



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.

**Office of the Mayor
City and Borough of Juneau**

**PROCLAMATION
NATIONAL ENGINEERS WEEK**

WHEREAS, National Engineers Week is celebrated during the week of George Washington’s birthday to honor the contributions President Washington, a military engineer and land surveyor, made to engineering; and

WHEREAS, the 2026 theme, *Transform Your Future*, is a powerful reminder that engineering doesn’t just shape our world, it shapes our opportunities, our communities, and the futures we can imagine for ourselves and our children; and,

WHEREAS, Engineers use their scientific and technical knowledge and skills in creative and innovative ways to fulfill society’s needs; and,

WHEREAS, Engineers face the major technological challenges of our time – from rebuilding towns devastated by natural disaster, cleaning up the environment, and assuring safe and efficient sources of energy, to designing information systems that will speed our country into the future; and,

WHEREAS, the Juneau branch of the American Society of Civil Engineers, and Alaska Capital Engineers are local sponsors of National Engineers Week, celebrating the local accomplishment of projects-of-the-year and engineer-of-the-year recognitions within the Juneau region; and

WHEREAS, since 1983 the National Society of Professional Engineers has contributed time, sponsorship and resources in support of the national Mathcounts competition series, a competitive mathematics program that promotes mathematical achievements through a series of fun and engaging “bee” style contests; and

WHEREAS, the Juneau branch has established civil engineer and professional engineer scholarships for high school seniors pursuing Bachelor of Science degrees in the engineering and science fields.

NOW, THEREFORE, I, Beth A. Weldon, Mayor of the City and Borough of Juneau, Alaska, on behalf of the City and Borough Assembly, do hereby issue this proclamation acknowledging February 22 – 28, 2026, as:

National Engineers Week

in Juneau, Alaska and call upon the people of Juneau to recognize the essential contributions engineers make within our community.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City and Borough of Juneau, Alaska to be affixed this 9th day of February 2026.



Beth A. Weldon, Mayor

Presented by: The Manager
Introduced: February 9, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(Z)

An Ordinance Appropriating \$2,000,000 to the Deferred Building Maintenance Capital Improvement Project; Funding Provided by the General Fund.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$2,000,000 for the Deferred Building Maintenance Capital Improvement Project (P44-091).

Section 3. Source of Funds

General Funds	\$ 2,000,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: February 9, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$493,000 for the Dzantik'i Heeni Playground Capital Improvement Project (S02-106).

Section 3. Source of Funds

School District Funds	\$ 493,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 02/09/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-07

An Ordinance Exempting the 2026 Fireworks Display Purchase from Compliance with the Procurement Code.

WHEREAS, CBJC 53.50.001(a) requires all goods and services to be purchased through the department of finance according to the standards and procedures set forth in chapter 53.50; and

WHEREAS, at the Assembly Finance Committee meeting of December 1, 2025, the Committee passed a motion to request an ordinance allowing the purchase of fireworks to be exempted from the Procurement Code; and

WHEREAS, the Assembly recognizes and appreciates the skilled work of the community members who volunteer their time and expertise to put on a fireworks display for the City and Borough of Juneau citizens.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Exemptions. The purchase of fireworks and necessary equipment for the July 4, 2026 fireworks display are exempt from the Purchasing Code, CBJC 53.50.

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

Adopted this _____ day of _____, 2026.

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Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: Assemblymember Kelly
Presented: 02/09/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-08

An Ordinance Amending the Uniform Sales Tax of the City and Borough of Juneau.

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 69.05.040, Exemptions, is amended to read:

60.05.040 Exemptions.

(46) Residential curbside compost removal.

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

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 02/09/2026
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 provides 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

Presented by: The Manager
Introduced: January 12, 2026
Drafted by: Finance

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, under Article IX of the Home Rule Charter of the City and Borough of Juneau, the Assembly by resolution may reduce any appropriation, except for debt service or for cash deficit, provided that no appropriation may be reduced by more than the amount of the unencumbered balance; and

WHEREAS, fiscal year 2025 Ordinance 2024-01(b)(AM) appropriated a \$500,000 Alaska Department of Environmental Conservation loan to the Lead Water Service Line Inventory Capital Improvement Project; and

WHEREAS, the work financed by the loan is complete and remaining funds will not be utilized.

