



ASSEMBLY COMMITTEE OF THE WHOLE AGENDA - **UPDATED 1/26/2026**

January 26, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

Assembly Committee of the Whole Worksession - No Public Testimony will be taken.

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

A. CALL TO ORDER

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

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. 2024-11-04_Assembly-COW_Minutes - Draft
2. 2024-12-02_Assembly-COW_Minutes - Draft
3. 2025-01-27_Assembly-COW_Minutes - Draft
4. 2025-02-24_Assembly-COW_Minutes-Draft
5. 2025-03-05_Special Assembly-COW Joint Meeting with Eaglecrest Board_Minutes-Draft
6. 2025-09-08_Assembly-COW_Minutes-Draft(V2)
7. 2025-11-03_Assembly-COW_Minutes - Draft

[The November 3, 2025 meeting minutes will be posted in the Supplemental Materials section prior to the meeting]

F. AGENDA TOPICS

1. **Ordinance 2026-10 An Ordinance Amending Title 1, General Provisions, to Add a Definition of Newspaper of General Circulation.**
2. **An Ordinance Establishing the City and Borough Eaglecrest Recreation Area Department and Recreation and Ski Area Advisory Board.**

3. Douglas / West Juneau Area Plan — Ordinance 2025-42 (Amending the Comprehensive Plan by Adopting the Downtown Douglas / West Juneau Area Plan)

4. Assembly Goals

[Additional materials will be posted in the Supplemental Materials section of the packet]

G. STAFF REPORTS

H. NEXT MEETING DATE February 23, 2026 at 6:00pm

I. SUPPLEMENTAL MATERIALS

1. November 3, 2025 Assembly COW Minutes - Draft

2. 2026 Assembly Goals - Final Draft vCOW

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.

ASSEMBLY COMMITTEE OF THE WHOLE MINUTES - **DRAFT**

November 04, 2024 at 6:00 PM



Assembly Chambers/Zoom Webinar

A. CALL TO ORDER

Deputy Mayor Smith called the Assembly Committee of the Whole to order at 6:01pm on November 4, 2024.

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!*"

B. ROLL CALL

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

Staff present: City Manager Katie Koester, Deputy Manager Robert Barr, Municipal Attorney Emily Wright, Municipal Clerk Beth McEwen, Meeting Tech Kevin Allen, Assistant Attorneys Sherri Layne and Clinton Mitchell, Engineering and Public Works Director Denise Koch, Engineering and Public Works Deputy Director Nate Rumsey, and Chief CIP Engineer John Bohan.

D. APPROVAL OF AGENDA – *approved by unanimous consent.*

E. APPROVAL OF MINUTES

1. April 15, 2024 Assembly COW DRAFT Minutes

MOTION by Mayor Weldon to approve the April 15, 2024 Assembly Committee of the Whole draft minutes, with grammatical corrections, and asked for unanimous consent. ***Hearing no objection, motion approved by unanimous consent.***

F. AGENDA TOPICS

2. U.S. Army Corps of Engineers (USACE) Flood Presentation

Philip Martinez and Dan Allard, from the United States Army Corps of Engineers (USACE), and Keith Anderson, from the Flood Defense Group, which was contracted with USACE, presented about HESCO barriers. Mr. Anderson said he worked with HESCO for approximately 17 years and that HESCO was the primary provider of flood defense barriers for the USACE.

Mr. Anderson said the HESCO barriers were a bunch of preconnected, welded, wire mesh panels lined with geotextile fabric that allowed them to be filled up with dirt, sand, or other locally available material. He said the product was designed to be stackable to allow for higher protection and that the modular design lent itself to being able to deal with debris impact and other threats without catastrophic failure of the entire barrier. Mr. Anderson noted that the weight of the HESCO may cause them to sink depending on the soil composition, but that it had never caused a catastrophic problem.

Mr. Anderson said HESCO were primarily used as flood and debris flow barriers, but have also been used for erosion control, retaining walls, and perimeter walls for military applications. He said the USACE tested the HESCO barriers against wave impact, debris impact, overtopping, and seepage.

Mr. Kelly asked about repairing individual HESCO cells. Mr. Anderson said it took approximately 20 minutes to fix any specific cell, but that specifics depended on the damage. He provided examples of reinforcing with sandbags or adding a plastic sheet to reduce seepage.

Mr. Steininger asked about longevity. Mr. Anderson said the manufacturer specified a five-year lifespan, but that he began to see stress tears in the fabric between eight to ten years deployed in regions with harsh ultraviolet light. Ms. Adkison asked about rain affecting the cells. Mr. Anderson said there was no known adverse effect of fresh water on the fabric, but that saltwater could cause rust issues.

Mayor Weldon asked about the fill material. Mr. Anderson responded sand was preferred.

Mr. Bryson asked about how the barriers come down at the end of their life. Mr. Anderson said there were generally two options: the first was to use a beam to lift the barriers and have the fill material fall out the bottom or to take an excavator and rip the faces of the HESCOs open and then use the bucket to pick up the wire and fabric section, leaving the fill material behind.

Mr. Allard discussed Public Law 84-99 Advanced Measures, the law that gave USACE authority to provide emergency activities in support of local governments to help protect against flooding. He said the Glacier Lake Outburst Flood (GLOF) qualified and that CBJ had met the requirements. He said USACE would pay for the barriers and provide technical assistance, but that construction, permitting, and removal of the barriers would be the responsibility of CBJ.

Mr. Martinez said USACE technical experts were working with CBJ to develop a plan; he said they walked the riverbanks, looked at aerial footage, and talked to residents about damage to help determine HESCO placement. Mr. Martinez said Phase I of the HESCO installation would cover Marion Drive to Killewich Drive to Meander Way, while Phase II would cover most of the remaining developed properties along the river.

Mr. Martinez said the General Investigation Study was the long-term solution to the GLOF, and would involve USACE looking at hydrological data, environmental studies, real estate, and economic cost-benefit ratios. He said they require a lot of research and data gathering and take time to develop.

Mr. Kelly asked if implementing the Phase I HESCO barriers might cause more damage in other areas. Mr. Bohan said they have not done any studies regarding the HESCO barriers yet, but that Michael Baker Internation (MBI) would be under CBJ contract soon to provide hydraulic modeling and new inundation maps. He said they expected data from MBI in late winter or early spring which would help guide planning. Mr. Bohan said the priority was protecting the almost 300 homes that were damaged in the 2024 flood.

Ms. Woll asked about bank erosion. Mr. Bohan said bank erosion was a significant concern, which was why they were recommending bank stabilization or armoring protection and placing the HESCO barriers as far from the bank as possible. Mr. Allard said Public Law 84-99 Advanced Measures did not handle erosion, but that other USACE programs such as Streambank stabilization did and that it required a significant cost share.

Ms. Adkison asked about including View Drive in Phase II. Mr. Bohan said he does not have concrete information yet, as his primary focus had been on preparing for Phase I.

Mr. Smith asked about dredging the Mendenhall River or building a levy. Mr. Martinez said those options fall into the General Investigative Study. Mr. Smith asked if actions can be taken without the General Investigative Study. Mr. Martinez said no.

3. Downtown Employee Office Space: Burns Building

Manager Koester asked for direction from the Assembly to work on a business condo association. She said CBJ was negotiating purchasing two floors of the Burns Building; this business condo association would be with the Permanent Fund Corporation which would own the third floor.

Mr. Bryson asked whether the condo dues would include maintenance. Manager Koester said the initial estimate for condo dues would be \$650,000 annually, which would include maintenance and repairs. She said the condo dues go back into the building, which CBJ would be the majority owner of.

Mr. Smith asked what CBJ was currently paying for leases. Manager Koester said it was about \$800,000 annually.

MOTION by Mayor Weldon to direct staff to research and develop documents for a condominium association in relation to the Burns Building.

OBJECTION by Ms. Adkison. She said she objected to taking the space away from the Permanent Fund Corporation and the State, which have been moving jobs outside of Juneau, and worried this might prevent jobs from coming back.

Mr. Byson spoke in support of the motion, noting that residents had voted down the construction of a new city hall.

Roll Call Vote:

Yes: Hall, Steininger, Kelly, Woll, Hughes-Skandijs, Byrson, Mayor Weldon, Deputy Mayor Smith

No: Adkison

Motion Passed: 8 Yeas to 1 Nay

4. Short Term Rental Task Force

Mr. Smith provided the charging document for the creation of the Short-Term Rental Task Force (STRTF). Ms. Hughes-Skandijs said she would like to change the charging document so that the STRTF's focus was on creating a matrix that evaluated and recommended various regulator actions and to remove the charge where they reviewed the number of rentals. She said she would prefer that staff gather that information and provide it to the STRTF. She wanted to make sure that renters were included on the task force.

Ms. Woll said she wanted to make sure the charging document made it clear that the Assembly was looking for regulation options, not to answer the question on whether or not to regulate.

Mayor Weldon said that to make decisions, the STRTF needed to have data, most of which would be provided by staff. Mayor Weldon said she did not ask the proposed members if they owned or rented; she said she was looking for people with a variety of viewpoints.

Mr. Smith noted the Assembly had the ability to introduce legislation regardless of the STRTF's recommendations.

MOTION by Mayor Weldon to move the Short Term Rental Task Force charging document to the full Assembly and asked for unanimous consent. **Hearing no objection, motion passed by unanimous consent.**

5. Memoranda of Agreement (MOA) with Tlingit & Haida

Manager Koester said these Memoranda of Agreement with Central Council of Tlingit and Haida Indian Tribes of Alaska (CCTHITA) for public safety and solid waste supported the Assembly's goal to strengthen government-to-government relationships. She said it also leveraged resources as CCTHITA has access to different programs and resources than CBJ, and these MOAs allowed both governments to better utilize resources.

Manager Koester said these MOAs do not change daily business but established transparency and committed CBJ to developing a shared relationship in a structured way.

Mr. Kelly asked how the solid waste agreement might impact composting. Manager Koester said at the Public Works and Facilities Committee in July 2024, the committee made a motion to issue a Request for Proposal (RFP) for composting. She said CBJ had a \$2.5 million dollar grant to help develop a composting facility. She said CCTHITA had received approximately 15 million dollars in grants to look at composting, recycling, and other waste stream diversion methods for the Southeast region. She said the MOA does not require or specify how CBJ spends the grant money, which will require going through the Assembly process. She said the MOA requires CBJ and CCTHITA

to talk to each other about planning efforts. She said there was nothing in the MOA that precluded CBJ from working with private entities.

MOTION by Mayor Weldon to forward the memoranda of agreements with CCTHITA on public safety and solid waste to the full Assembly and asked for unanimous consent. **Hearing no objection, motion passed by unanimous consent.**

6. Update on Sheltering of Unhoused Population

Mr. Barr said the Assembly discussed sheltering and the unhoused population in July after CBJ was unable to find a good location for a summer campground. He noted the July meeting was after the Supreme Court decision of City of Grants Pass v Johnson, which allowed enforcing restrictions on camping on public property. Mr. Barr said CBJ did limited enforcement activity since then and the enforcement activity that had taken place was conducted by high-level CBJ employees, such as the policy chief or deputy police chief. He said enforcement action had fallen into two categories; when a specific individual was disrupting the use of a specific facility or other individuals, or when campsite had grown large enough that impacts could no longer be mitigated, with impacts being human waste, garbage, criminal activity, and stolen property.

Mr. Barr said municipalities continued to struggle with this issue and there is no perfect solution. He said the geographical impact of dispersed camping was different this year, as more took place in the Valley near Teal Street and away from Mill Street. Mr. Barr said there was strong internal consensus amongst CBJ staff that there were more struggles with the Mill Street campground and area around it than in the Teal Street area this year.

Mr. Barr said the Cold Weather Emergency Shelter, operated by St. Vincent de Paul (SVdP), opened on October 15. He said SVdP had largely new staff operating the shelter this year, but they did lots of training and many of the staff hired were former residents of the shelter.

Ms. Hughes-Skandijs asked if CBJ did enforcement activity after the Grants Pass decision that they would not have done before. Mr. Barr said yes, but the amount they did was limited.

Mr. Kelly asked if there were concerns about the cold weather shelter reaching capacity. Mr. Barr said there were no improvements to capacity, but they did install interior restrooms. Mr. Barr said he had two different capacity concerns – first the physical capacity limit of how many cots can safely be in the space, and second the staff capacity to manage the environment and increased number of people in the space. He said addressing the physical capacity limit would be easier than the staff capacity limit.

Mr. Bryson said crime in the Teal Street area went down when the cold weather shelter opened and supported funding a similar shelter year-round.

Ms. Adkison asked about creating another summer campground, should a location become available. Mr. Barr said SVdP did not have capacity to run a shelter year-round, when he most recently asked. Mr. Barr said he was skeptical that an unsupervised campground anywhere in CBJ would be possible or effective.

G. STAFF REPORTS

7. 2025 CBJ Meeting Calendar

The Assembly discussed potential edits to the calendar. The final draft of the 2025 CBJ Meeting Calendar would go to the 11/18 Assembly meeting for approval.

H. NEXT MEETING DATE: December 2, 2024; 6:00p.m.

I. SUPPLEMENTAL MATERIALS

8. Red Folder Item: CBJ & CCTHIA 2017 Letter of Intent

9. Red Folder Items: Memoranda of Agreement (MOA) with Tlingit & Haida

10. Red Folder: HESCO Basics Presentation

11. RED FOLDER: US Army Corps of Engineers - Mendenhall Glacier Outburst Floods Presentation

J. ADJOURNMENT

With no further business to come before the Committee of the Whole, the meeting adjourned at 8:30pm.

ASSEMBLY COMMITTEE OF THE WHOLE WORKSESSION MINUTES - DRAFT



December 02, 2024 at 6:00 PM

Zoom Webinar Only

Assembly Committee of the Whole Worksession - No Public Testimony will be taken.

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

[Clerk's Note: Due to road conditions and CBJ Office closures on 12/2/2024, all Assembly Standing Committee meetings will be held as Zoom only meetings.]

A. CALL TO ORDER – Deputy Mayor Smith called the Assembly Committee of the Whole Worksession to order via Zoom at 6:00 p.m.

B. LAND ACKNOWLEDGEMENT – read by Assemblymember Adkison

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

C. ROLL CALL

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

Assemblymembers Absent: Wade Bryson

Staff/Others Present: City Manager Katie Koester, Deputy City Manager Robert Barr, City Attorney Emily Wright, Municipal Clerk Beth McEwen, Visitor Industry Director Alexandra Pierce

D. APPROVAL OF AGENDA – agenda approved as presented

E. APPROVAL OF MINUTES – minutes approved as presented

1. January 25, 2024 Assembly Worksession with Legislative Delegation-Draft Minutes

F. AGENDA TOPICS

2. Update of Visitor Industry Task Force Public Process (verbal report by Visitor Industry Director Alexandra Pierce)

Ms. Pierce opened the discussion noting that in March it would be 5 years since the VITF report was completed in what had been a good and respected process that led to many recommendations. It gave her clear marching orders on where to focus her energy and now that the City has achieved most of the major VITF recommendations, it's time to get a similar group back together to build on that work and update the recommendations. Ms. Pierce will work with Mayor Weldon on the composition of a new VITF group and would likely hold meetings over the winter before tourism season starts.

Ms. Hughes-Skandijs stated she would be interested in the new composition of who would sit on this VITF and would like to weigh in on those choices where appropriate.

Ms. Woll agreed with Ms. Hughes-Skandijs that a lot has changed in the last 5 years since the last VITF and it would be nice to see a different composition of the task force reflecting those changes.

Ms. Hughes-Skandijs asked Ms. Pierce if she was imagining the same magnitude of meetings as the previous VITF went through.

Ms. Pierce stated she anticipated a shorter VITF process with fewer meetings, and a focus on a robust public discussion process seems to be what is important and needed right now.

Mayor Weldon agreed that public process is the most important piece, and that this VITF group would be a different makeup of members but wouldn't have to start at the very beginning; they would start with reviewing the recommendations already in place and see if we need to add to them rather than the group having to start from scratch.

Chair Smith thanked Ms. Pierce for the VITF process update and closed this topic noting the importance of continuing engagement with the community on community impacts related to tourism.

