A - Resolution 2343
 Page 1 of 2



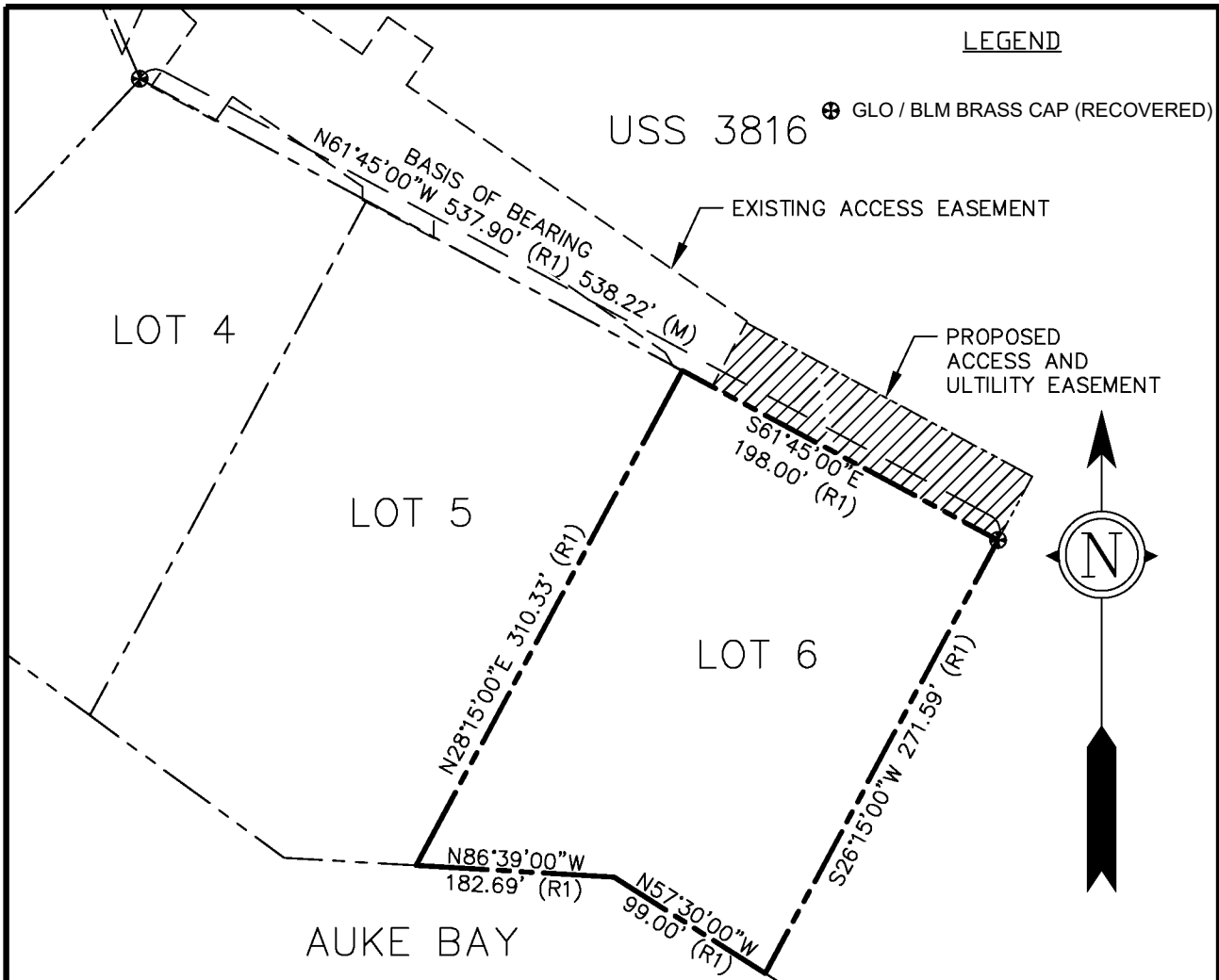
NOTES:

