



REGULAR ASSEMBLY MEETING 2026-03

AGENDA - **UPDATED 2/09/2026**

February 9, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar ID: 915 1542 4903

Submitted by:

Katie Koester, City Manager

A. FLAG SALUTE

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. SPECIAL ORDER OF BUSINESS

1. Proclamation National Engineers Week

E. APPROVAL OF MINUTES

1. 2025-01-12 Regular Assembly Meeting No. 2026-01 - Draft

[Minutes will be uploaded under "Supplemental Materials" prior to the meeting]

F. MANAGER'S REQUEST FOR AGENDA CHANGES

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

H. CONSENT AGENDA

1. Public Request for Consent Agenda Changes Other Than Ordinances for Introduction
2. Assembly Request for Consent Agenda Changes
3. Assembly Action
 - A) Ordinances for Introduction

1) Ordinance 2025-01(b)(Z) An Ordinance Appropriating \$2,000,000 to the Deferred Building Maintenance Capital Improvement Project; Funding Provided by the General Fund.

Transfer Request 2606, approved on [January 12, 2026](#) transferred \$2,000,000 of Sales Tax funds from the Deferred Building Maintenance CIP to the Municipal Building CIP. At the [January 7, 2026 Assembly Finance Committee meeting](#), the Assembly directed staff to draft an ordinance appropriating \$2,000,000 in general funds to replace the transferred amount and ensure CBJ's deferred building maintenance projects remain adequately funded.

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

2) Ordinance 2025-01(b)(AB) An Ordinance Appropriating \$493,000 to the Manager for the Dzantik'i Heeni Playground Capital Improvement Project; Funding Provided by Juneau School District Funds.

This ordinance appropriates \$493,000 to the Dzantik'i Heeni Playground CIP. These funds would provide for the purchase and installation of playground equipment. Funding for this appropriation will be provided by the Juneau School District's fund balance.

This appropriation will supplement previously appropriated funds totaling \$845,000 for a total project cost of \$1,338,000.

The Juneau School District Board of Education approved this request at the January 15, 2026 meeting.

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

3) Ordinance 2026-07 An Ordinance Exempting the 2026 Fireworks Display Purchase from Compliance with the Procurement Code.

At the December 1, 2025, Assembly Finance Committee meeting, the Assembly was presented with several options regarding the July 4th fireworks program. The Assembly asked the City Manager's Office to maintain the status quo fireworks show including an exemption ordinance, as well as taking steps to address indemnification for CBJ. This ordinance will allow CBJ to provide funds for the July 4, 2026, fireworks program.

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

4) Ordinance 2026-08 An Ordinance Amending the Uniform Sales Tax of the City and Borough of Juneau.

This housekeeping ordinance includes residential composting as a service that is exempted from sales tax. It supports the ongoing pursuit of diverting waste from the landfill and aligns composting with other essential, residential, solely non-commercial utilities that are exempted from sales tax. This ordinance was referred for introduction at the [January 7, 2026 Assembly Finance Committee](#).

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

5) Ordinance 2026-10 An Ordinance Amending Title 1, General Provisions, to Add a Definition of Newspaper of General Circulation.

Ordinance 2026-10 amends Title 1 of the CBJ Code to add a definition of “newspaper of general circulation.” The purpose of this amendment is to improve public notice for CBJ meetings, ensuring that public notices reach the community effectively while using City resources responsibly. The print media environment has changed locally and nationally – printing frequency has been reduced, printing has moved out-of-state, traditional newspapers have sharply reduced their staffing, and the public’s consumption of media has shifted from print to online. These changes have reduced the public’s access to public notices in traditional print media. They have also increased the difficulty and risk of timely and accurate publication of public notices. This amendment does not supersede requirements under Alaska law, rather, it modernizes how CBJ issues public notices through a change in definition. Similar clarifying definitions or updated notice practices have been adopted by other municipalities within and outside of Alaska.

This ordinance was reviewed by the Assembly [Committee of the Whole on January 26, 2026](#).