3. Lease process for Huna Totem

Ms. Pierce noted the purpose of the discussion tonight was to establish a public process for a Tidelands lease with Huna Totem and would be asking the Assembly for approval on two things. One, to move forward with a public process as outlined in the memo included in the packet; and two, for the Assembly to articulate the elements of the site that have been discussed to date that the Assembly thinks have the most community benefit and should be included in the lease that would ultimately come before the full Assembly.

She highlighted the spreadsheet and memo in the packet. These were issues that CBJ staff and other agencies had identified through the conditional use permit (CUP) process. Many of those issues did not end up in the CUP since most were design concerns that didn't rise to the level of being included in the lease but are being addressed and cared for.

Ms. Pierce introduced Susan Bell, representing Huna Totem; as well as Sandy Weir from Norwegian Cruise Lines.

Ms. Bell walked the Assembly through her presentation starting with a map of the property noting that one of the great benefits of the site is the intersection with a traffic signal already in place. On the upland side of the property will be a welcome center, retail dining, a public park, underground parking and a floating dock. She shared that Huna Totem is partnering with Sealaska Heritage to create a new indigenous knowledge, science and cultural center.

Ms. Bell shared that Huna Totem's goal with design is to create an area that can be utilized year-round with a strong focus on incorporating Tlingit Culture and highlighting cultural and scenic views. The other key consideration is pedestrian flow; as passengers come off the ship they flow easily into the site to their tours and into the downtown area. Having the already established intersection will make for efficient vehicle traffic flow and removes traffic previously .

Ms. Bell also highlighted the benefits of moving from ships at anchor to ships at dock, cutting down the need for lightering vessels coming into Marine Park. Creating a dock with shore power capability which will reduce emissions by 40%.

Lastly, Ms. Bell outlined Huna Totem's community commitment to incorporating public input through a collaborative and transparent process as well as the permitting process they are working through with multiple government agencies at the federal, state and local levels.

Mayor Weldon had concerns that one of the slides shows the potential Seawalk going through retail and dining spaces. Ms. Bell noted that there would be two different levels, Passengers come into the plaza level and the Seawalk would be contiguous with the water so passengers and residents or other non- cruise visitors will have a clear separation between the retail space and the Seawalk.

Ms. Hughes-Skandijs asked if Huna Totem had reached out to the Coast Guard, since they would be Huna Totems neighbor on the waterfront, to get their input on navigation and if any of the design elements would impact the Coast Guard, specifically when the Ice Breaker is stationed at the Coast Guard dock. Ms. Bell responded that Huna Totem is working with the Coast Guard as part of the requirement of the navigability study that is part of the CUP.

Chair Smith and Mr. Kelly asked similar questions regarding year round use of the site as well as potential housing at the site. Ms. Bell outlined that with the indigenous knowledge, science and cultural center Huna Totems intention is to work with the school district and university on strengthening cultural knowledge and education in the community but also working with our retail, dining and other smaller organizations to help meet the year round mission of the site. In regard to housing, after review of options it wasn't found to be compatible for several reasons, such as expensive construction costs, height limitations, and parking needs for housing are different and compatibility with the Coast Guard to ensure it's a secure site.

Ms. Woll asked about potential traffic congestion and if that is being cared for. Ms. Bell hoped to deliver the traffic impact analysis report from Dowl Engineering soon and reiterated the benefit of already having a signalized intersection at Whittier and Egan.

Both Mayor Weldon and Chair Smith asked Ms. Bell questions related to AELP Avista's dock, potential beach access and Huna Totems plan for dock electrification.

Ms. Bell responded that Huna Totem is in discussions with AELP on the derelict dock; there is an expense associated with removing it however it would open up that site for potential beach access recreation or other future development. Regarding dock electrification, they are working with AELP on what those costs and lead time would look like; best guesstimate for a transformer for the site is roughly \$2 million with an approximate lead time of 2 years.

Chair Smith thanked Ms. Bell and Ms. Weir for their participation, the committee took a short break then came back into session to discuss the two requests Ms. Pierce brought forward at the beginning of the meeting: moving forward with public process and what the Assembly feels should be included in the lease agreement.

Ms. Pierce recommended the Assembly follow the timeline outlined in her packet memo for public process which includes holding at least two open houses after the survey results are completed in January and input staff compiled from the Assembly is ready. There would be a second Committee of the Whole review in Spring before a final lease is submitted to the Assembly for approval or denial.

MOTION: by Mayor Weldon to direct staff to initiate a CBJ led public process incorporating the notes we provided the Visitor Industry Director this evening for a Tideland Lease with Huna Totem Corporation an ask for unanimous consent. **Hearing no objection, motion passed by unanimous consent.**

After additional discussion regarding what should be added to a lease agreement Chair Smith asked each Assemblymember to share what they would like to see in the agreement.

Ms. Woll, in reviewing Ms. Pierce's list and the discussion tonight, housing, downtown passenger shuttle and meeting space seemed like easy ones to cross off the list but would like to keep or add traffic considerations if we are dissatisfied with the traffic study.

Mayor Weldon agreed with Ms. Woll and in addition to the navigability study would like to see what Huna Totem is considering for dock electrification.

Mr. Kelly would like to see the city have some sort of say in scheduling in order to care for community concerns around cruise ship and passenger limits.

Ms. Hughes-Skandijs agreed with the other points raised and the need for year round activities at the site as well as what was stated in VITF recommendations: managing best ship for best dock. Her main priority is the Coast Guard and that the dock project doesn't impact the Coast Guard or the Ice Breakers' ability to homeport in Juneau.

Ms. Hall echoed Ms. Woll's thoughts on what could be removed from the list.

Mr. Steininger echoed fellow Assemblymembers thoughts. He noted that he was thinking of things that would have an impact to the city and the use of adjoining properties such as the Seawalk and year round access so the area doesn't become a dead zone during the winter however having a stipulation like that in what could be a 35 year lease could be problematic in the long term.

Ms. Adkison also echoed what was already mentioned and agreed with Ms. Hughes-Skandijs that emphasizing working with the Coast Guard is key in being a good community partner.

Chair Smith concurred with everything fellow Assemblymembers stated and asked Ms. Pierce if she had enough information to move forward and thanked her for the discussion and updates.

4. 'Aak'w Landing Update by Huna Totem Corporation

Clerk's Note: Items 3 & 4 on the agenda ran together as one topic with a presentation by Susan Bell representing Huna Totem starting the conversation and the Assembly moving into the lease and public process after the presentation.

5. Mid-Year Update - In preparation for the Assembly Retreat

Finance Director Flick gave a fiscal update to the Assembly in preparation for the upcoming Saturday Assembly Retreat and requested Assemblymembers send her questions or requests for additional information that staff can have ready for Saturday discussions.

Ms. Flick noted that since approval of the budget in June, there's been approval for \$6.5 million of various fund balance uses whether via new appropriations, de-appropriations or reappropriated funds to other needs.

G. EXECUTIVE SESSION

6. Collective Bargaining

MOTION: by Mayor Weldon that the Assembly enter into executive session to discuss matters, the immediate knowledge of which could have a detrimental effect on city finances, specifically, an update on collective bargaining and asked for unanimous consent. **Hearing no objection, the Assembly closed the open session portion of the meeting and moved into Executive Session at 8:50 p.m.**

H. STAFF REPORTS - None

I. NEXT MEETING DATE – January 27, 2025 at 6:00 p.m. in Assembly Chambers and via Zoom.

J. SUPPLEMENTAL MATERIALS - None

K. ADJOURNMENT

There being no further business to come before the committee in open session, Chair Smith adjourned the meeting at 8:50 p.m.

ASSEMBLY COMMITTEE OF THE WHOLE MINUTES - DRAFT



January 27, 2025 at 6:00 PM

Assembly Chambers/Zoom Webinar

A. CALL TO ORDER

Mayor Weldon called the January 27, 2025, Committee of the Whole meeting to order at 6:03pm.

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

Assemblymembers present: Mayor Beth Weldon, Alicia Hughes-Skandijs, Maureen Hall, Neil Steininger, Paul R. Kelly, and Ella Adkison.

Assemblymembers absent: Deputy Mayor Greg Smith, Wade Bryson, Christine Woll,

Staff present: City Manager Katie Koester, Deputy City Manager Robert Barr, City Attorney Emily Wright, City Clerk Beth McEwen, Special Project Planning Manager Rob Dumouchel, Meeting Tech Kevin Allen, Assistant Attorneys Sherri Layne, Nicole Lynch, and Clint Michtell, Eaglecrest General Manager Craig Cimmons, Eaglecrest Snowsports School Director Erin Lupro, Police Chief Derek Bos, Senior Planner Irene Gallion, Planner Isla Lund, Parks and Recreation Director George Schaaf, Engineering and Public Works Director Denise Koch, Lands Manager Dan Bleidorn, Finance Director Angie Flick, Visitor Industry Director Alix Pierce, Port Director Carl Uchtyl

D. APPROVAL OF AGENDA – *Approved by unanimous consent.*

E. APPROVAL OF MINUTES -- *Approved by unanimous consent.*

1. January 29, 2024, Assembly Committee of the Whole Draft Minutes

F. AGENDA TOPICS

2. Eaglecrest - Gondola and General Finances

Ms. Koester introduced Kirk Duncan, who was hired by the Manager's Office to answer questions regarding the timeline, proforma, and business plan related to Eaglecrest's gondola project. Mr. Duncan was previously hired by Eaglecrest as an advisor while they were between General Managers and had previously worked for CBJ as both the Public Works Director and Eaglecrest General Manager.

Mr. Duncan presented to the Assembly about current finances at Eaglecrest and financial projections to 2043.

Mr. Duncan provided a summary of operational results (total revenue plus general fund support minus expenses) from FY97 to the present. He noted that Eaglecrest had positive operational results from 2007 to 2017 and paid back a negative fund balance that occurred after a bad snow year. He said five of the last seven years had negative operational results.

He said there would likely need to be supplemental money given to Eaglecrest in FY25 to purchase services, commodities, and materials to do necessary maintenance. His estimate was \$750,000. For FY26 Mr. Duncan estimated that an additional \$800,000 would be needed due to adjusted pay plan and up to \$875,000 in additional maintenance costs.

Mr. Duncan said they did not know the market demand for the gondola. He said Goldbelt, which ran the Mount Roberts Tram, believed Eaglecrest could net \$85 from cruise passengers; with transportation and a portion to the cruise ships, the ticket price would be around \$171.50. He said he thought that ticket price was high, so he looked at scenarios where Eaglecrest would net \$65 or \$45 and looked at various levels of ridership. He said a moderate scenario of price and ridership led to a short-term negative fund balance of approximately \$5 million, but brought in approximately \$50 million by 2043 for Eaglecrest.

In talking about governance, Mr. Duncan noted that the Eaglecrest board was made up of dedicated volunteers; he suggested they were not receiving adequate support to make necessary decisions for Eaglecrest. He said the Finance department was not producing timely financial reports which impacted Eaglecrest's ability to make good financial decisions.

Ms. Hughes-Skandijs asked about the gondola funding source. Mr. Duncan said the scope of this report included gondola operations but not gondola construction.

Eaglecrest Board Chair Mike Satre talked about where the Eaglecrest Board aligned with Mr. Duncan's report. Mr. Satre highlighted that the employee pay was not competitive within the ski industry. He said they did a pay study the previous year and wanted to use that as a basis for recommendations for raising the pay scale. He noted that the Assembly must provide the spending authority for pay increases. Mr. Satre said Eaglecrest was 50 years old and there are many old facilities. He said they continued to work on deferred maintenance but depended on CIP funding to do so. Lastly, Mr. Satre pointed out that this report, along with other pro forma finances, showed that Eaglecrest could achieve a positive cash flow and fund balance after the gondola was up and running.

Ms. Hughes-Skandijs asked how frequently the Eaglecrest board reviewed financials. Mr. Satre said they generally had monthly reports at their regular board meetings and that starting in February they planned to have a monthly finance committee meeting as well.

Mr. Steininger said Mr. Duncan's report recommended that Eaglecrest intentionally run a significant deficit for the next several years. Mr. Steininger asked for the Eaglecrest Board's perspective of that recommendation. Mr. Satre said, like a business, these would be Eaglecrest's startup expenses. He noted that after the gondola was installed, they would need to hire and train staff before any visitors used the equipment, and some of those staff would have to begin employment a full year or two before summer operations opened to the public.

Ms. Hall asked about expanding other summer activities at Eaglecrest. Mr. Satre said there were agreements in place for segway tours, walking tours, and zipline tours.

Ms. Hughes-Skandijs asked about season pass and daily pricing. Mr. Satre said Eaglecrest tried hard to be accessible to everybody in Juneau, and the season pass price was on the lower-end compared to other similarly sized ski areas. He said this year's budgeted increase in revenues was from an increase in day passes, not an increased ticket price. He said there was a strong correlation between season pass sales and the previous winter; an average to good winter led to strong season pass sales for the following year. He said increasing ticket prices were not on the Board's mind as a revenue source.

Ms. Hughes-Skandijs asked about gondola funding sources and timeline. Mr. Satre said it took more time than expected to get an agreement in place with Goldbelt, which functionally lost them an entire season. He said they recently received permits from the Army Corps of Engineers and Alaska Department of Conservation. Mr. Satre said they were close to having the draft contract and request for proposal language completed for the contract manager and general contractor. He said the drop dead date for the gondola was 2028 and they intended to beat that.

Mayor Weldon asked about snowmaking. Mr. Satre said due to the maritime climate, there were only short windows of time where they can make snow based off the equipment and systems in place. He said their top priority was to fill in the beginner area, followed by the muskeg areas around the base, then working their way up the hill.

Mayor Weldon asked when the Black Bear lift was going to be fixed. Mr. Satre said the maintenance team was working on it, but there was a chance that Eaglecrest would come to the Assembly for supplemental budget authority in FY25 for repairs in FY26.

Ms. Hughes-Skandijs asked about the Board making a supplemental budget request to the Assembly based on Mr. Duncan's report. Mr. Satre said Eaglecrest management was working with the Finance department on putting together a base budget, which would include an increment to pay. He said that it will come before the Assembly. Mr. Satre said budget numbers for maintenance were still preliminary, but they estimated \$350,000 in CIP funds on an annual basis for the next five years.

Mayor Weldon said a joint Assembly and Eaglecrest Board meeting would tentatively take place on March 6, 2025. She encouraged the Board to consider using CBJ's HR personnel classification when reorganizing the pay plan. She said she thought the Assembly would favor a loan to Eaglecrest over a grant, but encouraged them to make requests: "the worst thing we can say is no."

3. Title 49 Rewrite Legislation

Ms. Koester asked the Assembly to refer an ordinance for introduction at the next Regular Assembly meeting regarding Title 49 updates. She reminded the Assembly that they appropriated funds in the last budget cycle to hire someone specifically to help update Title 49.

Special Project Manager Rob Dumouchel presented on CBJ Code Title 49 and the rewrite project. He said Title 49 was the land use portion of CBJ's code of ordinances, which covered zoning, parking requirements, subdivisions, permits, and other related topics. He said it was originally adopted in 1987 and had been amended almost 200 times since then. He said the purpose of Title 49 was to enact the Comprehensive Plan – the policy document that outlines what we want our community to look like. He said they were looking to rewrite Title 49 because it had been identified as a barrier to development.

In looking to rewrite Title 49, Mr. Dumouchel said he wanted to make the code easier to understand; both by reducing the number of sections and by writing them in plain English. He said goals were to reduce uncertainty for applicants wanting to build, remove unnecessary barriers, and reduce the time required to acquire permits. He said that included removing regulations that do not provide a lot of value, creating objective standards and code that can be applied by staff so that people did not have to go to a discretionary body for action, and delegating authority to the CDD director when reasonable to save time.

Mr. Dumouchel covered the changes he proposed for phase one of the Title 49 rewrite: Accessory Dwelling Units (ADUs), Caretaker Units, major versus minor use determinations, equivalent use determinations, transition zones, adjustments to approved permits, and rules of construction.

For ADUs Mr. Dumouchel recommended exempting ADUs from density calculations, removing the minimum lot size and width requirements, removing parking requirements if within one mile from transit, creating a maximum ADU size of 1000 square feet, having a 10-foot rear setback unless the zone allows less, and making ADUs a minor development.

Mayor Weldon asked how this would affect people trying to build ADUs downtown. Mr. Dumouchel said it would depend -- this would not affect the maximum amount of buildable lot coverage but it expanded the options for how a property owner could build an ADU.