1. SE ENGINEERING MADE TOPOGRAPHIC MEASUREMENTS FOR THIS PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. SE ENGINEERING DOES NOT EMPLOY A PROFESSIONAL LAND SURVEYOR. THIS IS AN ENGINEERING ROUTE DESIGN, NOT A SURVEY FOR A LEGAL DEFINITION OF AN EASEMENT ACROSS C&W LAND. AFTER CONSTRUCTION, THE SAUGLELLER'S COVE NEIGHBORHOOD ASSOCIATION (HEREINAFTER CALLED "THE OWNER") WILL HAVE A REGISTERED LAND SURVEYOR FOR AN AS-BUILT SURVEY, A FORMAL DEFINITION OF EASEMENT, AND A RECORDING OF A LOCAL PLAN.
2. BURNED POWER LINES AND OVERHEAD TELEPHONE LINES EXIST BEYOND THE BRIDGE. REVIEW NEIGHBORHOOD PLANS WORK WITH THE UTILITY COMPANIES' WORK.
3. THIS DESIGN IS FOR A 20 FOOT TOP WIDTH. IF THE OWNER CHOOSES A 14 FOOT TOP WIDTH FOR COST SAVING, CONSTRUCT TURNOUTS AT 1000 FOOT MAXIMUM SEPARATION OR AT INTERMEDIATE BATTERING.
4. THIS DESIGN MAINTAINS A MAXIMUM 13% PROFILE GRADE. IF THE OWNER CHOOSES STEEPER GRADES FOR COST SAVING, THE DRAINS SHOULD BE DEEPER TO THE ABSOLUTE MAXIMUM.
5. THE BUILDER IS RESPONSIBLE FOR DIRT, SITE DISPOSAL OF TREES, BRUSH, SLASH, AND ORGANIC SOIL CLEARED FROM THE ROADWAY.
6. SUPERSEDATE THE DRAINING SURFACE IN CURVES AT OR WITH HALF THE TRANSITION OUTSIDE THE CURVE.
7. NO GEOTECHNICAL INVESTIGATION WAS PERFORMED FOR THIS PROJECT.



SAUGLELLER'S COVE ROAD	
JON LYMAN SAUGLELLER'S COVE NEIGHBORHOOD ASSOCIATION 800 FRITZ COVE ROAD DENALI, ALASKA 99560	
SHEET 2 OF 9 DATE 4/22/06	
SE ENGINEERING, INC. - 586-1011 60M COMBACE - 780-3798	

Exhibit A - Resolution 2343
Page 2 of 2



LEGAL DESCRIPTION:

BEGINNING AT THE A BRASS MONUMENT MARKING THE NORTHWEST CORNER OF LOT 4; THENCE, S61°45'00"E 538.22 FEET MEASURED (537.90 FEET RECORD) TO THE NORTHEAST CORNER OF LOT 6 OF USS 3297 MARKED BY A BRASS MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE, N61°45'00"W, 179.19 FEET; THENCE, N28°11'31"E, 40 FEET ALONG THE BOUNDARY OF THE EXISTING ACCESS AND UTILITY EASEMENT; THENCE, S61°45'00"E, 179.23 FEET; THENCE, S28°15'00"W, 40 FEET TO THE BEGINNING, CONTAINING 7168 SQUARE FEET MORE OR LESS.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS FROM A FOUND BRASS MONUMENT MARKING THE NW CORNER OF LOT 4, WHICH IS LOCATED N61°45'00"W FOR 538.22 FEET MEASURED (537.90 FEET RECORD) FROM THE TRUE POINT OF BEGINNING, TO A FOUND BRASS MONUMENT MARKING THE NORTHEASTERN CORNER OF LOT 6 AS SHOWN ON USS 3297.

RECORD INFORMATION:

RECORD BEARING AND DISTANCES FOR PROPERTY BOUNDARIES TAKEN FROM USS 3297, ACCESS EASEMENT DEFINED IN DOCUMENT 2009-000755-0 JUNEAU RECORDING DISTRICT.

NORTH 57*
LAND SURVEYING LLC
 (907) 747-6700 215-C SMITH STREET, SITKA, AK
 8800 GLACIER HWY., STE 224 1/2, JUNEAU, AK
 MAILING ADDRESS - 2007 CASCADE CREEK ROAD,
 SITKA, AK 99835
 EMAIL: north57landsurveying@yahoo.com

EASEMENT EXHIBIT

LOT 6 OF USS 3297 & USS
 3186 JUNEAU RECORDING DIST.
 JUNEAU, AK 99801

SCALE: 1 = 100'