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

B) Resolutions

1) Resolution 4037 A Resolution Deappropriating \$296,385 from the Lead Water Service Line Inventory Capital Improvement Project; Funding Provided by the Alaska Department of Environmental Conservation, Alaska Drinking Water Fund State Revolving Loan Fund.

This housekeeping resolution would deappropriate the Alaska Department of Environmental Conservation (ADEC) loan from the Lead Water Service Line Inventory CIP. The \$500,000 ADEC loan was appropriated to the CIP in FY25 via Ordinance 2024-01(b)(AM). The work originally intended to be financed by the loan has been completed and the remaining funds will not be utilized.

The City Manager recommends the Assembly adopt this Resolution.

C) Bid Awards

1) BE25-317 Cope Park Pump Station Replacement

This project consists of the work covered in the Contract Documents which generally includes demolition of an existing pump station and construction of a new municipal water pump station building. The work includes demolition of the existing pump station, new building construction, new site work, backup generator, flow meters, valves, pump and motor replacement, mechanical piping, electrical, pressure sensors, lighting, variable frequency drives, instrumentation and controls for the project; and miscellaneous related work.

The City Manager recommends award of the Cope Park Pump Station Replacement project (BE26-317) to Henricksen Constructors, Inc., the lowest responsive bidder, for a total contract amount of \$1,555,975.00.

2) DH26-042 Salvage & Disposal F/V Julie Ann

Bids opened for the subject project on February 4, 2026. The bid protest period expired at 4:30 p.m. on February 6th. Results of the bid opening are:

BIDDERS TOTAL BID

Hanson Maritime Co: \$146,865

Trucano Construction Co:\$235,630

Government Estimate: \$200,000

This contract provides salvage services, pollution control and disposal of a 58-foot seine vessel which sunk in approximately 16 feet of water Aurora Harbor Slip AH-20 on December 31st.

The Docks and Harbors Board of Directors reviewed and recommended bid award at the Special Board meeting on February 5th.

The City Manager recommends the Assembly approve DH26-042 (Salvage & Disposal of FV JULIE ANN) award to Hanson Maritime Company for \$146,865. Funding is provided by Harbors Enterprise.

3) Amendment to BRH Emergency Department Renovation and Addition. CBJ Contract No. RFP E24-318

This project consists of a construction firm serving in a Construction Manager at Risk capacity to provide pre-construction and construction services for the Bartlett Regional Hospital (BRH) Emergency Department (ED) Renovation and Addition. This Alternative Procurement method was authorized by Assembly Ordinance 2022-51(am) with a Guaranteed Maximum Price (GMP) of \$15,000,000 for construction services.

A competitive process resulted in two firms responding to an RFP. On May 19, 2025 the Assembly approved the selection of Cornerstone General Contractor as the General Contractor for the BRH ED Renovation and Addition CMAR project.

The project is transitioning from Pre-Construction services into a guaranteed maximum price for construction of the project. Staff recommends approval to proceed with the project by Amendment for the GMP of \$9,332,480.00.

Funding Source: Bond Proceeds and \$4M HRSA Fed Grant.

Total Project Funds: \$13,500,000

CIP No. B55-083

CMAR GMP Award (Construction): \$9,332,480

Project Design: \$1,170,000

Construction Admin and Inspection: \$350,000 CBJ Staff Time, admin and overhead: \$750,000 Project Contingency: \$1,900,000

The City Manager recommends approval to Amend the BRH ED Renovation and Addition, CBJ Contract No. RFP E24-318, for the Guaranteed Maximum Price (GMP) of \$9,332,480.00.

4) Award for Pre-construction Services to Eaglecrest Pulse Gondola Contract No. RFP E26-111

This project consists of a construction firm serving in a Construction Manager at Risk capacity to provide pre-construction and construction services for the Eaglecrest Pulse Gondola. This Alternative Procurement method was authorized by the Assembly with Ordinance 2023-05.

Funding Source: PPP Revenue Share, F602 Fleet, F215 Sales tax, F110 General Fund

Total Project Funds: \$12,721,608

CIP No. E28-102

Pre-Construction Encumbrance: \$0.00 Fixed Fee

The City Manager recommends award of the Eaglecrest Pulse Gondola project (Contract No. RFP E26-111) to Cornerstone General, Inc for a total pre-construction services contract amount of \$0.00. Construction will not proceed until adequate funds have been appropriated and a notice to proceed has been negotiated.