Ms. Hughes-Skandijs asked how much of the Borough was within one mile of public transit. Mr. Dumouchel said it was a considerable area. He said that typically when people needed parking they built it, and he expected people who had land and space would build parking even if it was not required. He said pretty much all of downtown was within a mile of public transit and an ADU in this area would not need to add a parking spot. He said he was open to getting rid of any parking spot requirement with an ADU.

Ms. Hall asked how many ADUs could be put on each lot. Mr. Dumouchel said up to two, if there were two primary dwellings on the lot.

Mr. Dumouchel said that for Caretaker Units the goal was to create a formal structure, as they currently only existed as a footnote and had few to no rules, definitions, or standards. He said caretaker units would be exempted from density calculations, could be up to 2000 square feet, and a minor development.

Mayor Weldon said that Juneau did not have much industrial land and 2000 square feet was a large space to devote to housing. She said she would prefer a smaller limit.

Mr. Steininger asked about controls regarding who lived in a caretaker unit. Mr. Dumouchel said it was difficult to ascertain that someone was using the property in the way they said they would in the application. He said CBJ used a complaint based system to alert a Code Compliance Officer when things were outside of permissible uses.

Mr. Dumouchel said he proposed an update to the determination of use of major versus minor development. He said there was a current trigger for conditional use permits that was getting in the way of developing housing; he said under the current standards an eight or twelve multifamily unit triggered a conditional use permit, which required review by the Planning Commission. He recommended removing the specific number limits from dwelling units in multifamily and commercial/mixed use districts and relying on the existing density and development standards.

Mr. Dumouchel said he proposed an update for Use Not Listed, which was to create a streamlined mechanism to allow Director level approval of equivalent use determinations; things that are similar but not explicitly the same in code could be approved by the CDD Director while things that were obviously different must still go before the Planning Commission. He said under the current code every single equivalent use designation went to the Planning Commission. He also proposed that the CDD Director be allowed to initiate and approve upzones when certain conditions were met; he said those conditions were already in code and were generally things like water and sewer coming to an area. He said if the area was not pre-approved by meeting those conditions then it would go through the full rezoning process.

Mr. Dumouchel said the above amendments would be introduced at the February 3, 2025, Assembly meeting, before going to the Planning Commission. He said staff expects to return to the Assembly in April to begin the process of considering amendments for adoption.

MOTION by Ms. Hughes-Skandijs to introduce this ordinance with the proposed amendments to Title 49 at the February 3, 2025, Assembly meeting and refer them to the Planning Commission to be completed within 60 days and asked for unanimous consent. **Hearing no objection, motion passed by unanimous consent.**

4. JPD Annual Report & Impound Legislation (Ordinance 2025-07)

Police Chief Derek Bos provided an annual update on the Juneau Police Department (JPD) to the Assembly. He highlighted that as of December 31, 2024, they had 21 officer vacancies; he noted that they had 139 applicants for those positions which was much higher than previous years. He said there were approximately 36,000 calls that went through dispatch. He said that it translated to approximately 1,400 service calls per office, which was twice the national standard. Mr. Bos said the department spent time in 2024 redeveloping their mission, vision, and value statements and building a strategic plan. He said they were also trying to roll out an Active Bystandership for Law Enforcement (ABLE) training, which was a program through Georgetown University that focused on officer accountability.

Ms. Hughes-Skandijs asked about morale at JPD. Chief Bos said morale was very high.

Ms. Wright presented Ordinance 2025-07 Impound Legislation to the Assembly. She said this ordinance had been in the works for two years, as it touched JPD, Parks and Recreation, Docks and Harbor, and the Manager's Office. She said impound code was found in five separate places in the code. She said this rewrite moved all of the impound code into the same code section. She said the main goal was to give the most discretion possible to officers and people responding to wrecked, junked, or abandoned vehicles including impounding them in place instead of moving them to the impound lot. Ms. Wright said other code changes included increasing the minimum bid for impounded vehicles and allowing CBJ to dispose of vehicles with hazardous materials instead of requiring them to go to auction.

Ms. Hall asked about the impound process for a person living in their vehicle. Ms. Wright said there were a couple of different ways to impound. The first was to impound in place, where a pink sticker was placed on the vehicle, which was a notice for them to move the vehicle. If they moved the vehicle then the impound process stopped. She said if the vehicle was not moved then it may go to an impound lot; she said there was some authority to waive fines and fees, but that there was a base amount a person had to pay to retrieve their vehicle. Mr. Steininger asked about timing. Ms. Wright said that the pink sticker had to be applied for a minimum of 30 days, which was then followed by a 20 day notice period.

Mayor Weldon asked if this applied to both public and privately owned locations. Ms. Wright said it did, though impounding from a private location had slightly different timeframes.

MOTION by Ms. Hughes-Skandijs to move Ordinance 2025-07vCOW to the next regular Assembly meeting for introduction and asked for unanimous consent. **Hearing no objection, motion passed by unanimous consent.**

5. Capital Civic Center

Ms. Koester said the Assembly last heard about the Capital Civic Center (CCC) at the August 5, 2024, Committee of the Whole where staff were directed to do a detailed parking analysis and legal research. She said that given the August Glacier Lake Outburst Flood and the fact that The Partnership, the group spearheading the CCC, changed their design CBJ had not done the parking analysis. She said they discussed a Memorandum of Agreement (MOA) to clearly establish roles and responsibilities. Ms. Koester said there were certain upgrades that made sense to do in conjunction with the CCC, but that other ones, including HVAC upgrades in the meeting rooms, could go forward regardless.

Ms. Koester said the Assembly had appropriated \$2.0 million in 2022 for this project, with \$1.8 million remaining. She said she would like direction from the Assembly to spend \$1.0 million getting the project to the 65% design stage and asked if the Assembly preferred the mechanism to be a grant to The Partnership or for CBJ staff to do the design. She said if the Assembly decided not to proceed with funding the design to provide direction on the preferred level of CBJ involvement.

Bob Banghart, Executive Director of The Partnership, presented to the Assembly a historic overview of different design options for the Capital Civic Center, the most recent design iteration, and the budget. He noted that the pro forma showed the CCC began generating an operational profit within three years of the project being built because of increased rental opportunities.

Ms. Hughes-Skandijs said without a detailed design she was not confident in the price tag of the CCC. She supported getting to 65% design and expressed a preference for using an MOA. She said this was a decisive issue for the Assembly and that while she said while she supported the project conceptually, she did not think it was as high a priority as other projects.

Ms. Adkison supported getting to 65% design and slightly leaned towards an MOA. She said that if the project was built it would be CBJ's building to manage, so she wanted long-term upkeep to be thought of throughout the design process.

Mr. Steininger agreed a MOA to get to 65% design. He said the money had already been appropriated and it did not make sense to sit on it and continue to not have a project. He said getting to the 65% design allowed the Assembly to make a reasonable decision on whether or not to move forward. He wanted CBJ staff to have more involvement in the design process without taking over completely.

Ms. Hall said she was leaning towards an MOA to get to 65% design. She said she was concerned the current design could not accommodate a large conference without adding a second floor.

Mr. Kelly agreed with the MOA to get to 65%.

Mayor Weldon said she supported this project from the beginning, but she was happy to see a smaller project with a lower price tag. Mayor Weldon said she would support a robust MOA.

Ms. Koester summarized that the Assembly supported a grant to The Partnership for up to \$1.0 million to get to 65% design of the Capital Civic Center, with an MOA that provided significant checks and balances. She said she would bring the MOA back to the Assembly so they had an opportunity to weigh in.

G. STAFF REPORTS

H. NEXT MEETING DATE

Monday, February 24, 2025, 6:00p.m.

I. SUPPLEMENTAL MATERIALS

6. RED FOLDER Item: Capital Civic Center Cover Memo re: 65% Design

7. Capital Civic Center Powerpoint Presentation

J. ADJOURNMENT

With no further business to come before the Assembly Committee of the Whole, the meeting adjourned at 9:19pm.

ASSEMBLY COMMITTEE OF THE WHOLE MINUTES - **DRAFT**

February 24, 2025 at 6:00 PM



Assembly Chambers/Zoom Webinar

A. CALL TO ORDER

Deputy Mayor Greg Smith called the February 24, 2025, Committee of the Whole to order at 6:24p.m.

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

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

Staff present: City Manager Katie Koester, Deputy City Manager Robert Barr, City Attorney Emily Wright, City Clerk Beth McEwen, Assistant Attorney Nicole Lynch, Assistant Attorney Clinton Mitchell, Port Director Carl Ucytil, Visitor Industry Director Alix Pierce, Lands Manager Dan Bleidorn, Engineering and Public Works Director Denise Koch, Harbormaster Matthew Creswell, Emergency Programs Manager Ryan O’Shaughnessy, and Meeting Tech Kevin Allen.

D. **APPROVAL OF AGENDA** – *approved as presented.*

E. **APPROVAL OF MINUTES** – *approved as presented.*

1. **February 12, 2024 Assembly COW Meeting Minutes - Draft**
2. **March 11, 2024 Assembly COW Meeting Minutes – Draft**

F. AGENDA TOPICS

3. **Huna Totem Corporation Dock Presentation & Discussion**

Manager Koester said there was a draft ordinance before the Assembly to authorize the manager to negotiate and execute a lease for CBJ submerged tidelands to Huna Totem, as well as a resolution that accompanied the ordinance that authorized CBJ to apply to the State for the State’s submerged tidelands. She said CBJ and Huna Totem only wanted one lease that encompassed both sets of tidelands and that CBJ would apply for the lease, if the resolution passed, as soon as possible. She said the process through Department of Natural Resources can take some time. Manager Koester said her recommendation was to aim for final adoption at the April 28, 2025 Assembly meeting. She said the ordinance would allow her to negotiate essential terms and conditions, and that the full lease documents would not come before the Assembly until CBJ was in possession of both sets of tideland leases.

Manager Koester said the ordinance had many whereas clauses which showed the Assembly’s intent, but these were not proscriptive and would need to be negotiated in the lease. She said the Conditional Use Permit (CUP) was the part of the ordinance that was proscriptive, and included things like the construction of a portion of the seawalk, the installation of shore power within 24 months after an appropriately sized power line became available, a requirement for Huna Totem to maintain their uplands, and more. She said the Assembly could not remove items from the CUP but could strengthen them or add additional conditions to the ordinance. She gave the example that the draft ordinance included no lightering except in an emergency, where the CUP allowed small

vessels to lighter. Manager Koester said the lease would be for 35 years and could be renewed at fair market value.

Ms. Woll asked about including whereas clauses, as they are non-binding. Ms. Wright said the whereas clauses are intent language that helps when negotiating agreements. She said it also gave a legislative history of what was important to the Assembly and the community.

Ms. Adkison asked about the current MOUs with the cruise industry, such as the five-ship limit and the passenger cap. Ms. Pierce said the biggest lever CBJ had to make sure the MOUs were honored were the CBJ docks. She noted that this development supported CBJ's limits and did not add to the overall capacity of the port.

Mayor Weldon asked Huna Totem what they have changed as a result of their three public meetings. Susan Bell, Vice President of Strategic Initiatives for Huna Totem, said public involvement helped shape the project, including the number and type of amenities, and making sure it supported year-round use.

Mr. Kelly asked about increased traffic on water and land. Corey Wall, Vice President of Jensen Yorba Wall Architects, said the traffic impact analyses showed an increase in vehicle traffic at their intersections of 294 vehicles in the peak morning hour and 341 vehicles in the peak afternoon hour. He said there were also decreases in traffic throughout downtown, but they would not cancel out the increased traffic at these intersections. He said that all intersections were projected to remain at acceptable levels of service. Mayor Weldon asked if only passengers were accounted for, or crew as well. Mr. Wall said they tried to account for all traffic that would be generated on the site, including passengers and crew and anyone coming or going to the upland facilities. Ms. Woll noted that one of the proposed benefits of this dock was the idea that it would decrease downtown congestion by spreading people out, which she said was not supported by this traffic impact analysis. Ms. Woll asked if it was possible to decrease congestion. Mr. Wall said his company has done a lot of work counting and analyzing how people move about the current docks to make sure they can move people around the Huna Totem dock appropriately. He said none of that information was reflected in the traffic impact analysis which was for the Department of Transportation (DOT) and only concerned DOT intersections. Mr. Wall said this dock would greatly decrease traffic coming through the most congested part of downtown. Ms. Hughes-Skandijs asked about mitigation. Mr. Wall said no changes would require widening any roads or other significant changes to the structure, but it did recommend the elimination of the north crosswalk at 10th and Egan and changing some timing of traffic lights.

Ms. Smith asked about marine navigability and the homeporting of the USS Storis. Ed Page, from the Marine Exchange of Alaska, said the Storis was very versatile and maneuverable with additional propulsion units to navigate Arctic waters, and consequently Juneau as well. He said there was plenty of space in the area for both ships to dock. Mr. Page said the United States Coast Guard indicated they had some interest in the idea of tying up on one side of Huna Totem's dock, which would save them the money of having to rebuild their own dock. Ms. Bell said Huna Totem has been communicating with the Coast Guard, both locally and in Washington DC.

Mayor Weldon said that in discussions with United States Coast Guard (USCG), CBJ was told that the USCG was not interested in tying up at the Huna Totem dock. Christopher Coutu, an attorney with the USCG, said Huna Totem had been reaching out to the USCG and that as of last week Huna Totem and the folks at the USCG headquarters started a waterway assessment, which includes reviewing the navigability study by the Marine Exchange of Alaska and making a determination on whether the Storis would be impacted by this project. Ms. Coutu said the USCG expressed some interest in learning more about docking at the Huna Totem facility. He said the USCG would provide a letter of cooperation with Huna Totem to provide to CBJ, should the assessment work.

Ms. Hughes-Skandijs said that the Assembly would support the Coast Guard ship over a cruise ship dock if the two were in conflict and asked about the timeline for this letter of cooperation. She said they did not want to approve anything if it interfered with the Storis. Mr. Coutu said the timeline of completing the waterway assessment did not fit into the timeline identified by Manager Koester, but that they may be able to provide a preliminary assessment as to whether Huna Totem's project would impact the Storis to CBJ if CBJ was hinging their permitting decision on this.

Ms. Adkison asked Mr. Page if he felt more data was necessary for the marine navigability study. Mr. Page said the next step was to do a marine simulation, which will happen at the University of Alaska Ketchikan, where they will model a variety of scenarios with different ships coming to dock under different weather conditions. Mr. Page said the proposed Huna Totem dock appeared to be the easiest dock to come into in Juneau. Mr. Page said it was unlikely that the Coast Guard would allow a sixth ship to anchorage in Juneau with five ships in dock for safety.

Ms. Hughes-Skandijs asked how much the orientation of the dock may change after the marine simulator processes was complete. Mr. Page said it could change by as much as five degrees. He said the biggest factor was prevailing winds and how much force it could place on the vessel. Sean Sjostedt of PDN Engineers said they were wrapping up a wind and wave study that would also help determine final dock alignment; they were prioritizing giving the Coast Guard as much room as possible while not getting too broadside to the weather or encroaching on the AJ dock.

Ms. Hall asked about a circulator. Ms. Bell said they were not planning on a circulator. She said there would be many attractions and retail opportunities to allow pedestrians to disperse at multiple intersections to the downtown core. Ms. Pierce said CBJ recently did a circulator study and the Assembly chose not to fund the circulator project at that time. She noted the study was still relevant if the Assembly decided to change its mind in the future.

Mr. Smith asked about limitations on access to the Huna Totem dock or property for non-contracted tour operators. Ms. Bell said they obtained a copy of the South Franklin's dock operating agreement and were looking at other examples to create their operating plan. Mayor Weldon asked if Huna Totem planned on having a rental car vendor. Ms. Bell said no.

Mr. Smith asked about the seawalk, noting that he did not want to see it funnel people through shops. Mr. Wall said the intent was to have the seawalk all the way around the property. He said the seawalk between the Coast Guard and Huna Totem property would be the same width as other narrow seawalk sections, which was the minimum recommended, but at the southwest corner it would open up into a much larger deckover location. Mayor Weldon asked how the seawalk would work for people coming from the whale statue. Mr. Wall said there were several options for configuring the seawalk, some of which used the CBJ tidelands area. Ms. Pierce said that if this ordinance moved forward that staff would bring a discussion to the Assembly about the seawalk project on CBJ land.