FILE NO. 40603-01

FY26 Requested and Received

DEPARTMENT CAPITAL IMPROVEMENT PLAN 6 YEAR PRIORITIES

Department: Parks & Recreation

Date: 12/12/2024

Compiled by: George Schaaf

Phone number: 9075860422

Note: Round the estimated project cost to the nearest thousand

Priority	Project	FY26	FY26 Actual	FY27	FY28	FY29	FY30	Future
1	Park & Playground Maintenance & Improvements	\$450,000	\$325,000	\$465,000	\$480,000	\$500,000	\$515,000	\$530,000
2	Trail Improvements	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
3	Sports Field Repairs and Improvements	\$300,000	\$300,000	\$330,000	\$330,000	\$360,000	\$390,000	\$400,000
4	Marine Park Construction (MPF/PDF)	\$2,500,000	\$2,500,000					
5	35 Mile ORV Park (includes \$300k unsched RTP Grant in FY26)	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
6	DPAC Security Cameras	\$60,000	\$0					
7	ZGYC Security Cameras	\$40,000	\$0					
8	Valley Operations Shop Covered Equipment Storage (Temp 1% Sales Tax)	\$800,000	\$800,000					
9	Paving & Pavement Repairs (Temp 1% Sales Tax)	\$1,300,000	\$200,000	\$1,000,000	\$300,000			
10	Savikko Park Restroom #1 Replacement (includes \$125k unsched LWCF grant in FY26)	\$600,000	\$600,000					
11	Jackie Renninger Park Renovation (Temp 1% Sales Tax)			\$7,000,000				
12	Adair-Kennedy Tennis (FY25) and Basketball Court (FY26) Resurfacing + Fence replacement			\$850,000				
13	Fish Creek Park ADA Fishing, Trail and Access Improvements (Unsched)			\$250,000				
14	Evergreen Cemetery Columbarium			\$250,000				
15	Auke Lake Wayside Restrooms and Dock					\$500,000		
16	Outer Point Waterfront Land Acquisition					\$210,000		
17	Sunshine Cove and 35 Mile Vault Toilet						\$150,000	
18	Riverside Rotary Park Restroom						\$250,000	
19	Adair-Kennedy Park Entry Plaza and Pathways						\$1,000,000	
20	Savikko Park Gold Rush Days Plaza Improvements							\$50,000
21	Evergreen Cemetery Headstone and Landscape Restoration							\$500,000
22	Twin Lakes ADA Dock Replacement							\$150,000
23	Twin Lakes Ice Skating Lights							\$150,000
24	North Bridget Cove Land Acquisition							\$540,000
Totals:		\$6,650,000	\$5,325,000	\$10,745,000	\$1,710,000	\$2,170,000	\$2,905,000	\$2,920,000

DEPARTMENT CAPITAL IMPROVEMENT PLAN 6 YEAR PRIORITIES

Department: Parks and Recreation

Date: 10/27/2025

Compiled by: M. Richey

Phone number: 907-586-5226

Note: Round the estimated project cost to the nearest thousand

Priority	Project	FY27	FY28	FY29	FY30	FY31	FY32
1	Park & Playground Maintenance & Improvements	\$750,000	\$1,000,000	\$750,000	\$750,000	\$750,000	
2	Trail Improvements	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	
3	Sports Field Repairs and Improvements	\$330,000	\$330,000	\$360,000	\$390,000	\$400,000	
4	35 Mile ORV Park	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	
5	DPAC Security Cameras	\$60,000					
6	ZGYC Security Cameras	\$80,000					
7	Paving & Pavement Repairs (Temp 1% Sales Tax)	\$2,000,000	\$ 300,000				
8	New Dimond Park Sportsfields	\$800,000					
9	Jackie Renninger Park Renovation (Temp 1% Sales Tax)		\$7,000,000				
10	Adair-Kennedy Tennis (FY25) and Basketball Court (FY26) Resurfacing + Fence replacement		\$850,000				
11	Fish Creek Park ADA Fishing, Trail and Access Improvements (Unsched)		\$250,000				
12	Wayside Shelter & Savikko 1 Shelter Replacement		\$600,000				
13	Auke Lake Wayside Restrooms and Dock			\$500,000			
14	Outer Point Waterfront Land Acquisition			\$210,000			
15	Evergreen Cemetery Columbarium			\$250,000			
16	Sunshine Cove and 35 Mile Vault Toilet				\$150,000		
17	Riverside Rotary Park Restroom				\$250,000		
18	Adair-Kennedy Park Entry Plaza and Pathways				\$1,000,000		
19	Savikko Park Gold Rush Days Plaza Improvements						\$50,000
20	Evergreen Cemetery Headstone and Landscape Restoration						\$500,000
21	Twin Lakes ADA Dock Replacement						\$150,000
22	Twin Lakes Ice Skating Lights						\$150,000
23	North Bridget Cove Land Acquisition						\$540,000
Totals:		\$4,670,000	\$10,980,000	\$2,720,000	\$3,190,000	\$1,800,000	\$1,390,000

FY 27 CAPITAL IMPROVEMENT PLAN DEPARTMENT PRIORITY PROJECT LIST

FY27 Priorities on this tab should match the FY27 Column on 6-year Priority Projects tab.