D) Transfers

1) Transfer Request 2607 A Transfer of \$13,866 from CIP P41-108 Parks and Playground Major Maintenance to P41-102 Hank Harmon Range Improvements.

This housekeeping request would transfer \$13,866 of Sales Tax funds from the Parks and Playground Major Maintenance CIP to the Hank Harmon Range Improvements CIP. The final project amount came in slightly higher than originally anticipated. This

transfer provides for the remaining funds needed to close the project. The Parks and Playground Major Maintenance CIP will retain sufficient funds for currently planned work.

The City Manager recommends approval of this transfer.

I. PUBLIC HEARING

1. **Ordinance 2025-42 An Ordinance Amending the Comprehensive Plan by Adopting the Downtown Douglas/West Juneau Area Plan.**

On [August 12 2025](#), the Planning Commission recommended that the City and Borough Assembly adopt the Downtown Douglas / West Juneau Area Plan as an addendum to the CBJ Comprehensive Plan with recommendations.

On [November 3, 2025](#), the Assembly Lands, Housing, and Economic Development Committee discussed the Plan and Planning Commission recommendations and favorably moved the Downtown Douglas / West Juneau Area Plan to the full Assembly for consideration and adoption into the Comprehensive Plan.

The Systemic Racism Review Committee reviewed this ordinance at its [December 4, 2025](#) meeting.

On [December 15, 2025](#) the Assembly took public testimony and referred the plan to the Committee of the Whole for further discussion.

At the [January 26, 2026](#) meeting, the Committee of the Whole, by a vote of 8-1, forwarded the Downtown Douglas / West Juneau Area Plan with Planning Commission recommendations to the Assembly for public hearing and adoption into the Comprehensive Plan.

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

2. **Ordinance 2026-04 An Ordinance Amending the Rebate for Qualifying Senior Citizens Code.**

This housekeeping ordinance would remove the requirement to hold a Senior Sales Tax Exemption Card and replace it with eligibility language (age and residency) that reflects the current eligibility for a card. The Exemption Card costs \$20 and is no longer required for a sales tax exemption on food or utilities. The remaining benefit of the card is full access to Capital Transit. Approval of this ordinance allows qualified seniors to apply for the rebate without having to purchase an exemption card.

The Systemic Racism Review Committee reviewed this ordinance at its [January 13, 2026](#) meeting.

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

3. Ordinance 2026-05 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of HDK LT 2A and SSG IV TR B, Located at 5200 and 5220 Commercial Boulevard, from Industrial to Light Commercial.

At the Regular Planning Commission meeting on [October 28, 2025](#), the Commission voted to deny the requested rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial. The Commission adopted the findings and analysis of the Director establishing that the proposed rezoning does not conform to the adopted maps of the Comprehensive Plan, which designates the area for light industrial uses (see [\[Planning Commission Staff Report, Rezone AME2025 0002\]](#)). Preserving land zoned for industrial uses has been a long-standing goal of the Comprehensive Plan, and changing the zoning to Light Commercial opens the area to many uses that are not complimentary to the noisy, noxious, odorous uses found in industrial zones.

The Systemic Racism Review Committee reviewed this ordinance at its [January 13, 2026](#) meeting.

Process and Assembly Role

This ordinance is before the Assembly as a protest of the Planning Commission's recommendation to deny a rezone request. In this context, the Assembly is acting in a quasi-judicial capacity, and its decision is based on the record developed before the Planning Commission (PC), together with the materials provided in the Assembly packet.

The City Manager recommends the Assembly take public testimony and consider the arguments of the applicant and the Planning Commission. If the Assembly approves Ordinance 2026-05, the zoning change is approved. If the Assembly denies Ordinance 2026-05 the Planning Commission's decision is upheld.

4. Ordinance 2026-06 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Seven Mile LT 4, Located at 7170 Glacier Highway, from D18 to Light Commercial.