Mr. Kelly asked about interest from year-round businesses. Ms. Bell said there was interest in both retail and food vendors but they were too early in the process for negotiating leases.

Ms. Woll asked about how fair market value for the property was determined. Ms. Pierce said that fair market value was determined by an appraisal. Ms. Hughes-Skandijs asked if CBJ was constrained by the appraisal. Ms. Wright said the baseline was fair market value, but the Assembly could set a higher price. Mr. Kelly asked if lease payments could be reduced to incentive certain behaviors. Ms. Wright said yes.

Mayor Weldon said the Conditional Use Permit required Huna Totem to install shore power when an adequately sized line became available 25 feet from the property. She asked which property line the CUP referred to. Ms. Pierce said she did not want to speak for the Planning Commission, but assumed that power would be run from the bridge area.

Mr. Steininger asked about the environmental impact from having a ship at an unelectrified dock compared to being in at anchor. Ms. Bell said 2025 had almost 60 ships at anchor and that for 2026 there were 80 or more ships scheduled at anchor. She said all of those cruise ships required extra emissions to keep the position of the ship in place, plus emissions from lightering vessels, which would be eliminated if the cruise ship was at a dock. Ms. Bell said that shore power had long lead times for ordering equipment and was incredibly complex but that it was a project they were working on.

Mr. Kelly said that according to the memo, funds collected from the lease would be allocated to housing. He asked why that was not in the ordinance. Manager Koester said that lease payments would go into the Lands fund,

similar to all other land lease activities, unless directed otherwise by the Assembly. She said the Lands fund pays for the Lands division staff, who primarily develop city land per Assembly goals.

Deputy Mayor Smith asked the Assembly if they were ready to provide amendments or if they needed more time. The Assembly discussed several different timing options. They decided to share what conceptual amendments they were interested in.

Mayor Weldon wanted a navigational study and assurance from the Coast Guard that the dock would not impede the USS Storis. Mr. Smith, Mr. Steininger, Ms. Hughes-Skandijs, and Ms. Woll echoed that they wanted buy-in from the Coast Guard.

Mr. Kelly was interested in having a whereas statement that would direct the Manager to put the lease money into the Affordable Housing fund. He suggested providing an incentive to Huna Totem to host ships that use clean fuel.

Ms. Hall said she would like the Huna Totem dock to be a stop on a potential future circulator, and for non-affiliated cruise businesses to be able to use the location for pick up and drop offs.

Mayor Weldon said wanted to make sure that the voluntary passenger limit was adhered to and add a limit that they could not host ships larger than anything currently in the region. She also wanted it in writing that Huna Totem would not have a rental car facility on their premises.

MOTION by Mayor Weldon to keep this in the Committee of the Whole.

OBJECTION by Ms. Woll. Ms. Woll said that she does need an additional Committee of the Whole to discuss amendments but was fine with introducing it. Mayor Weldon said since she knew there were changes, she wanted to provide those before sending it to the public. Ms. Woll removed her objection.

OBJECTION by Mr. Smith.

Roll call vote:

Yes: Mayor Weldon, Hughes-Skandijs, Adkison, Kelly

No: Bryson, Woll, Hall, Steininger, Smith

Motion fails: 4 Yes, 5 Nays.

MOTION by Mr. Bryson to introduce the ordinance at the next Assembly meeting and refer it back to the March Committee of the Whole and asked for unanimous consent. *Hearing no objection, motion passed by unanimous consent.*

4. Ordinance 2025-14 An Ordinance Amending the City and Borough Title 29 Code Relating to Election Processes and Procedures.

Ms. Wright introduced an update to the election code and flagged that the Assembly would need to make a policy decision about how much code should be moved into policies and procedures instead. Ms. McEwen said that the current election policies and procedures were rewritten every year and available in paper binders; she noted this election code update would require the policies and procedures to be published online instead. She said the current code required policies and procedures to be in place 20 days before the election, while this would require it to be in place 40 days before the election.

Ms. McEwen said the current code was very prescriptive for initiative and referendum petitions, especially around addresses; she said the code change would look at whether someone was a registered Juneau voter in good standing for if their signature could count. She said that in 2024 they had to throw out a lot of signatures due to how proscriptive the code was written, noting that the same people's ballots would have been accepted with the information provided.

Ms. McEwen said the current candidate filing period was a ten-day window with seven business days to file; she said the code update suggested a 12-day window with ten business days to file. She said this would allow for more time if something needed to be fixed on a candidate application.

Ms. Adkison asked about accessibility of the policies and procedures. Ms. McEwen said the policies and procedures would be put on the city website.

Mayor Weldon asked about the candidate profiles to the website. Ms. McEwen said candidate profiles would remain available to candidates, but the guidelines would be in the policies and procedures instead of the code.

Ms. Hughes-Skandijs asked about adding 16- and 17- year old election workers. Ms. McEwen said this was modelled of the State Division of Election's Youth Ambassador Program; she said that prior to by-mail voting CBJ elections regularly involved high school government classes, and this would allow staff to develop a similar program.

Mayor Weldon asked about having the policies and procedures set at least 40 days, compared to the current 20 days. Ms. Wright said this ordinance moved more things into policies and procedures, so they wanted to provide additional time in case questions or challenges came up. She said they wanted those questions or challenges to happen further from the election. Mayor Weldon said she was interested in making it a shorter time frame.

Mr. Smith said that he would prefer the candidate filing period to include two weekends, as was under current code. Ms. McEwen talked the Assembly through several timing options and how it would affect the candidate filing period.

MOTION by Mayor Weldon to move 2025-14 to the Assembly for public hearing. *Hearing no objection, the motion passed by unanimous consent.*

5. Burns Building Update

Manager Koester requested authority to enter into negotiations with the owners of the Burns Building by sending a letter of intent to the LNB Corporation, the real estate firm that manages the property for the Permanent Fund Corporation. Manager Koester said the appraisal came back at \$9.3 million for two floors of the Burns Building and 88 parking spaces. She said that in August they did an analyses of owning two floors of the Burns Building, paying an annual condo association dues of \$650,000, and investing \$5.2 million in improvements showed approximately a 10-year payback.

Ms. Adkison asked about parking. Manager Koester said CBJ currently provided approximately 160 parking permits to employees; she said union contracts required them to provide parking. Manager Koester said they would look at other parking locations such as 415 Whittier St, the downtown fire station, Marie Drake, and the Marine parking garage.

Ms. Adkison asked about the relationship with the Permanent Fund Corporation. Manager Koester said the Permanent Fund Corporation staff have been incredibly receptive. She said the staff at LNB Corporation have also been good to work with, but slow to engage. She said that was probably reflective of what a small asset this building was in their portfolio. Manager Koester said that CBJ would be the managing partner in the condo association, depending on final terms and conditions. She said CBJ would propose to do building maintenance for the entire facility.

Ms. Adkison asked if this was the only option moving forward. Manager Koester said she felt it was in the best interest for city employees to be co-located as much as possible. She said that the City was going to be in business forever, so it was more economical to own our facilities. She said there was no other facility that met the needed criteria available at this time.

Ms. Hall asked a clarifying question about the value of the property. Manager Koester said the appraiser CBJ hired put the value of the two floors of the building and 88 parking spaces at \$9.3 million. She said the CBJ Assessor's office value and tax the property at \$11.02 million.

MOTION by Mayor Weldon to enter into negotiations with the Alaska Permanent Fund Corporation for the purchase of two floors of the Burns Building and asked for unanimous consent.

OBJECTION by Ms. Adkison. Ms. Adkison agreed that owning a building was the most fiscally responsible option, but objected to owning this building with this mechanism.

Roll call vote:

Yes: Mayor Weldon, Steininger, Hall, Kelly, Woll, Hughes-Skandijs, Bryson, Deputy Mayor Smith

No: Atkison

Motion passed: 8 Yeas, 1 Nay.

6. Marie Drake Options

Manager Koester asked the Assembly to introduce a \$150,000 appropriation that would cover additional public outreach, investigation, and cost estimations for demolishing a portion of Marie Drake. Manager Koester said they looked at using Marie Drake for City Hall, but then they discovered asbestos and issues with the HVAC system in the classroom wing of the building. She noted that testing found no airborne asbestos, but any construction would require serious asbestos abatement.

Manager Koester said Public Works and Facilities Committee recommended demolition for 80% of the classroom wing, remediating and retaining the remaining classroom space, the gym, the planetarium, and the shop space at the December 2024 meeting. She said this would allow CBJ to move the Building Maintenance Department to a more central location and would allow for the eventual demolition of the Jumbo facility which was identified as a potential area for housing. Manager Koester noted that the gym had already been abated for asbestos and maintaining access was a high priority for the community. She said the demolition would create 93 new parking spaces, which were needed for both Juneau-Douglas High School and City Hall, should it move to the Burns Building. She said the total project cost was estimated to be 10.2 million dollars.

Mr. Bryson was very supportive of moving Building Maintenance to Marie Drake.

Ms. Woll asked about the cost of doing nothing. Manager Koester said keeping the facility heated and maintained was about \$450,000 per year. She noted that the heating system was failing and they could not make repairs to it without doing asbestos remediation. She said doing nothing was a risk to the entire building for catastrophic damage.

Ms. Hughes-Skandijs asked about the cost of full abatement. Manager Koester said the minimum abatement required to maintain the HVAC system was \$2.8 million. She said that tenant improvements would add additional costs, up to 7.8 million to renovate the space for childcare.

Ms. Hall noted that keeping the space would allow CBJ and JSD to remove items in storage from the Thane Warehouse, which would then allow an expansion of the warming shelter.

Ms. Hughes-Skandijs said she did not believe that demolition was the best fiscal or operational option; she said if the building was remediated it could be used for childcare, a community priority. Manager Koester said no decision needed to be made tonight but there needed to be some funding allocated to a study. Ms. Hall said she had worked in the building and it was much larger than what childcare required or could support.

Mr. Kelly asked about parking issues with Juneau-Douglas High School. Manager Koester said the Alaska Department of Transportation, CBJ Docks and Harbors, and University of Alaska have allowed additional parking near the high school but that there were still additional parking needs.

Mr. Bryson spoke in support of demolition of Marie Drake.

MOTION by Mayor Weldon to introduce an ordinance at the next Assembly meeting for \$150,000 to fund public outreach and schematic design to develop more accurate cost estimates for demolition of 80% of the classroom wing of Marie Drake and full abatement of Marie Drake and asked for unanimous consent.

OBJECTION by Ms. Woll. She said CBJ did not have \$10 million to put towards this project and wanted to wait on this project.

OBJECTION by Ms. Adkison for purposes of a question. She asked if the funding amount was sufficient to explore both options outlined in the motion. Manager Koester said yes. Ms. Adkison removed her objection.

Roll call vote:

Yes: Mayor Weldon, Bryson, Hughes-Skandijs, Adkison, Kelly, Steininger, Hall, Deputy Mayor Smith

No: Woll

Motion passed: 8 Yeas, 1 Nay.

7. Ordinance 2025-20 - Tax Exemptions Spanning Multiple Construction Seasons

Mr. Barr said there were three categories where developers could qualify for tax exemptions for economic development in CBJ Code. He said that Torrey Pines, which developed a senior center in the Mendenhall Valley, had construction that spanned multiple calendar years unexpectedly. He said that had their construction stayed on schedule the first year of the 12 year tax abatement would have begun in calendar year 2023, but the building was not done in 2023 so they received their first year of tax abatement in 2024. He said the company requested to have their first year of tax abatement in 2023 instead; Mr. Barr said current code does not allow staff the flexibility to provide such changes. He said Ordinance 2025-20 would allow the Assessor the flexibility to retroactively approve tax abatements to start in a calendar year when a building was still under construction.

Mr. Kelly asked how refunds would affect approved budgets. Mr. Barr said it would reflect decreased property tax received in that calendar year.

MOTION by Mayor Weldon to move Ordinance 2025-20 to the next Regular Assembly meeting and asked for unanimous consent. **Hearing no objection, the motion passed by unanimous consent.**

G. STAFF REPORTS

City Clerk Beth McEwen said she formally submitted her letter of retirement to the City Manager, with her retirement starting on July 1, 2025.

H. NEXT MEETING DATE

March 17, 2025 at 6:00 p.m. Assembly Chambers/Zoom

I. SUPPLEMENTAL MATERIALS

8. RED FOLDER - Aak'w Landing Traffic Analysis Summary

9. RED FOLDER - Huna Totem Dock Navigation Study

10. RED FOLDER: Memo re: Structure for debate on proposed Huna Totem lease

J. ADJOURNMENT

Having no further business to come before the Committee of the Whole, they adjourned at 9:49pm.

SPECIAL ASSEMBLY COMMITTEE OF THE WHOLE JOINT MEETING WITH EAGLECREST BOARD **DRAFT** MINUTES

March 05, 2025 at 5:30 PM

Assembly Chambers/Zoom Webinar



A. CALL TO ORDER

Deputy Mayor Greg Smith called the joint meeting of the Assembly Committee of the Whole and the Eaglecrest Board to order at 5:30 pm.

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

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

Eaglecrest Boardmembers present: Chair Mike Satre, Jonathan Dale, Thomas "TJ" Mason, Hannah Shively, Brandon Cullum, Norton Gregory, Kevin Krein

Staff Present: City Manager Katie Koester, Eaglecrest Manager Craig Cimmons, Municipal Clerk Beth McEwen, Meeting Tech Clerk Kevin Allen, Acting City Attorney Sherri Layne, Finance Director Angie Flick, Budget Manager Adrien Wendel, Director of Snowsports Erin Lupro

D. APPROVAL OF AGENDA – *Approved by unanimous consent*

E. AGENDA TOPICS

1. Discussion of Eaglecrest Finances and FY26 Budget

Mr. Smith said people had the opportunity to talk and ask questions tonight and that no budget decisions would be made until April.

Mr. Satre said Eaglecrest was a cherished community asset with a passionate userbase. He provided an operational update, highlighting the various tasks and activities done by staff such as summer camps for kids. He said successes for the 2024/2025 winter season were: they sold out Snow Sports programming, had robust season pass sales, and had 39 days of snowmaking. He said challenges were the Black Bear lift mechanical failure, extremely low natural snowpack with limited snowmaking, mechanical issues with the snowcat fleet, water treatment plant issues related to pumps and intakes, and staffing shortages. In looking at historical budget trends, Mr. Satre said that they generally receive large revenues as season pass sales, but that a low snow year generally translated to lower season pass sales the following year.

Mr. Satre presented budget estimates, including FY23 and FY24 actuals, FY25 budgeted and FY25 projected spending, and a FY26 budget. The FY23 budget was positive, but all further budgets showed a negative fund balance, ranging from \$143,000 to \$1.3 million, depending on various years and scenarios. Mr. Satre said status quo budget for staffing historically had been around 30-34 FTE positions; he said that in a perfect world Eaglecrest would have around 56 FTE positions. He noted that Snow Sports was an area where a perfect staffing scenario showed major expansion, but that was also a potential area to bring in additional revenue. He said most private industries in Juneau struggle to find maintenance personnel, and that problem was exacerbated at Eaglecrest

because of the low pay rate. Mayor Weldon asked how much each snow sport instructor brought in. Mr. Satre said they would provide that information to the Assembly at a later time.

Mr. Satre said there was a 6% raise in FY25 for workers but a recent wage study showed that Eaglecrest was still behind industry standard pay. He said low wages and lack of housing were the biggest detriments to recruitment. He said increasing pay rates 15% to current FTEs would result in a budget increase of \$290,000, while increasing pay rates 15% and staffing up to 56 FTEs would result in a budget increase of \$2.6 million. He said something to think about was how Eaglecrest was limiting revenue by limiting staff; he gave the example of not having maintenance staff to keep equipment running. Mr. Steininger asked if the 15% wage increase was for targeted positions or for all staff. Mr. Satre said for all staff. Ms. Woll asked about moving to the standard CBJ wage scale steps. Mr. Satre said the Assembly would need to direct the Manager to have HR staff work with Eaglecrest. Ms. Shively said a recent report said transferring to the CBJ wage scale would cost approximately \$4.5 million more per year. Ms. Adkison asked if the 15% increase would help fill positions. Mr. Satre said yes, but qualified this statement by saying that even with a 15% increase the Eaglecrest board would still be coming to the Assembly over the next few budget cycles to raise the floor of the wage scale.