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

Section 1. Deappropriation. There is deappropriated from the Manager the sum of \$296,385 from the Lead Water Service Line Inventory Capital Improvement Project (W75-074).

Section 2. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 HERITAGE WAY, JUNEAU, ALASKA 99801

TO: Katie Koester
City and Borough Manager

DATE: January 29, 2026

FROM: Greg Smith
Engineering Contract Administrator

FILE: 2521

SUBJ: BID RESULTS:
Cope Park Pump Station Replacement
CBJ Contract No. BE26-317

Bids were opened on the subject project on January 22, 2026. The bid protest period expired at 4:30 p.m. on January 27, 2026. Results of the bid opening are as follows:

RESPONSIVE BIDDERS	TOTAL BID
Henricksen Constructors, Inc	\$1,555,975.00
Admiralty Construction, Inc	\$1,581,400.00
Coogan Construction Company	\$1,612,973.00
Dawson Construction	\$1,739,528.00
Engineer's Estimate	\$1,731,300.00

Project Manager: Alan Steffert, P.E.

Project Description: The WORK generally 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.

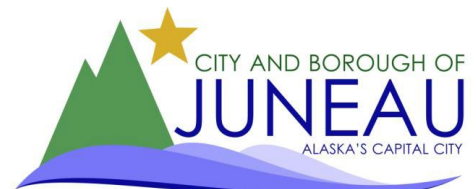
Funding Source: F514 Water Fund
Total Project Funds: \$2,798,455
CIP No. W75-070
Construction Encumbrance: \$1,555,975
Construction Contingency: \$155,600
Design: \$255,000
Contract Administration/Inspection: \$125,000
CBJ Administrative costs: \$47,000

Staff recommends award of this project to Henricksen Constructors, Inc, for the total amount bid of **\$1,555,975.00**.

Approved: _____
Katie Koester
City & Borough Manager

Date of Assembly Approval: _____

c: CBJ Purchasing



MEMORANDUM

DOCKS AND HARBORS
CITY/BOROUGH OF JUNEAU
155 HERITAGE WAY, JUNEAU, ALASKA 99801

EMAILED MEMORANDUM

TO: Bidders

Date: February 5, 2026

FROM:

Carl Uchytel
Carl Uchytel, P.E.
Port Director

SUBJ:

POSTING NOTICE OF BIDS
AURORA HARBOR SALVAGE AND DISPOSAL F/V JULIE ANN
Contract No. DH26-042

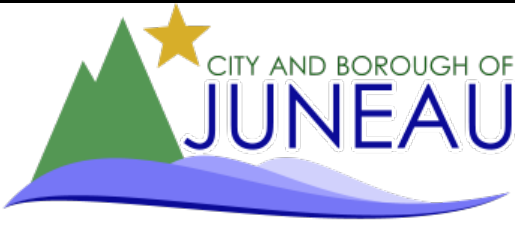
This memo is to post a notice of the results of the bid opening on February 4, 2026 for the subject project. Two (2) bids were received. The responsive bidders and their total bids are as follows:

BIDDERS	BASE BID	TOTAL BID
Hanson Maritime Co.	\$146,865.00	\$146,865.00
Trucano Construction Co.	\$235,630.00	\$235,630.00
Engineer Estimate	\$200,000.00	\$200,000.00

The apparent low bidder is Hanson Maritime Co. This Posting Notice of Bids serves to inform bidders that the CBJ intends to award the Base Bid in the amount of \$146,865.00.

Recommendation to award the Base Bid in the amount of \$146,865.00 will be forwarded to the D&H Board for approval at the Special Board Meeting on February 5, 2026 and to the CBJ Assembly for approval at the Regular Assembly Meeting on February 9, 2026.

This notice begins the protest period per Purchasing Code 53.50.062. Protests will be executed in accordance with CBJ Ordinance 53.50.062 "Protests", and 53.50.080 "Administration of Protest." The CBJ Purchasing Code is available online at: <http://www.juneau.org/law> or from the CBJ Purchasing Division at (907) 586-5258.