At the Regular Planning Commission meeting on [October 28, 2025](#), the Commission voted to deny the requested rezone of 4.03 acres at 7170 Glacier Highway from D18 to Light Commercial. The Commission adopted the Director's findings and analysis, which concluded that the proposed rezone is inconsistent with the Comprehensive Plan's adopted land use maps (see [\[Planning Commission Staff Report, Rezone AME2025 0003\]](#)). The Plan designates the area as Medium Density Residential (MDR), supporting densities of 5 to 20 units per acre. Under the MDR designation, commercial development should be consistent with the residential neighborhood. In contrast, the Light Commercial district allows densities up to 30 units per acre, permits a wide range

of non-residential uses, and does not require residential development, making it incompatible with the MDR designation.

The Systemic Racism Review Committee reviewed this ordinance at its [January 13, 2026](#) meeting.

Process and Assembly Role

This ordinance is before the Assembly as a protest of the Planning Commission's recommendation to deny a rezone request. In this context, the Assembly is acting in a quasi-judicial capacity, and its decision is based on the record developed before the Planning Commission (PC), together with the materials provided in the Assembly packet.

The City Manager recommends the Assembly take public testimony and consider the arguments of the applicant and the Planning Commission. If the Assembly approves Ordinance 2026-06, the zoning change is approved. If the Assembly denies Ordinance 2026-06 the Planning Commission's decision is upheld.

5. Ordinance 2026-09 An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease of Alaska Tidelands Survey No. 857, for the Purpose of Waterfront Commercial Activity.

This ordinance authorizes the Port Director to negotiate and execute a new 35-year lease with Petro 49, Inc. for 3,822 square feet of tideland property described as Alaska Tidelands Survey No. 857, which is in the vicinity of the National Guard Dock. The existing lease, expiring September 2026, was negotiated by the State of Alaska in 1971 to provide for preferential right of the lessee to renew.

This lease proposal was reviewed by the Docks and Harbors Board at its meeting on [December 10, 2025](#), and on January 29, 2026, they approved the lease contingent on the appraisal and the addition of CPI increases each year. The Systemic Racism Review Committee reviewed this ordinance at its [January 13, 2026](#) meeting.

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

6. Ordinance 2025-01(b)(S) An Ordinance Appropriating \$800,000 to the Manager for a Grant to Tlingit Haida Regional Housing Authority for the Pederson Hill Phase 1B Project; Funding Provided by the Affordable Housing Fund.

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The awardees were announced at the [November 3, 2025](#) Lands Housing and Economic Development Committee meeting.

This ordinance is appropriating \$800,000 to Tlingit Haida Regional Housing Authority (THRHA) for the construction of new housing in Pederson Hill as the first phase of a

mixed income, multi-unit complex. This first phase will include sixteen (16) units affordable to individuals with income of 80% or less of Area Median Income (AMI). This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The Systemic Racism Review Committee reviewed this ordinance at its [January 13, 2026](#) meeting.

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

7. Ordinance 2025-01(b)(T) An Ordinance Appropriating \$250,000 to the Manager for a Grant to Tlingit Haida Regional Housing Authority for the Séet Kanax Dutéen Project; Funding Provided by the Affordable Housing Fund.

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The awardees were announced at the [November 3, 2025](#), Lands Housing and Economic Development Committee meeting.

This ordinance appropriates \$250,000 to Tlingit Haida Regional Housing Authority (THRHA) for the construction of new housing in North Douglas as the first phase of a mixed income, multi-unit complex. This first phase will include five (5) units affordable to individuals with income of 80% or less of Area Median Income (AMI). This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The Systemic Racism Review Committee reviewed this ordinance at its [January 13, 2026](#) meeting.

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

8. Ordinance 2025-01(b)(U) An Ordinance Appropriating \$150,000 to the Manager for a Grant to St. Vincent de Paul for the Long-Term Maintenance of the Teal Street Sobering Center Facility; Funding Provided by the Affordable Housing Fund.

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The awards were announced at the [November 3, 2025](#), Lands Housing and Economic Development Committee meeting.