Mr. Bryson asked what Eaglecrest could do differently to reduce or eliminate funding requests to the Assembly. Mr. Satre said they were focused on making sure Eaglecrest could get to year-round operations. Mr. Cullum said there was a gap that Eaglecrest needed to bridge to get to year-round operations where they expect to have much larger revenues. He said Eaglecrest was a recreational area owned by the city and needed support from the city, and unlike other recreational areas had a path to fiscal sustainability. Mr. Krein said Eaglecrest must move forward with the gondola project.

Mr. Satre talked about current CIP proposals which totaled approximately \$511,000 with about half of that coming from fixing the Black Bear lift. He said that they've identified an additional \$1.5 million more CIP projects before FY30, beyond the yearly \$.5 million CIP requests required to meet general maintenance needs. He noted that the costs of the projects had not been fully estimated. Mr. Cimmons, the Eaglecrest general manager, said the CIP list submitted was \$350,000, with the remainder of projects being moved into the master project list for future years.

Mr. Dale said that industry costs have ballooned, with the price of a chairlift costing twice as much as ten years ago. He said the equipment had continued to age and they were asking for support to keep things working. He said that while Eaglecrest was a private sector business it was also part of the Juneau community. Mr. Smith said there was an affordability component, but that ticket and food prices could be higher.

Ms. Hall asked about the J1 Visa program. Mr. Satre said that Eaglecrest guaranteed a certain minimum number of hours and pay, regardless of operations. Mr. Cimmons said there were not a lot of costs to set up the program, other than staff time. He said the students brought up on J1 Visas were only able to stay for their semester, and that it was a band-aid solution because Eaglecrest did not pay enough to hire locally or attract people to Juneau. Mr. Smith asked how many budgeted positions were unfilled. Mr. Cimmons estimated it was at least a dozen.

Mr. Steininger asked if Eaglecrest could do more to maximize summer revenue, regardless of the gondola, citing the approximately 5000 summer visitors who visited Eaglecrest through tours that summer. Mr. Satre said they were trying to balance local existing uses with commercial uses. He noted that facilitating tours took staff time which could be used to complete summer projects.

Ms. Woll asked about projected timing of Eaglecrest being fully self-sufficient. Mr. Satre said they had projected FY28 or FY29, with an independent report estimating FY30 or FY31.

Mr. Bryson said he did not want Eaglecrest to close and supported Eaglecrest, but wanted the Eaglecrest board to explore funding options other than coming to the Assembly.

Mr. Smith thanked the Eaglecrest board and staff for their work.

G. NEXT MEETING DATE

Next Regular Assembly COW Meeting Date: Monday, March 17, 2025, at 6:00p.m.

H. SUPPLEMENTAL MATERIALS

2. RED FOLDER: 3/5/2025 Eaglecrest Presentation to Assembly COW

I. ADJOURNMENT

With no further business to come before the Special Assembly Committee of the Whole Joint meeting with the Eaglecrest Board, they adjourned at 6:30pm.



ASSEMBLY COMMITTEE OF THE WHOLE

DRAFT(V2) - MINUTES

September 8, 2025, at 6:00 PM

Assembly Chambers/Zoom Webinar

Assembly Committee of the Whole Worksession - No Public Testimony will be taken.

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

A. CALL TO ORDER

Chair Woll called the Assembly Committee of the Whole to order at 6:03pm.

B. LAND ACKNOWLEDGEMENT – Led by Ms. Adkison

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: Christine Woll, Mayor Beth Weldon (via zoom), Alicia Hughes-Skandijs, Wade Bryson, Paul Kelly, Ella Adkison, Neil Steininger, and Maureen Hall.

Assemblymembers Absent: Deputy Mayor Greg Smith

Staff: City Manager Katie Koester, Deputy City Manager Robert Barr, Attorney Emily Wright, Municipal Clerk Breckan Hendricks, Visitor Industry Director Alix Pierce, and Meeting Tech Kevin Allen.

D. APPROVAL OF AGENDA – Approved by unanimous consent.

E. APPROVAL OF MINUTES – Approved by unanimous consent.

1. 2025-08-04 Assembly Committee of the Whole Minutes – Draft

F. AGENDA TOPICS

1. Process for Flood Mitigation Next Steps

Manager Koester explained the purpose of her memo was to outline decisions that must be made before the next Glacial Lake Outburst Flood (GLOF) season. She reported that Phase 1 of the project is complete and came in under budget, though some expenses remain unresolved due to pending litigation. The Assembly may still decide whether to exempt certain properties and whether to adjust the Local

Improvement District (LID) assessments to an amount not exceeding \$6,300 per property. She noted that the Tlingit & Haida Central Council received \$880,000 in grant funding and that the Alaska Department of Environmental Conservation (DEC) provided a 50% forgivable loan for the construction portion of the project. These funds could be used to offset either the city's general fund contribution, which was part of the 60/40 split with property owners, or to reduce the property owner assessments. The Assembly must also determine the final assessment roll, decide whether to expand the LID or create a special tax district, and address how ongoing maintenance will be funded for damaged barriers and armoring.

Chair Woll asked whether maintenance costs were included in the LID. Manager Koester confirmed they were not. Attorney Wright explained that an LID can only fund capital projects, not maintenance, meaning future maintenance would require separate funding.

Ms. Adkison asked if the LID was closed, and if funds were remaining, could the funds be used for maintenance. Attorney Wright confirmed that was accurate.

Manager Koester stated that Phase 2 is projected to cost around \$19 million, primarily due to armoring expenses. She emphasized that the Assembly would need to conduct a risk analysis and decide which inundation map and barrier height to use. Because Phase 2 involves fewer but higher-value commercial properties, the same assessment methodology used in Phase 1 may not be applicable. She added that external funding for Phase 2 remains uncertain. Representative Begich's \$3.2 million request has not yet passed Congress, though the DEC has listed the project as eligible for another 50% forgivable loan. She also noted ongoing discussions with the Army Corps of Engineers regarding possible assistance with armoring, HESCO barriers, and technical support, which could reduce overall costs.

Mayor Weldon asked whether the city could apply different assessment structures for residential and commercial properties, and Attorney Wright said she would research that question.

Chair Woll suggested bringing in National Weather Service staff to help visualize potential flood volumes at a future GLOF meeting.

Mr. Kelly asked for a funding timeline, and Manager Koester said she is analyzing assessment values and mill rates to determine whether projected revenue would be sufficient for Phase 2 and maintenance.

Manager Koester also reported that the city is working with the Natural Resource Conservation Service (NRCS) on a voluntary buy-out program for View Drive properties. Guidance from NRCS is expected on November 13. Only two households have agreed so far, and because participation is voluntary, the program cannot move

forward without full neighborhood cooperation. She noted that buy-out offers would be based on assessed property values prior to any disaster declaration. Some homes on View Drive do not have enough space for protective barriers, and that analysis has not yet been completed.

Mr. Bryson asked what would happen if there was no neighborhood consensus on the buy-out, and Manager Koester reiterated that participation must be unanimous for the program to proceed.

Mr. Steininger asked about the two ineligible properties mentioned in the memo, and Chair Woll inquired about how their flood risk compared with homes under Behrends Avenue, another area the Assembly has previously discussed for potential buyouts related to landslide risk. Manager Koester added that the NRCS funding requirement for a 25% non-federal match could potentially be addressed.

Mr. Kelly asked about a mid-term solution, and Manager Koester responded that the Army Corps of Engineers is seeking to develop a solution sooner than the current ten-year timeline. She noted that while the city can currently handle flood levels up to about 14 or 15 feet, the risk continues to increase.

MOTION by Mayor Weldon to direct staff to bring forward an appropriation ordinance to redirect the \$5 million funds from the Capitol Civic Center project to flood mitigation. ***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

Manager Koester outlined the timeline leading to the consideration of renting space in the Burns Building. She discussed issues with the current City Hall and waterfront buildings, including renovation costs, and noted that \$14.6 million remains in the City Hall CIP.

Mr. Kelly inquired about remodel options and whether a sound system would be included. Manager Koester responded that was difficult to answer without additional design work.

Mayor Weldon asked about the cost implications of a reverse layout. Manager Koester said she was unsure and that a space needs analysis would be required.

Ms. Hughes-Skandijs asked for clarification regarding Option 1 and the de-appropriation amount. Manager Koester explained that the estimated costs primarily

cover relocation expenses, such as minor construction, IT setup, and electrical work, but do not include new carpet, paint, or furniture.

Ms. Hughes-Skandijs inquired further about what would constitute the bare minimum setup, particularly regarding cubicle walls and workspace configuration. Manager Koester clarified that such additions would increase costs beyond Option 1. She noted that detailed cost estimates for a “bare minimum” option could be developed if the Assembly wished to pursue that approach.

MOTION by Mayor Weldon to move 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 to the full Assembly.

OBJECTION by Ms. Hughes-Skandijs stating she dislikes the option but acknowledged that unless the Assembly commits funding to address existing building issues, there is little alternative. She said she would not object further and expressed regret about the previous City Hall vote.

Mr. Bryson said this topic has been discussed for years. While a purpose-built facility would have been ideal, he said moving into the Burns Building allows the City to make progress. He encouraged support for the ordinance.

Mr. Kelly also spoke in support, noting public concern about the City’s lack of maintenance of City Hall. He said maintenance costs would be incorporated into the condo fees at the new location and commented on the inefficiency of the current CBJ layout.

ROLL CALL VOTE

Yes: Weldon, Kelly, Hughes-Skandijs, Hall, Bryson, Woll

No: Adkison, Steininger

Motion passed: 6 Yeas, 2 Nays

MOTION by Ms. Hall to direct the Manager to develop designs for Option 3 to bring back to the Assembly.

OBJECTION by Ms. Hughes-Skandijs. She expressed a preference for Option 2 and recommended keeping costs near \$1.5 million.

OBJECTION by Mayor Weldon for the purposes of an amendment.

AMENDMENT #1 by Mayor Weldon to amend the motion to direct the Manager to proceed with Option 3 and return with more detailed cost estimates and plans for both reverse and non-reverse layouts to a future COW.

OBJECTION for the purpose of a question. Mr. Steininger asked whether this amendment requested estimates for both Options 2 and 3. Mayor Weldon confirmed that it did.

Hearing no further objection, the motion as amended was adopted by unanimous consent.

[An at-ease was observed from 7:18PM to 7:30PM.]

3. Seawalk and Big Picture Marine Passenger Fees (MPF) Capital Project Planning

Ms. Pierce presented an informational update on waterfront capital projects related to the Seawalk and marine passenger fee-funded initiatives. She explained that while no formal action or funding request was before the Assembly, several major projects are in development and will likely require future Assembly direction regarding prioritization and financing.

Ms. Pierce noted that any debt financing under consideration would involve revenue bonds or similar financing mechanisms tied to marine passenger fees or dockage fees, and not general obligation bonds.

She outlined ongoing and potential projects as follows:

Franklin to AJ Dock Seawalk Alignment:

This long-standing Waterfront Master Plan priority is progressing through easement negotiations and land swaps with Franklin Dock and AJ Dock owners. The last estimate was about \$20 million, with \$7.4 million currently in the Seawalk CIP. Staff expect to return to the Assembly for funding direction. Construction is anticipated in 2027, coordinated with Petro Marine work.

Aak'w Landing to Gold Creek Alignment:

Staff recommend starting design for this new segment connecting to the existing Seawalk at Gold Creek. Coordination with nearby development and the Coast Guard facility is expected, with potential to use an inland right-of-way for safety.

Condition Assessment near Alaska Steamship Dock:

A marine passenger fee funded condition assessment will evaluate infrastructure near the parking garage. Findings may lead to significant repair or replacement work.

Shore Power CIP:

The \$13.3 million shore power project is under design through an MOA with AEL&P, with consultants for 35% design. A shovel-ready design will strengthen future funding applications, and public-private partnerships remain an option. Transformers,

costing about \$3 million with a 28-month lead time, remain a key project consideration.

Ms. Pierce reiterated that as the Seawalk and shore power projects advance, staff will return with funding options, prioritization recommendations, and potential debt strategies based on marine passenger revenues.

Ms. Hughes-Skandijs asked about the Shore Power CIP and transformer procurement, inquiring whether certain equipment purchases could be made in advance given supply chain delays.

Ms. Pierce responded that while transformers are not entirely custom, specific technical decisions must be finalized as design progresses before ordering equipment.

Ms. Hughes-Skandijs also requested a general cost range for Seawalk segments. Ms. Pierce reiterated that the Franklin-to-AJ estimate was around \$20 million, while other segments would vary depending on complexity and length.

Ms. Hughes-Skandijs asked whether revenue bonds would be an applicable financing mechanism for both the Seawalk and shore power projects.

Ms. Pierce confirmed that revenue bonds or other debt instruments tied to marine passenger or dockage fees could be used and noted that Finance Director Flick would provide more detailed financing options at a later date.

G. STAFF REPORTS - None

H. EXECUTIVE SESSION

1. Executive Session - Update on Bauer/Hatch HESCO lawsuit

The City Manager recommends the Assembly recess into executive session to discuss an update on the Bauer/Hatch lawsuit.

Suggested Motion: I move the Assembly into executive session to discuss pending CBJ litigation, specifically a candid discussion of the facts and litigation strategies with the municipal attorney.

MOTION by Mr. Bryson that the Assembly enter into Executive Session to discuss pending CBJ litigation, specifically a candid discussion of facts and litigation strategies with the municipal attorney. **Hearing no objection, the motion was adopted by unanimous consent.**

[Executive Session started at 7:48PM]

I. NEXT MEETING DATE - SEPTEMBER 29, 2025

J. SUPPLEMENTAL MATERIALS

1. 2025-08-04 Assembly Committee of the Whole Minutes - Draft

K. ADJOURNMENT

There being no further business, the Committee of the Whole concluded its executive session at 8:30 p.m. and did not reconvene in open session.



Office of the Deputy City Manager

155 Heritage Way
Juneau, Alaska 99801
PHONE: (907) 586-5240
FAX: (907) 586-5385
Robert.Barr@juneau.gov

TO: Committee of the Whole
FROM: Robert Barr, Deputy City Manager
Breckan Hendricks, Municipal Clerk
DATE: January 26, 2026
RE: Public Notice Requirements

Over the past decade or so, we've seen a substantial shift in the media ecosystem. Once major corporations and significant players in local economies, traditional newspapers have largely consolidated, been acquired for fractions of their historical value by large multi-state actors or gone out of business. Societally, we've moved from an era of more or less ethical gatekeeping of information sharing (journalism) to a chaotic, engagement/algorithmically driven free-for-all (social media), with some stalwart journalists holding on through leaner digital-only offerings using the web and radio.

The purpose of this memo is not necessarily to comment on all the challenges and/or benefits this transition¹ has imparted on us individually and collectively, but to home in on our practice issuing public notices in a "newspaper of general circulation," to which the changing nature of media is relevant.

The Juneau Empire has long been our local newspaper of general circulation. In the spring of 2023, the Empire ceased daily publication and moved to a twice-a-week schedule and relocated the printing of the paper from Juneau to Lakewood, Washington. While it is still technically possible to meet newspaper deadlines for publication of public notice, the challenges faced by the Clerk and other departments with public notice requirements have increased substantially due to these changes. Information needs to be submitted earlier, pushing up internal deadlines; out-of-state staff operate in different time zones, and Empire staff turnover is high, resulting in significant re-training/re-learning time and a higher error rate. Occasionally this has resulted in timeliness errors. The legal requirements of public notice vary depending on the specific item being noticed, but the consequences of failure can be significant – the typical remedy is to cancel and delay a public meeting or re-do work that was improperly noticed. For context, our FY25 expenses related to this work with the Empire were \$60,000, which does not include the school district.

¹ While somewhat out of scope, a fuller understanding of the research on this topic is useful. A decent place to start is with the work of prominent sociologist Jurgen Habermas, who argues that our media shift has structurally dismantled our public sphere through the fragmentation of our shared conversations; that social media creates only an illusion of public participation and civic engagement and that illusion is harmful when people fail to see their "participation" taken into account in actual public policy deliberation and decision making; and that social media causes us to lose the ability to agree on a common set of basic facts. <https://revdem.ceu.edu/2023/02/02/digital-fragmentation-habermas-on-the-new-structural-transformation-of-the-public-sphere/>. Other harms from the loss of traditional newspapers include the loss of valuable public archives, the rise of news deserts, and the loss of non-governmental professional oversight.