DATE: January 30, 2026
TO: Katie Koester
City and Borough Manger
THROUGH: Greg Smith, Contract Administrator
FROM: Lisa EaganLagerquist, Project Manager
SUBJECT: Approval of GMP 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

Action Requested

Staff requests that the Assembly approves 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**.

Attachments: None

Approved: _____
Katie Koester
City & Borough Manager

Date of Assembly Approval _____

Presented by: The Manager
Introduced: February 9, 2026
Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,
ALASKA

SERIAL NUMBER T-2607

It is hereby ordered by the Assembly of the City and Borough of Juneau,
Alaska, that \$13,866 be transferred:

From: CIP

P41-108	Parks and Playground Major Maintenance	\$ (13,866)
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To: CIP

P41-102	Hank Harmon Range Improvements	\$ 13,866
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The \$13,866 consists of:

General Sales Tax	\$ 13,866
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Moved and Approved this _____ day of _____, 2026.

Katie Koester, City Manager

Attest:

Breckan L. Hendricks, Municipal Clerk



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: November 6, 2025

TO: Beth Weldon, Mayor

BY: Scott Ciambor, Planning Manager
Community Development Department

THROUGH: Katie Koester, AICP, City Manager

FILE NO.: AME2019 001

PROPOSAL: A Text Amendment to adopt the *Downtown Douglas / West Juneau Area Plan* as part of the CBJ Comprehensive Plan

This memorandum provides details on the draft *Downtown Douglas / West Juneau Area Plan* planning process and includes attachments that provide a copy of the plan, Planning Commission notice of recommendation, agency comments, and public comments.

These materials and more can be found on the CDD website at: [CDD – NPC – Douglas – West Juneau – City and Borough of Juneau](#)

PURPOSE OF THE DOWNTOWN DOUGLAS / WEST JUNEAU PLAN

The Plan seeks to maintain the small town feel of Downtown Douglas, while enhancing connectivity to West Juneau and the greater community, and honoring the island’s rich and diverse history and culture. The Plan provides a framework to guide the City and Borough of Juneau (CBJ) Assembly, departments, the Planning Commission, and other CBJ boards and commissions that will refer to this document to:

- Make informed decisions concerning future growth and development while maintaining a positive quality of life for residents; Plan for projects more efficiently;

- Assign appropriate resources to community needs;
- Identify needs for new or revised zoning and/or development regulations; and
- Identify infrastructure priorities.

The Plan also provides a framework to guide individuals, private companies, and other stakeholders when making investment and development decisions, and when questions affecting community development arise.

STEERING COMMITTEE, COMMUNITY ENGAGEMENT, AND PUBLIC INPUT

Most of this information is available [on the Downtown Douglas / West Juneau Area Plan website](#).

- 2019: Assembly approved budget for Douglas area plan
- January 2020: Corvus Designs awarded contract for public visioning process
- February 2020: Planning Commission appointed 9 members to Steering Committee
- 2020-2023: COVID delays, public focus groups, Steering Committee meetings
- August 2024: Project work resumed
- December 2024: Planning Commission appointed 2 committee members to fill vacancies
- May 2025: Open House, online survey, and public comment period
- June 2025: Steering Committee considered public input, finalized draft Plan

PLANNING COMMISSION ACTION AND NOTICE OF RECOMMENDATION

With the draft *Downtown Douglas / West Juneau Area Plan* available, the Commission held the following public meetings on the topic:

- 7.22.2025: [Introduction to draft Downtown Douglas / West Juneau Area Plan](#), continued to August 12, 2025, Planning Commission meeting; and
- 8.12.2025: [Continued discussion of draft Downtown Douglas / West Juneau Area Plan](#).

Planning Commission Notice of Recommendation

At the 8.12.2025 Regular Meeting, the Commission provided the following recommendation to the Assembly:

The Planning Commission, at its regular public meeting, adopted with amendments the analysis and findings listed in the attached memorandum dated July 14, 2025, and

recommended that the City and Borough Assembly adopt the Downtown Douglas/West Juneau Area Plan as an addendum to the CBJ Comprehensive Plan.

The Commission, concerned about clarity and ensuring historical context around the Alaska Native settlement in the area, made the following amendments:

- 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.