This ordinance appropriates \$150,000 to Society of St. Vincent de Paul, St. Therese Conference, Inc. (SVdP) for long term maintenance of their Teal Street facilities. This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The Systemic Racism Review Committee reviewed this ordinance at its [January 13, 2026](#) meeting.

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

9. Ordinance 2025-01(b)(V) An Ordinance Appropriating up to \$900,000 to the Manager for a Loan to Brave Enterprises, LLC; Funding Provided by the Affordable Housing Fund.

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The awards were announced at the [November 3, 2025](#), Lands Housing and Economic Development Committee meeting.

This ordinance appropriates \$900,000 to Brave Enterprises, LLC, for the construction of new housing in downtown Juneau. This project will include eighteen (18) units affordable to individuals with income of 80% or less of Area Median Income (AMI). This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The Systemic Racism Review Committee reviewed this ordinance at its [January 13, 2026](#) meeting.

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

10. Ordinance 2025-01(b)(W) An Ordinance Appropriating up to \$200,000 to the Manager for a Loan to Southeast Endeavors, LLC; Funding Provided by the Affordable Housing Fund.

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The awards were announced at the [November 3, 2025](#), Lands Housing and Economic Development Committee meeting.

This ordinance appropriates \$200,000 to Southeast Endeavors, LLC, for the construction of a new fourplex in Juneau. This project will include four (4) units affordable to individuals with income of 80% or less of Area Median Income (AMI). This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The Systemic Racism Review Committee reviewed this ordinance at its [January 13, 2026](#) meeting.

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

ordinance.

J. UNFINISHED BUSINESS

1. Assembly Goals 2026

K. NEW BUSINESS

1. AT&T Request for a Communication Tower Lease on CBJ Property Located at Dimond Park

AT&T contacted the Lands Office to apply for a lease of CBJ property in the Mendenhall Valley at Dimond Park in order to build a new communications tower. On [November 4, 2025, the Parks & Recreation Advisory Committee](#) recommended that the Assembly authorize the City Manager to approve the proposed AT&T lease at Dimond Park for a 110-foot replacement light pole and associated equipment area. No objections were heard, and the motion passed. At the [January 26, 2026, meeting](#), the Lands, Housing and Economic Development Committee provided a motion of support recommending that the assembly further consider this proposal through direct negotiation with the original proposer. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land. If negotiations are successful, an ordinance authorizing the terms and conditions will be introduced. The applicant will be responsible for all permitting associated with building a new wireless communications facility prior to commencing a lease.

The City Manager requests a motion of support to further consider this proposal through direct negotiation with the original proposer.

L. STAFF REPORTS

1. 2026 Municipal Election Overview and Deadlines

M. ASSEMBLY REPORTS

1. Mayor's Report

2. Committee, Liaison Reports, Assemblymember Comments and Questions

3. Presiding Officer Reports

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

O. EXECUTIVE SESSION

1. Executive Session - Update on Collective Bargaining

The City Manager recommends the Assembly recess into executive session to discuss an update to collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality.

Suggested Motion: I move that the Assembly enter into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality and ask for unanimous consent.

P. SUPPLEMENTAL MATERIALS

1. **2025-01-12 Regular Assembly Meeting No. 2026-01 - Draft**
2. **Assemblymember Kelly Amendment to Ordinance 2026-05**
3. ***Ordinance 2025-01(b)(U) An Ordinance Appropriating \$150,000 to the Manager as a Grant to Society of St. Vincent de Paul, St. Therese Conference, Inc. (SVdP) for Long-Term Maintenance; Funds Provided by Juneau Affordable Housing Fund.***

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The awards were announced at the [November 3, 2025](#), Lands Housing and Economic Development Committee meeting.

This ordinance appropriates \$150,000 to Society of St. Vincent de Paul, St. Therese Conference, Inc. (SVdP) for long term maintenance of their facilities.

This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The Systemic Racism Review Committee reviewed this ordinance at its [January 13, 2026](#) meeting.

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

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

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

R. ADJOURNMENT

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 (907) 586-5278, e-mail: city.clerk@juneau.gov.