Neither Alaska² nor Federal statute defines “newspaper of general circulation.” Federal law has historically relied on judicial interpretations developed during an era when print newspapers were the dominant means of public communication.

These challenges are not unique to Juneau. Other municipalities in Alaska have trod this ground ahead of us:

- **Kenai Peninsula Borough** (Ordinance 2025-27)

Modernized public notice requirements to permit multiple methods rather than limiting solely to a physical newspaper. Unless state law or another code section requires it, notice may be satisfied through:

- Prominent posting on the borough website, or
- Publication in a newspaper or another news source if no qualifying newspaper exists, or
- Posting at public facilities, or
- Posting on official borough social media accounts

- **City of Kenai** (Resolution 2024-32)

Removed requirements to publish meeting notices in a newspaper of general circulation following the Peninsula Clarion’s move to a once-a-week print schedule, which made timely publication impractical. Procedurally, they implemented the following notice publication requirements:

- Using the bulletin board at City Hall, and
- The City’s official Facebook account, and
- Providing the notice to the Kenai Municipal Library

- **Seward**

After the closure of the Seward Journal in 2023, the City of Seward transitioned away from newspaper-based notice and now relies on:

- Website postings
- An electronic notification subscription system
- Physical postings at City Hall, the post office, library, harbormaster’s office, and other public locations

- **Homer**

In 2024, the Homer City Council requested Alaska Municipal League action after several public hearing notices were not published in a timely manner in the Homer News, resulting in delayed hearings. Resolution 24-088 (August 12, 2024) requested the AML pursue statutory changes to Alaska Statue 29.71.800 to allow web-based public notice. The request focused on allowing web-based public notice as a reliable alternative.

² AS 29.71.900 defines “published” as: (18) “published” means appearing at least once in a newspaper of general circulation distributed in the municipality or, if there is no newspaper of general circulation distributed in the municipality, posting in three public places for at least five days.

- **Anchorage**

Ordinance 2025-91 updated Anchorage’s public meetings code and defined “publish” as posting notice on the municipality’s designated public notice website rather than requiring newspaper publication.

While this memo focuses on where public notice is published, it is also worth noting the characteristics that make public notice effective and legally defensible. In addition to cost, staff would evaluate public notice services based on whether they provide:

- Broad public access without paywalls;
- Secure, searchable publication that preserves notices as issued; and
- Verifiable records demonstrating compliance with notice requirements.

Recommendation

Introduce and set Ordinance 2026-10 for public hearing.

If adopted, staff would issue a competitive RFP for public notice services to conform with this ordinance and provide greater flexibility and reliability in meeting notice requirements.

Presented by: The Manager
Presented:
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-10

An Ordinance Amending Title 1, General Provisions, to Add a Definition of Newspaper of General Circulation.

WHEREAS, the State of Alaska Open Meetings Act (AS 44.62.310-.312) and City and Borough of Juneau Municipal Code Charter Section 3.12 require that all meetings of a public entity's governing body be open to the public and that the body provide reasonable notice of its meetings; and

WHEREAS, minor updates are needed to keep pace with changes in technology and increased public participation and evolving public expectations regarding access to City and Borough of Juneau meetings, making it easier for residents to find public meeting information; and

WHEREAS, community members increasingly rely on online sources rather than solely printed publications for news and announcements; and

WHEREAS, other Alaska municipalities, including the Municipality of Anchorage and the Kenai Peninsula Borough, have also made recent revisions to their code to allow for broader notice using the technology available; and

WHEREAS, Alaska Statutes Title 29 addresses municipal government and mandate certain notice procedures; and

WHEREAS, AS 29.71.800 defines "published" as appearing at least once in a newspaper of general circulation or, if no newspaper exists, posting in three public places for at least five days; and

WHEREAS, changes in the media landscape in Alaska, including reduced print publication frequency and operational limitations affecting some news outlets, have highlighted the need for municipalities to ensure reliable, timely, and publicly accessible notice methods consistent with state law; and

WHEREAS, many newspapers now maintain regularly updated online publications, and municipalities increasingly provide public notices on their websites, which has become a widely used method for public access; and

1
2 WHEREAS, it would be beneficial for the City and Borough of Juneau to formally
3 recognize online publications and the municipality's official website as valid means of satisfying
4 public notice requirements.

5 BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

6 **Section 1. Classification.** This ordinance is of a general and permanent nature and
7 shall become a part of the City and Borough of Juneau Municipal Code.

8 **Section 2. Amendment of Section.** CBJC 01.15.010, Definitions, is amended to read:

9 **01.15.010 Definitions.**

10 ***

11 *Newspaper of general circulation* means a publicly accessible source of information that is
12 distributed to the public in print or online without a required cost.

13 **State Law reference**— Similar provisions, AS 29.71.800(19).

14 ***

15 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

16 Adopted this _____ day of _____, 2026.

17
18 _____
19 Beth A. Weldon, Mayor

20 Attest:

21 _____
22 Breckan L. Hendricks, Municipal Clerk
23
24
25



City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 907-586-5240 | Facsimile: 907-586-5385

TO: Deputy Mayor Smith and Committee of the Whole
FROM: Katie Koester, City Manager
DATE: January 26, 2026
RE: Ordinance Amending the Eaglecrest Board to an Advisory Board

The attached draft ordinance makes the Eaglecrest Board advisory instead of empowered. The purpose of this memo is to help the body understand how the Manager would implement the ordinance if passed.

The Eaglecrest Board of directors is established in CBJ Charter section 3.20:

The assembly shall appoint members of a board of directors for the municipally-operated ski area. Notwithstanding the provisions of [Section 3.16](#) of this Charter, the board shall derive its authority and power from the assembly by ordinance.

(Adopted by the voters on October 6, 1981, regular election).

The most significant operational change in the proposed ordinance is that the Eaglecrest Manager (retitled Director) would report to the City Manager instead of the Board. This change in organizational structure allows more direct oversight of the ski area by the Assembly via the Manager. This relationship would integrate Eaglecrest into the functions of CBJ resulting in more direct support to staff. It would also transition Eaglecrest to utilizing more CBJ policies and procedures – and it may be bumpy to adjust to new standards. For example, the City Manager is much less tolerant of risk than the Eaglecrest Board because of the fiduciary responsibility to the CBJ treasury. Lower tolerances for risk generally mean higher operational and/or capital costs in order to mitigate those risks (liabilities). Further, Empowered Boards and Enterprise Funds (Special Revenue Funds, in Eaglecrest's case) are typically more reluctant than the Manager to seek General Fund support for their operations and capital needs. Conversely, on the revenue side, the Manager is likely to be quicker to increase user fees than an Empowered Board to offset costs. Speaking generally, you should expect Eaglecrest to cost more money, not less, if managed by the Manager.

Functionally, the Eaglecrest Advisory Board would operate in a manner similar to the Parks and Recreation Advisory Committee (PRAC). PRAC provides key input to the Parks and Recreation Department and Director on policy, programs, fee schedules and capital projects. The Eaglecrest Director would still staff the Board, however it would take significantly less time and resources.

It is important to recognize that regardless of the status of the Eaglecrest Board, there is significant work ahead for the body to ensure Eaglecrest remains a sustainable vibrant resource for our community. Years of not being able to replace aging infrastructure have left the ski area with tens of millions of dollars of deferred maintenance. Competitive compensation has been addressed by the board and the Assembly, but this only increases the gap between revenues and expenditures. Summer operations are lauded as a potential savior for winter operations. However, developing summer attractions and the infrastructure that is required to support them will require substantial investment in capital and staff before any of those gains are potentially realized. The hole will get bigger before it gets better. And the hole is growing; in the FY26 budget the Assembly passed Resolution 4012 reserving up to \$3,045,000 in the restricted budget reserve for Eaglecrest operations. A similar amount will be needed in the FY27 budget.

Changing the structure of the board is not a silver bullet for Eaglecrest. The city provides many recreational services at the expense of taxpayers, as demonstrated in the table below. CBJ needs to acknowledge and budget for the true cost of providing this service.

	Eaglecrest	Aquatics	Ice Rink	Field House
FY26 Approved Operating Budget	\$6,318,300	\$3,063,900	\$986,500	\$516,100
Taxpayer support	\$3,975,800	\$2,347,100	\$550,400	\$316,100
Fees, charges for services, rentals, etc.	\$2,342,500	\$716,800	\$436,100	\$200,000
% cost recovery	37%	23%	44%	39%

*In FY26 capital budget Eaglecrest received \$576,000 and Streets purchased equipment to transition Fish Creek Road winter maintenance to CBJ.

Enc: Draft Ordinance - Eaglecrest Department and Board (Committee of the Whole)

DRAFT ORDINANCE

Presented by: The Mayor
Presented:
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-XX

An Ordinance Establishing the City and Borough Eaglecrest Recreation Area Department and Recreation and Ski Area Advisory Board.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 03.10.010, Departments established, is amended to read:

03.10.010 Departments established.

(a) The following departments of the City and Borough are established:

(2) Community Development

(3) ~~Reserved~~ Eaglecrest recreation area.

Section 3. Amendment of Section. CBJC 03.10.052, Reserved, is amended to read:

03.10.052 ~~Reserved.~~ Eaglecrest recreation and ski area.

The Eaglecrest recreation and ski area department shall be responsible for:

(1) The operation of the Eaglecrest recreation and ski area according to the best interests of the public;

1
2 (2) Making and enforcing all rules and regulations necessary for the administration
3 of the Eaglecrest recreation and ski area under its management;

4 (3) Prescribing the terms under which persons and groups may use the Eaglecrest
5 recreation and ski area;

6 (4) Establishing and enforcing standards of operation;

7 (5) Establishing year-round recreation and community events;

8 (6) Establishing fees for usage.
9

10
11 **Section 4. Amendment of Chapter.** Chapter 67.05, Eaglecrest ski area, is
12 amended to read:

13 **Chapter 67.05 EAGLECREST RECREATION AND SKI AREA**

14 **67.05.010 Recreation and Ski area board. ~~Board of directors.~~**

15 There is established the Eaglecrest advisory recreation and ski area board. The board of
16 ~~directors of the Eaglecrest ski area~~ shall consist of seven members appointed by the assembly
17 to serve without compensation for staggered three-year terms. The board shall include one
18 member with expertise in outdoor recreation and one member with expertise in ski area
19 operation. Four members shall constitute a quorum. Members of the board ~~of directors of the~~
20 ~~Eaglecrest ski area~~ shall serve at the pleasure of the assembly and may be removed at any time
21 by an affirmative vote of six members of the assembly. A new member shall be seated upon
22 appointment and serve until their term ends or until their successor is appointed. One member
23 of the Recreation and Ski area board will be designated as a liaison to the Parks and
24 Recreation Advisory Board to ensure continuity.
25

1
2 Terms shall commence on July 1. No board member, or member of a board member's
3 immediate family or household, may be employed by the Eaglecrest ski area. Appointments to
4 fill vacancies shall be for the unexpired term. In the event a seat has six months or less
5 remaining to the unexpired term, the assembly, at its discretion, may choose to appoint the
6 member to the remainder of the current term as well as to the full term immediately following
7 the expiration date of the unexpired term. No member of the Eaglecrest ski area board of
8 directors who has served for three consecutive terms or nine years shall again be eligible for
9 appointment until one full year has intervened, provided, however, that this restriction shall
10 not apply.

11
12 (1) — If there are no other qualified applicants at the time reappointment is considered
13 by the assembly human resources committee, or

14 (2) — To qualified board members serving in board seats for which a specific
15 occupation or expertise is set forth by ordinance.

16 ***

17 **67.05.020 Duties. General powers.**

18 The advisory board should review and provide recommendations to the Eaglecrest director
19 and Assembly regarding the following:

20 (1) Planning and development of all aspects of recreation and associated issues
21 affecting Eaglecrest recreation and ski area;

22 (2) The capital improvement plan affecting Eaglecrest recreation and ski area;

23 (3) The Eaglecrest recreation and ski area fee schedule; and

24 (4) Adopted and proposed legislation and regulations related to the Eaglecrest
25 recreation and ski area.

1
2 Staff support and assistance to the Eaglecrest Advisory Board may be provided by the city
3 manager as available and appropriate. The Director of Eaglecrest shall provide quarterly
4 reports to the Eaglecrest Advisory Board.

5
6 (a) ~~Subject to state laws and borough ordinances, the board of directors of the Eaglecrest~~
7 ~~ski area shall be responsible for the operation of the ski area according to the best~~
8 ~~interests of the public, shall make and enforce all rules and regulations necessary for~~
9 ~~the administration of the ski area under their management, shall prescribe the terms~~
10 ~~under which persons and groups may use the ski area, and shall establish and enforce~~
11 ~~standards of operation.~~

12 (b) ~~The Eaglecrest ski area shall conform to the City and Borough Personnel Management~~
13 ~~Code, the City and Borough Personnel Rules, Personnel Classification Plan, and the~~
14 ~~City Manager's policies relating to personnel. The Eaglecrest ski area shall utilize the~~
15 ~~services of the Personnel Department when hiring or terminating any employee, when~~
16 ~~responding to grievances, in labor agreement negotiation, and in substantial~~
17 ~~disciplinary matters. The City and Borough Personnel Director shall annually certify~~
18 ~~that the Eaglecrest ski area Classification Plan conforms to that utilized for employees~~
19 ~~of the City Manager.~~

20 ***

21 **67.05.030 Reserved. Adoption of regulations.**

22 ~~The board of directors of the Eaglecrest ski area shall adopt regulations under chapter~~
23 ~~01.60 for the administration of the ski area.~~

24 ***

1
2 **67.05.040 Organization.**

3 The advisory board of ~~directors of the Eaglecrest ski area shall~~ may elect annually from its
4 members a chair and vice chair ~~president and secretary~~ and such other officers as it deems
5 necessary. ~~The board of directors of the Eaglecrest ski area may establish an executive~~
6 ~~committee with authority to act on behalf of the board and may appoint such other committees~~
7 ~~as it deems necessary.~~

8 ***

9 **67.05.050 Reserved. Vacancies.**

10 (a) — ~~A vacancy in the Eaglecrest ski area board shall exist under the following conditions:~~

11 (1) — ~~If a person appointed to membership fails to qualify and take office within 30~~
12 ~~days of appointment;~~

13 (2) — ~~If a member departs from the City and Borough with the intent to remain away~~
14 ~~for a period of 90 or more days;~~

15 (3) — ~~If a member submits his or her resignation to the board or assembly;~~

16 (4) — ~~If a member is unable to attend regular board meetings for a period of more than~~
17 ~~90 days;~~

18 (5) — ~~If a member misses more than 40 percent of the regular board meetings in a 12-~~
19 ~~month period; or~~

20 (6) — ~~If a member is removed by the assembly, in its sole discretion, for the~~
21 ~~convenience of the City and Borough.~~

22 (b) — ~~For the purposes of counting attendance, a member participating telephonically in~~
23 ~~accordance with the Assembly Rules of Procedure shall be counted as present.~~

24 (c) — ~~The chair of the Eaglecrest ski area board shall notify the clerk's office of any vacancy~~
25 ~~on the Eaglecrest ski area board. Upon notification, the assembly shall appoint a new~~
~~member for the unexpired term.~~

1
2 **67.05.060 Meetings.**

3 (1) ~~The advisory board of directors of the Eaglecrest ski area shall meet at least once each~~
4 ~~month at a place and time to be designated by the board. shall be governed by the~~
5 ~~Advisory Board Rules of Procedure, which are based on Robert's Rules of Order.~~

6 (2) ~~The advisory board shall hold meetings on a schedule established by the board and, as~~
7 ~~necessary to conduct business, may hold special meetings at the call of the chairperson~~
8 ~~or three members.~~

9 ***

10 **67.05.070 Reserved. Membership in associations.**

11 ~~The board of directors of the Eaglecrest ski area may maintain membership in any local,~~
12 ~~state or national group or association organized and operated for the promotion of skiing or for~~
13 ~~the safety of ski areas or the advancement of the efficiency of ski area administration and, in~~
14 ~~connection therewith, pay dues and fees thereto.~~