Department: Parks and Recreation Date: 11.25.25
 Compiled by: M. Richey Phone : 907-586-5226

Note: **Unscheduled/unfunded large projects should be included on this page.**

TOTAL FY27 Request from **FY27 CIP Dept Priority Projects Tab** \$ **4,670,000**
 TOTAL FY27 Request from **6-Yr Priority Projects Tab** \$ **4,670,000**

PRIORITY	PROJECT NAME (this should match your project name on Tab #1)	PROJECT COST (Round to nearest thousand)	PROJECT DESCRIPTION	Funding Source (Leave as unknown unless specifically allocated by Voter Approved Special 1% or Unscheduled)	Funding Sources Notes:	Sustainability Element of Project	PROJECT AREA - DT, LC, Valley, Douglas, ND, Out the road, Areawide
1	Park & Playground Maintenance & Improvements	\$750,000	This CIP funds maintenance and improvements of parks, playgrounds, and athletic facilities, including playground equipment and surfacing, restrooms, accessibility, lighting, drainage, sidewalks, parking areas, landscaping, public use cabins and other infrastructure. Funding priorities include replacement of playgrounds at Steelhead, Mendenhaven & Bonnie Brae Park, and continuing to address deferred maintenance areawide. A single playground replacement typically costs \$750k to \$1 million; the Parks & Recreation Department currently maintains 26 developed parks and 13 playgrounds.			Maintaining parks provides for health and wellness of the community and outdoor recreation opportunities in facilities that require minimal carbon based fuel input. Green infrastructure such as trees, other landscaping, natural drainage, riparian protection to waterbodies, and wetland preservation reduce green house gases.	Areawide
2	Trail Improvements	\$300,000	This fund supports trail work, connections between existing trail infrastructure, signage, repair and/or replacement of structures and tread (bridges, culverts, etc.), and other trail improvements. Priorities in FY27 include installation of a bridge across Gold Creek at Cope Park, replacement of a trail bridge across Fish Creek along the Treadwell Ditch Trail, complete paving repairs at Kaxdigoowu Heen Dei (Brotherhood Bridge Trail) between Montana Creek and the junction with the Equestrian Trail, repairs to sections of the Auke Lake trail impacted by landslides, and mitigating beaver impacts at the Outer Point Trail.			Maintaining trails provides for alternative, carbon free transportation opportunities and improved health and wellness for the community.	Areawide
3	Sports Field Repairs and Improvements	\$330,000	This CIP supports the repair and replacement of athletic fields, courts, and related facilities throughout Juneau, including those for basketball, tennis, pickleball, softball, baseball, soccer, and football. Funding priorities include resurfacing fields at Dimond park and Miller Fields.			Providing outdoor exercise and recreation opportunities for the community promotes health and wellness. These activities require minimal carbon fuel input.	Areawide
4	35 Mile ORV Park and Trails	\$350,000	This project will continue development of motorized use trails at the 35 mile site based on community planning efforts that began in 2013. The funding will leverage anticipated funding from the Recreational Trails Program (\$300,000) with a local match (\$34,000), plus CBJ overhead charges.		Grant Funding not secured for FY27	Many people in Juneau enjoy recreating with off road vehicles and currently travel to the lower 48 or other parts of Alaska, often bringing their vehicles with them. By providing this activity in Juneau, travel and shipping will be minimized. Providing a sustainable option for this type of activity also reduces resource damage caused by illegal riding elsewhere.	Out the Road
5	Security Cameras - Dimond Park Aquatic Center	\$60,000	Installation of 12 security cameras in the facility's lobby, public hallways, and exterior to deter and prosecute theft and other crimes.				Valley
6	Security Cameras - Zach Gordon Youth Center	\$80,000	Replacement of 12 security cameras that maintain staff awareness of activities and youth safety around the facility, and to deter and prosecute theft and other crimes. Approximately \$10,000 is available in the Center's Equipment Replacement Reserve budget.				Downtown
7	Paving Repairs (1% Sales Tax)	\$2,000,000	Voter-approved repair & paving of parking lots (Cope Park, Melvin Park, River Road)			Paving gravel parking lots and damaged areas will reduce maintenance, which will result in fewer trips by CBJ vehicles and contractors. Paving also reduces airborne dust.	Areawide
8	New Dimond Park Sportsfields	\$800,000	This project involves the design and construction of new sports fields geared towards youth at Dimond Park. This new field is essential to offset the loss of youth fields at Dzantiki'i Heeni School.			Providing outdoor exercise and recreation opportunities for the community promotes health and wellness. These activities require minimal carbon fuel input.	Valley
	Total	\$4,670,000					