15 ***

16 **67.05.080 Eaglecrest Director Manager designated; appointment.**

17 ~~The Eaglecrest director is directly supervised under the city manager. The chief executive~~
18 ~~officer of the Eaglecrest Ski Area shall be the ski area manager appointed by the board of~~
19 ~~directors of the Eaglecrest Ski Area only upon the affirmative vote of a majority of the entire~~
20 ~~board. For purposes of Chapter 44.05, the ski area manager shall have the status of a~~
21 ~~department head. Personnel actions regarding the ski area manager, including hiring,~~
22 ~~evaluation, discipline, and termination, shall be after consultation with the city manager.~~

23 ***

24 **67.05.090 Eaglecrest director manager; duties and responsibilities.**

25 The ski area Eaglecrest director manager is responsible for the overall supervision of the
affairs of the Eaglecrest facilities and operations. ~~ski area. The manager's authority and duties
shall include the following:~~

- (1) ~~To be responsible for carrying out all applicable laws and ordinances;~~

1
2 (2) ~~To be responsible for carrying out policies established by the board of directors of~~
3 ~~the Eaglecrest ski area;~~

4 (3) ~~[Reserved.]~~

5 (4) ~~To prepare an annual budget as required by City and Borough ordinance;~~

6 (5) ~~No employee of the ski area may be a member of the board of directors of the~~
7 ~~Eaglecrest ski area or the spouse or a member of the immediate family of a~~
8 ~~member of the board;~~

9 (6) ~~To prepare such reports as may be required on any phase of ski area activity;~~

10 (7) ~~To attend all meetings of the board of directors of the Eaglecrest ski area and of~~
11 ~~standing committees except where otherwise specified;~~

12 (8) ~~To perform any other duty that may be necessary in the best interest of the ski~~
13 ~~area.~~

13 ***

14 **67.05.100 Schedule of fees and charges.**

15 (a) ~~A general schedule of fees and charges for use of the Eaglecrest facilities and operations.~~
16 ~~ski area and its facilities shall be approved by the Assembly board of directors of the~~
17 ~~Eaglecrest ski area annually or more often as the need may arise. Eaglecrest may~~
18 ~~further promulgate regulations which address fees and costs for temporary or~~
19 ~~promotional programs. All such board approvals shall be forwarded immediately to the~~
20 ~~City and Borough municipal clerk who shall transmit them to the assembly.~~

21 (b) ~~All charges approved by the board of directors of the Eaglecrest ski area shall become~~
22 ~~effective upon board approval unless the board of directors sets a later effective date.~~
23 ~~The assembly, by motion or resolution, may change any fee or charge approved by the~~
24 ~~board of directors of the Eaglecrest ski area.~~

24 ***

25 **67.05.110 Reserved. Preparation and submission of budget.**

~~The ski area manager shall prepare the budget in accordance with approved City and~~
~~Borough procedure and shall submit it to the board of directors of the Eaglecrest ski area for~~
~~approval. The board of directors of the Eaglecrest ski area shall make its recommendations and~~

1
2 submit the budget to the City and Borough manager for transmittal to the assembly in the
3 same manner as general government departments.

4 ***

5 **67.05.120 Reserved. Other fiscal matters.**

6 All other fiscal matters including custody of and expenditure of funds, accounting and
7 collection shall be governed by general City and Borough ordinance.

8 ***

9 **Section 5. Effective Date.** This ordinance shall be effective 30 days after its
10 adoption.

11 Adopted this _____ day of _____, 2026.

12
13 _____
14 Beth A. Weldon, Mayor

15 Attest:

16 _____
17 Breckan L. Hendricks, Municipal Clerk
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19
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25



(907) 586-0715
jill.lawhorne@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

MEMO

TO: Greg Smith, Deputy Mayor and Members of the Committee of the Whole
FROM: Jill Lawhorne, AICP, Community Development Director *Jill Lawhorne*
THROUGH: Katie Koester, City Manager
DATE: January 23, 2026

SUBJECT: Douglas / West Juneau Area Plan – Committee of the Whole Review

RECOMMENDATION

That the Assembly, sitting as the Committee of the Whole, provide direction to return the Downtown Douglas / West Juneau Area Plan to the full Assembly for adoption into the Comprehensive Plan, with the Planning Commission's recommended amendments.

SUMMARY

The Douglas / West Juneau Area Plan (Plan) is the result of a multi-year public planning process initiated at the direction of the Assembly and implemented by the Community Development Department (CDD) under the City Manager's oversight. The Plan was developed with extensive public outreach and guided by a representative Steering Committee, which reached consensus and formally recommended the Plan to the Planning Commission on June 11, 2025.

The full Draft Douglas / West Juneau Area Plan is available on the CBJ website:

<https://juneau.org/community-development/douglas-west-juneau>

The Planning Commission, concerned about plan clarity and ensuring historical context around the Alaska Native settlement in the area, made the following amendments at the August 12, 2025, meeting:

- Plan p. 7: Delete the first paragraph under "Downtown Douglas. The current wording seems to indicate a historical record but does not discuss Alaska Native stewardship.
- Plan p. 25: Delete Action C under Goal 4.2, as the transfer of Mayflower Island to DIA is underway and this goal was written prior to the Assembly's stated intent to transfer.
- Plan p. 27: Move content to follow "Equity" language on p. 4 to better reflect the equity discussion in the context of Alaska Native land use.
- Plan p. 29: Delete Goal 5.3 and Action A to ensure these parcels are treated the same as any parcel in the CBJ in terms of land use and regulation.
- Appendices: Delete four "Steering Committee Mapping Exercise" maps.
- Appendices: Move Traffic Calming graphics to follow p. 11, Goal 1.2, and remove street names.

On 8/12/2025, the Planning Commission motioned to forward the Downtown Douglas/West Juneau Plan to the Lands, Housing, and Economic Development Committee with amendments.

On 11/03/2025, the Lands, Housing, and Economic Development (LHED) Committee reviewed the Plan and forwarded it favorably to the full Assembly for consideration and adoption into the Comprehensive Plan.

On 11/17/2025, the Downtown Douglas/West Juneau Plan ordinance was introduced to the Assembly.

On 12/04/2025 the Systemic Racism Review Committee reviewed and approved the ordinance.

On 12/15/2025, the Assembly took public comment on the draft Plan and referred the topic to the Committee of the Whole.

PLANNING COMMISSION RECOMMENDATIONS

Public testimony at the December 15, 2025, Assembly meeting noted concern with the Planning Commission amendments, primarily the removal of Goal 5.3.

Goal 5.3 relates to CBJ-owned property above 5th Street in Douglas.

Steering Committee Language (June 11 Draft):

Goal 5.3: Preserve the natural, undeveloped area above 5th Street.

Action A:

Re-designate approximately 17 acres of CBJ-owned parcels abutting the 6th Street right of way from Urban Low Density Residential to Conservation Area or Natural Area Park.

Planning Commission Recommendation (August 12):

Delete Goal 5.3 and Action A to ensure these parcels are treated consistently with other CBJ properties in terms of land use and regulation.

In its discussion, the Planning Commission highlighted housing needs, Assembly housing goals, and comments from the Lands Director and Parks & Recreation Director. Lands noted the parcels have been identified in the land management plan for potential disposal since 2016; Parks & Recreation indicated the department does not wish to manage these parcels. These CBJ properties are included in the 2016 Implementation strategy for the 2016 Land Management Plan with the Assembly goal of developing these properties for housing. Designating these properties as Parkland contradicts the Assembly-adopted Land Management Plan.

The other Planning Commission recommendations are minor changes.

CONCLUSION

The Douglas / West Juneau Area Plan reflects the outcome of a deliberate, inclusive public process carried out at the Assembly's direction. The Steering Committee fulfilled its charge, reached consensus, and forwarded the Plan for consideration. As the Assembly considers next steps, staff respectfully reminds members of the importance of honoring and respecting the public process that was followed and the substantial community effort invested in this Plan.

The Committee of the Whole discussion should focus on whether to advance the Plan to the full Assembly for adoption with or without the Planning Commission's recommended amendments.

Presented by: The Manager
Presented: 11/17/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-42

**An Ordinance Amending the Comprehensive Plan by Adopting the
Downtown Douglas/West Juneau Area Plan.**

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 49.05.200, Comprehensive plan, is amended to read:

49.05.200 Comprehensive plan.

(b) The comprehensive plan adopted by the assembly by ordinance contains the policies that guide and direct public and private land use activities in the City and Borough. The implementation of such policies includes the adoption of ordinances in this title. Where there is a conflict between the Comprehensive Plan and any ordinance adopted under or pursuant to this title, such ordinance shall take precedence over the Comprehensive Plan.

(1) *Plan adopted.* There is adopted as the Comprehensive Plan of the City and Borough of Juneau, that publication titled The Comprehensive Plan of the City and Borough of Juneau, Alaska, 2013 Update, including the following additions:

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- (O) Lemon Creek Area Plan, dated December 18, 2017; ~~and~~
- (P) Blueprint Downtown Area Plan, dated January 6, 2025; and
- (Q) Downtown Douglas/West Juneau, dated December 15, 2025.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



ASSEMBLY COMMITTEE OF THE WHOLE **DRAFT - MINUTES**

November 3, 2025 at 6:00 PM

Assembly Chambers/Zoom Webinar

Assembly Committee of the Whole Worksession - No Public Testimony will be taken.

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

A. CALL TO ORDER

Deputy Mayor Smith called the Assembly Committee of the Whole to order at 6:01pm on Monday, November 3, 2025.

B. LAND ACKNOWLEDGEMENT – Led by Mr. Brooks

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: Alicia Hughes-Skandijs, Christine Woll, Paul R. Kelly, Ella Adkison, Neil Steininger, Maureen Hall, and Nathaniel "Nano" Brooks.

Assemblymembers absent: None

Staff present: City Manager Katie Koester, Deputy City Manager Robert Barr, Attorney Sherri Layne, Deputy Municipal Clerk Andi Hirsh, Community Development Director Jill Lawhorne, Senior Planners Minta Montalbo and Forrest Courtney, Communications & Engagement Director Ashley Heimbigner, Visitor Industry Director Alexandra "Alix" Pierce, Engineering and Public Works Director Denise Koch, Assistant Attorneys Nicole Lynch and Clinton Mitchell, Lands Director Dan Bleidorn, Special Project Planning Manager Rob Dumochel, Parks and Recreation Director Marc Wheeler, Permit Center Manager Jason Larson, Engagement Specialist Phil Huebschen, Meeting Tech Kevin Allen.

D. APPROVAL OF AGENDA

Visitor Industry Task Force (VITF) 2 was removed from the agenda by Mayor Weldon. The amended agenda was approved by unanimous consent.

E. APPROVAL OF MINUTES

1. September 8, 2025 Assembly COW Minutes - Draft

MOTION by Mr. Kelly to postpone approval of the September 8, 2025 minutes to the next meeting in order to improve clarity on a motion. ***Hearing no objection, the motion was approved.***

F. AGENDA TOPICS

1. West Douglas Master Planning and Goldbelt Corporation LLC's West Douglas Development Phase I: Port Development and Infrastructure Project

Ms. Koester said staff were looking for approval to start master planning for West Douglas, and to move forward with a Memorandum of Understanding (MOU) with Goldbelt for city services that Goldbelt needed for their development. She said CBJ had not received an official application for Goldbelt's development of West Douglas at this time but had received a draft application.

Mr. Kelly disclosed that his stepchildren are Goldbelt shareholders. He noted that he had consulted with the attorney, who advised that no conflict existed, and that he would not be recusing himself. No objection was raised.

Ms. Lawhorne noted that CBJ is in the process of updating the Comprehensive Plan and that there are benefits to developing the West Douglas Area Plan concurrently rather than waiting for completion. She said parts of West Douglas were categorized as a New Growth Area, which would allow some development to begin before a master plan was in place. Ms. Lawhorne said she was looking for direction from the Assembly on the West Douglas Master Plan process, including scope, cost, timeframe, and scheduling.

Ms. Lawhorne said Goldbelt's proposed development was outside the urban service area and that traditional city services like water, wastewater, transit, and emergency services were not available. Ms. Lawhorne said Goldbelt's proposed development would require a conditional use permit which would go before the Planning Commission. She said that while Goldbelt was only looking at the first phase of development right now, the Community Development Department (CDD) and the Planning Commission were required to look at the entire land area and future phases when considering a conditional use permit. She said any appeals would go to the Assembly, which is why they should reserve themselves from being involved in low-level decisions about the project. She said the Assembly could work with the Law Department to draft a MOU with Goldbelt on high level service and policy decisions. She added that, since CDD had not yet received an official application, all current discussions were preliminary and theoretical.

Mr. Steininger asked about a timeline, once an official application was received. Ms. Lawhorne said it depended heavily on the information and data in the application. She said, for example, that a traffic impact analysis could take months to complete and if it was included in the

application then the process would be faster than if it had not started yet. She said that once the applicant submitted all required information, it normally took about three months to come before the Planning Commission.

Ms. Hughes-Skandijs asked whether a Conditional Use Permit would be affected if CBJ did not provide water and sewer services while Goldbelt's development proposed them. Ms. Lawhorne confirmed that it would.

Ms. Woll said there appeared to be some debate between the potential applicant and CDD about whether a master planning process was required. She asked if it would be better for the Planning Commission to figure out whether that was required before moving forward. Ms. Lawhorne said the potential applicant could proceed with development while the master plan was drafted. She said it was important for CBJ to develop a master plan because it would include CBJ land and that any development in a New Growth Area required a master plan to proceed concurrently with it. She said once a master plan was in place it would highlight the uses and infrastructure wanted, and would be used to update CBJ code, such as zoning, allowed uses, the table of dimensional standards. She said it's ultimately the code which regulates the development and code was based on the master plan.

Ms. Layne cautioned the Assembly against discussing the specifics of a single applicant, as doing so could prevent the Assembly from hearing appeals. She suggested the Assembly develop a MOU for large infrastructure or policy decisions with Goldbelt and to let the Planning Commission care for the conditional use permit.

Mr. Smith asked about New Growth Areas. Ms. Lawhorne explained that comprehensive plans were conceptual and the boundaries within them were somewhat conceptual as well, which was why the New Growth Areas were indicated by broad circles on the map. She said this was different from a zoning map which had hard boundaries. Ms. Lawhorne said that Goldbelt's first phase of development was outside these New Growth circles, but that future phases of the plan were in the new growth area. She said CBJ required applicants to conduct the full build-out and analysis.

Ms. Woll asked where the West Douglas Master Plan would have been on the priority list if not for this potential applicant's development. Ms. Koester said it was a high priority as it was a requirement for planning a second crossing to Douglas and CBJ had 900 acres of potentially developable property. Ms. Lawhorne said she would have requested a CIP(Capital Improvement Plan) item for an economic development feasibility study in the upcoming budget cycle.

Mr. Smith asked what collaboration with Goldbelt would look like in developing the master plan. Ms. Lawhorne said that given the amount of land the CBJ and Goldbelt owned in the area, collaboration on roads, infrastructure, and housing was essential. She noted that since the Comprehensive Plan's adoption, CBJ had not created a master plan for a New Growth Area, so a new process would need to be developed.

MOTION by Mayor Weldon to direct staff to provide a scope of work, including process and budget, for the West Douglas Master Plan and return it back to the Committee of the Whole for consideration.

OBJECTION by Ms. Woll to provide a comment. She asked for staff to also provide some guidance to the Assembly on their role as both a policy-making body and an appeal-body. She removed her objection.

Hearing no objection, the motion passed by unanimous consent.

MOTION by Mayor Weldon to direct staff to draft a Memorandum of Understanding for services between the CBJ and Goldbelt Corporation LLC that addressed areas of critical concern including workforce housing, emergency services, public infrastructure, and transportation. She said the MOU should consider mitigating the impacts of the development and determine minimum service levels.

OBJECTION by Ms. Hughes-Skandijs. She said it felt too soon for this motion. Ms. Lawhorne said that CDD had anticipated having an application and providing specific examples or guidance on what an MOU might look like. Ms. Koester said the MOU was something the Assembly controlled as a policy-making body. Ms. Woll agreed with Ms. Hughes-Skandijs that this was too soon.

Mayor Weldon said she did not want it to appear like this project was approved already, but thought they needed to be proactive given the complexity and magnitude of the proposed project.

Mr. Brooks asked if there was a way to create a general area understanding that would affect any proposed applicant. Ms. Koester said their intention was for a specific MOU with Goldbelt for specific city services.

Ms. Hall spoke in support of the motion, saying it would give the Assembly additional knowledge and information to guide decision-making.

OBJECTION by Mr. Smith for purposes of a question. He asked where an MOU normally happened in the planning process. Ms. Lawhorne said few to no projects had an MOU; she said this project was different because it was occurring outside the urban service development area. She said typically when reviewing applications, they are already in areas that receive city services. Mr. Smith asked about the proposed development by Central Council of Tlingit and Haida Indian Tribes of Alaska (CCTHITA) up Eaglecrest road. Ms. Lawhorne said that proposed development was outside the urban service area. Ms. Koester said CBJ treated that as sovereign land, which was why they had not engaged with them in any planning process. She said CBJ was discussing services with them, but as there was a government-to-government relationship, it would look different than an agreement with Goldbelt. Mr. Smith maintained his objection.

Mr. Brooks asked, hypothetically, what if Goldbelt developed their own private infrastructure and private emergency services. Ms. Lawhorne said that people leave West Douglas, where they would impact CBJ services, such as treatment at the CBJ owned hospital, usage of CBJ airport, or usage of CBJ and DOT roads.

Roll Call Vote:

Yeas: Mayor Weldon, Hall, Steininger, Brooks

Nays: Deputy Mayor Smith, Kelly, Adkison, Woll, Hughes-Skandijs

Motion to draft an MOU for services with Goldbelt Corporation LLC failed: 4 Yeas to 5 Nays.

2. Tourism Policy

Visitor Industry Director Alix Pierce provided information regarding tourism policy, specifically around formalizing berthing agreements with cruise lines and examining the potential for legislating limits on ships and/or visitors.

Providing background information, Ms. Pierce said Juneau was one of the few ports in the world that had a mix of public and private docks and cruise ship limits. She said Juneau currently had two negotiated voluntary limits, a 5-ship limit and a daily passenger cap. She said these agreements provided a constraint that the cruise line agencies applied when scheduling ships. She said the limits apply to the entire borough, not just downtown Juneau.

Ms. Pierce said the Assembly was working off policy recommendations made by the first Visitor Industry Task Force (VITF) which concluded in 2020. One of those recommendations was that CBJ take a more active role in ship scheduling. She said the Cruise Line Agencies of Alaska (CLAA) currently did the scheduling, which was complex and based on historical priority berthing systems. Ms. Pierce said CLAA scheduled CBJ owned docks as well as the private docks.

She said if CBJ wanted to manage our own facilities it would involve entering into berthing agreements directly with cruise lines and that if predictability and stability were a priority, her recommendation was to memorialize the historical priority berthing system used by CLAA, compared to going out to bid. She said this would increase the amount of agency over our own facilities. Ms. Pierce said these agreements could include terms found in the voluntary Memoranda of Agreements (MOAs) with cruise lines, such as passenger or ship limits, with stiff penalties for breaking the agreement. She said it would not change Docks and Harbors operations. She said all the cruise lines that currently visit Juneau were interested in entering into long-term agreements at CBJ docks. She noted that these agreements would not apply to the private docks, but that cruise lines that utilize private docks also utilized CBJ docks, and any cruise line that signed the agreement would be subject to the terms of compliance.

Mr. Steininger asked about the historical priority berthing system. Ms. Pierce said it was a framework used by CLAA to schedule at ports throughout Southeast Alaska. She said her recommendation for direct berthing agreements with the cruise lines would be looking at

the current customers and their schedules and offering them space first. Mr. Steininger asked about the public good of continuing with the historical priority berthing system. Ms. Pierce said the agreements would be in place for five years, so they would not be locked in forever. She said that if CBJ put their docks out to bid it would disrupt scheduling for the entire Southeast region. She said she would be more comfortable moving forward with five-year agreements preserving what was already in place, while working with other ports in the region through Port Communities of Alaska to develop a regional strategy.

Ms. Hughes-Skandijs asked about closing CBJ docks and releasing cruise lines from the agreements as a method of enforcing cruise ship limits. Ms. Pierce said cruise ship limits would be better served by having the cruise lines interested in berthing at CBJ docks, where the formal agreement would bind them.

Mr. Brooks asked about new cruise lines. Ms. Pierce said that all the new cruise lines coming to Juneau in 2026 had committed to signing the MOA. She said that all major cruise lines that visit Alaska or have announced plans to begin visiting Alaska are members of the Cruise Line International Association (CLIA) who helped negotiate the MOAs.

Ms. Pierce provided an update to the Bar Harbor case; Bar Harbor, Maine passed a cruise ship limiting ballot initiative that was challenged in court. She said the final ruling showed that communities could legislate limits with supportive data. She said Juneau had several years of community survey data, plus the limits that cruise lines agreed to. She said they will be asking the new Visitor Industry Task Force (VITF) to consider long-term goals for the community and what sort of data would be needed to support growth. She said the MOAs limiting passengers were based on current infrastructure and emergency services capacity. She said CBJ was not looking for any decisions tonight, but that as the VITF discussion progressed, to be prepared to have a nuanced discussion about whether legislation was something the Assembly wanted to pursue, and if so, what kind of legal opportunities and constraints it might include.

Mr. Brooks asked how much the Bar Harbor government had to spend on litigation. Ms. Pierce said she did not know the exact figure but that it was over a million dollars. *(Clerk's Note: Reporting from July 2025 put the amount at \$1,165,788).*

Mr. Steininger asked if there were any Bar Harbor appeals planned. Ms. Pierce said she had not seen any indication that parties may appeal.

Ms. Woll said she would like to see some speed on this issue and would like to have this discussion before the Assembly makes decisions about Goldbelt's North Douglas dock development.

Mr. Kelly said he was interested in the idea of legislating limits based off data, including community needs and infrastructure.

Mayor Weldon said she needed more information before knowing if she'd like to legislate limits. She said one of her concerns was that if they legislated a five-ship limit and Juneau had seven docks, that CBJ docks may sit empty.

Ms. Hughes-Skandijs expressed an interest in discussing legislative limits, noting that

ordinances were more legally binding than agreements.

Ms. Hall supported the idea of having a discussion of legislating limits based on data-supported parameters for sustainable growth.

Mr. Steininger expressed concerns about legislating limits, noting that Juneau would be the first community to do so by legislation and the Bar Harbor decision was from a different Circuit Court and was therefore not legally binding if Juneau was sued.

Mr. Brooks expressed concern about potential litigation costs to Juneau.

Deputy Mayor Smith said he looked forward to seeing comments from the new VITF.

Ms. Pierce said they will be asking VITF what data CBJ needed to collect to consider parameters for growth. She said if the Assembly chose to legislate limits, one direction that could be taken would be to increase limits when certain infrastructure was built or current problems had diminished – she cited reduced traffic issues and expanded shore excursions spreading visitors throughout the community. She said that regardless of whether the Assembly chose to legislate limits in the future or continued to work under voluntary agreements, she thought it was necessary to have proactive conversations about under what conditions growth could occur.

3. Visitor Industry Task Force (VTIF) 2

[This item was pulled from the agenda at the request of Mayor Weldon]

4. Telephone Hill Update

Ms. Koester acknowledged the difficulty of the Telephone Hill discussion for both the community and the Assembly, noting a shared goal of acting in the best interest of the community. She said that Telephone Hill represented some of the most developable property in Juneau, and the Assembly's goal to create maximum density housing there was in response to Juneau's housing crisis.

She said tenants were given legal notice to leave the dwellings by November 1, 2025, and that currently only 4 of 13 units were still occupied. She said they planned to follow the legal process through the court system if necessary.

She said that as dwellings were being vacated they were doing hazardous materials testing, a necessary step for developing bid specifications for demolition. She said they hoped to bid, get a contract, and demo the properties over winter, weather permitting. She said they were actively creating a list of developer contacts and planned to provide outreach to developers that would help inform either a solicitation, request for qualifications, or request for proposals. Ms. Koester said that putting together proposals cost developers a lot of time and effort, and that CBJ had a better chance of getting a real project if CBJ demonstrated commitment to the project.

Mr. Brooks asked why First Forty Feet was hired before there was community input on Telephone Hill. Ms. Koester said First Forty Feet was hired to do community outreach.

Ms. Hughes-Skandijs asked about attracting developers from further away. Ms. Koester said solicitations have not gone out yet so there was no reason they could not reach out to developers further away, but that they were focusing on the Pacific Northwest since those developers would have more regionally specific expertise and shorter travel times.

Mayor Weldon asked why Telephone Hill and not a different property. Ms. Koester said developing Telephone Hill had the opportunity to move the needle on Juneau's housing issues. She said it was the largest parcel of CBJ land downtown and was uniquely suited to workforce housing due to walkability, access to transit, and utilities and infrastructure already in place. She said CBJ owned two other downtown properties, 450 Whittier and 2nd and Franklin; she said they were working with a developer on 2nd and Franklin as well.

Ms. Woll asked about the State of Alaska's interest in returning the land to CBJ. Ms. Hughes-Skandijs said that the Governor had asked the State to identify everything that was underutilized that could be divested, and Telephone Hill was one of the properties identified.

Mr. Smith asked about the timeline for outreach with developers. Ms. Koester said outreach and meetings with developers would happen after demolition had started.

Mayor Weldon asked about saving the phone switchboard. Ms. Koester said that was possible.

Ms. Hughes-Skandijs said that CBJ needed to develop all their downtown properties, not just one of them, to provide housing and that each property had unique features that would dictate what kind of housing could be built on them.

Ms. Hall mentioned that Telephone Hill has received a substantial amount of community involvement, attention from the Assembly, and staff time; she said she would like to see the same level of engagement for the people living in homeless shelters or in tents.

Mr. Smith asked what would happen if CBJ could not find a developer who was willing to build 150 units. Ms. Koester said the Assembly would be making decisions regarding cost of the project versus affordability. She said that after active engagement with potential developers, they hoped to have several different proposals which would have different levels of viability. She said the likelihood of finding a viable project was high, as it was an attractive property.

Mr. Brooks asked about relocating the structures. Ms. Koester said they have not put any effort into what a relocation would look like. She said because it would disturb the houses, there would have to be significant hazardous material measures taken.

Ms. Hughes-Skandijs, speaking to members of the public in the audience who opposed the development of Telephone Hill, thanked them for coming and engaging in the process. She said the Assembly made a decision they don't agree with, but that did not mean they were not heard. She said Telephone Hill can be a beautiful gem of a neighborhood with a rich history and an attractive development opportunity to provide housing for young citizens.

G. STAFF REPORTS

Mayor Weldon acknowledged the recent passing of Pete Caron, noting that he was the longtime voice behind *News of the North* and a respected broadcast journalist and Hall of Famer. She stated that he was a valued member of the community and would be missed.

H. NEXT MEETING DATE - DECEMBER 1, 2025

I. SUPPLEMENTAL MATERIALS

- 1. 2025-11-03 Goldbelt Memo - Correction to Attachment B listing Applicant**

J. ADJOURNMENT

With no further business to come before the Assembly Committee of the Whole, the meeting adjourned at 8:39 p.m.

Assembly Goals 2026

DRAFT
as discussed at 12/5/2025 Assembly Retreat

1. Housing - Assure adequate and affordable housing for all CBJ residents				
AA*		Implementing Actions	Responsibility	Notes:
A	P/F/ O	Continue Title 49 rewrite project Phase 1 text amendments and begin public engagement for Phase 2.	Assembly, Manager's Office, CDD	
B	P/F/ O	Continue Comprehensive Plan rewrite and public engagement.	Assembly, Planning Commission, Manager's Office, CDD	
C	P/F/ O	Continue aggressive use of the Affordable Housing Fund and review and potentially adjust fund guidelines to set affordable housing criteria, support successful projects, and meet community housing needs.	Assembly, Manager's Office	
D	P/F	Continue planning and implementation of (re)development of Telephone Hill, Pederson Hill, 2nd/Franklin, and CBJ land recently re-zoned to encourage density.	Assembly, Manager's Office	
E	P/O	Evaluate recommendations of STR Task Force at LHED Committee	Assembly, Manager's Office, CDD, Finance	
NEW		Continue to pursue zoning amendments that support an increase in incremental infill development opportunities.	Assembly, Manager's Office	<i>Greg, Nano</i>
NEW	P/S	Evaluate support of existing community land trust.	Assembly, Manager's Office, CDD	

Assembly Goals 2026

*DRAFT
as discussed at 12/5/2025 Assembly Retreat*

2. Economic Development - Assure Juneau has a vibrant, diverse local economy

AA*		Implementing Actions	Responsibility	Notes:
A	P/O	Work to reduce negative impacts of cruise tourism on local community. Lead regional tourism planning efforts through Port Communities of Alaska. Complete Visitor Industry Task Force 2.0 and discuss options for strengthening our existing ship and passenger limits.	Assembly, Manager's Office, Docks & Harbors	
B	P/F	Develop plan and build community support for North Douglas (improvements) including channel crossing, Fish Creek Road and West Douglas developments, and highway traffic safety.	Assembly, CDD, Planning Commission, Manager's Office	
C	P/F/S	Collaborate with USCG and other partners to support USCG housing development.	Assembly, Manager's Office, Docks & Harbors	

3. Sustainable Budget and Organization - Assure CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community

AA*		Implementing Actions	Responsibility	Notes:
A	P/F/S	Reexamine Eaglecrest's capital and operations needs, including the installation/operations of the gondola.	Assembly, Eaglecrest, Manager's Office, Finance	
B	P/F/S	Evaluate governance structure of empowered boards for efficiency and cost savings.	Assembly, Boards, Manager's Office	
C	P/F	Evaluate ways to increase revenue from visitor activity.	Assembly, Manager's Office, Finance	

Assembly Goals 2026

*DRAFT
as discussed at 12/5/2025 Assembly Retreat*

D	P/F	Continue to examine purpose and effectiveness of city tax code and policies resulting in tax exemptions, tax credits, or any foregone revenue.	Assembly, Manager's Office, Finance	
E	F/O	Maintain Assembly focus on responsible facility maintenance. Develop strategy for reliable funding of routine and major maintenance for CBJ facilities.	Assembly, Manager's Office, EPW, P&R, all facility managers (incl. JSD/enterprise)	
NEW	P/F/O/S	Increase public engagement and outreach in developing a sustainable operating budget that balances community priorities with reduced sales and property tax revenue.	Assembly, Manager's Office, Communications	
NEW	F/O	Investigate and implement methods to improve public access to CBJ financial information.	Assembly, Manager's Office, Finance	
*Assembly Action to Move Forward: P = Policy Development, F = Funding , S = Support, O = Operational Issue				

Assembly Goals 2026

DRAFT
as discussed at 12/5/2025 Assembly Retreat

4. Community, Wellness, and Public Safety - Juneau is safe and welcoming for all citizens

	AA*	Implementing Actions	Responsibility	Notes:
A	P/O/S	Adopt a naming policy that acknowledges Juneau's history and indigenous culture.	Assembly, Manager's Office, Human Resources Committee	
B	P/S	Continue to strengthen government to government relations with tribes. Build on MOAs with Tlingit and Haida in waste, public safety, and emergency management through continued collaboration and joint projects.	Assembly, Manager's Office	
NEW	P/F/O/S	Support local non-profits in establishing basic services for unsheltered individuals who are without viable housing options.	Assembly, Manager's Office	<i>Paul, Maureen, Greg</i>

5. Sustainable Community - Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.

	AA*	Implementing Actions	Responsibility	Notes:
A	P/O	Design and develop a transfer station facility, and draft definitive plans for managing Juneau's waste stream into the future.	Assembly, Manager's Office, EPW, Finance	
B	P/O	Identify and prioritize the most cost-effective energy efficiency and electrification upgrades in CBJ facilities.	Assembly, Manager's Office, all departments	
C	P/O/F	Identify the next major step or investment towards achieving the goal of reliance on 80% of renewable energy sources by 2045.	Assembly, Manager's Office, all departments	

Assembly Goals 2026

DRAFT
as discussed at 12/5/2025 Assembly Retreat

D	P/F	Continue developing GLOF and other natural disaster mitigation, resilience, and response strategies with partner agencies.	Assembly, Manager's Office, EPW	
*Assembly Action to Move Forward: P = Policy Development, F = Funding , S = Support, O = Operational Issue				