LANDS, HOUSING, AND ECONOMIC DEVELOPMENT COMMITTEE

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

STAFF RECOMMENDATION

Staff recommends the Assembly adopt an Ordinance amending the Comprehensive Plan by adopting the Downtown Douglas / West Juneau Area Plan with recommended changes.

ATTACHMENTS

- Attachment: Planning Commission Notice of Recommendation with Draft DD/WJ Plan, Agency Comments, and Public Comments ([link](#))

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

Presented by: The Manager
Presented: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-04

An Ordinance Amending the Rebate for Qualifying Senior Citizens Code.

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 69.05.046, Rebate for qualifying senior citizens, is amended to read:

69.05.046 Rebate for qualifying senior citizens.

- (a) An individual ~~Any individual who qualifies for a senior citizen sales tax exemption~~ shall qualify for a hardship rebate if the criteria set forth in this section are met. Applicants shall be entitled to a \$325.00 rebate every year the applicant qualifies. Rebates for approved applications shall be remitted by September 30.
- (b) Criteria. The following criteria must be met in order for an applicant to be eligible for a hardship rebate:
- (1) The applicant must be 65 years or older; ~~hold a valid senior citizen tax exemption card; and~~
 - (2) The applicant must be a resident of the State of Alaska;
 - (3) The applicant must be a resident of the City and Borough of Juneau; and

1
2 ~~(4)(2)~~ The applicant's gross income, from all sources in the prior year, may not exceed
3 250 percent of the most current U.S. Federal Poverty Guidelines for the State of
4 Alaska.

5 (c) Procedure. An application for a hardship rebate must be received by the sales tax
6 administrator or postmarked by June 30 of the calendar year in which the rebate is
7 sought. The following documentation must be submitted:

8 (1) A federal income tax return filed in the same year in which the rebate is sought,
9 or an affidavit, signed by the applicant, verifying that the applicant is exempt
10 under federal law from filing a federal income tax return; and

11 (2) A hardship rebate application supplied by the sales tax administrator, including
12 any necessary attachments or additional documentation as may be required by
13 the administrator and this chapter.

14 (d) Appeal. A final determination of the sales tax administrator as to whether a person is
15 qualified to receive the hardship rebate may be appealed in accordance with CBJ
16 69.05.180.

17 (e) As used in this section, the term "resident of the State of Alaska" means a person who is
18 physically present in the state with the intent to remain in the state indefinitely and to
19 make a home in the state. A person demonstrates the intent required under this
20 subsection by maintaining a principal place of abode in the state for at least 30
21 consecutive days immediately preceding the date of application for the senior citizen
22 hardship rebate, and by providing other proof of intent as may be required by the
23 manager, which may include proof that the person is not claiming residency outside the
24 state or obtaining benefits under a claim of residency outside the state. A person who
25

1
2 establishes residency in the state remains a resident during an absence from the state
3 unless, during the absence, the person establishes or claims residency in another state
4 or country or performs other acts or is absent under circumstances that are inconsistent
5 with the intent required under this subsection to remain a resident of this state.

6 (f) As used in this section, the term “resident of the City and Borough” means a person who
7 has established a residence in the City and Borough and has the intent to remain in the
8 City and Borough indefinitely and to make a home in the City and Borough. A person
9 demonstrates the intent required under this subsection by maintaining a principal place
10 of abode in the City and Borough for at least 30 consecutive days immediately preceding
11 the date of application for the senior citizen hardship rebate and by providing other
12 proof of intent as required by the manager.

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14 ***

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

17 Adopted this _____ day of _____, 2026.

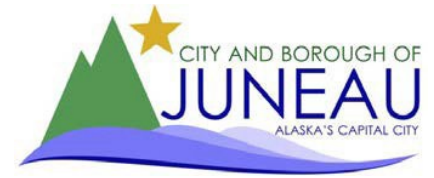
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20 _____
Beth A. Weldon, Mayor

21 Attest:

22
23 _____
Breckan L. Hendricks, Municipal Clerk

MEMORANDUM

DATE: February 2, 2026
TO: Mayor Weldon and CBJ Assembly
FROM: Emily Wright, City Attorney
THROUGH: Katie Koester, City Manager
SUBJECT: Rezone Protest Process Under CBJ Code 49.75



LAW DEPARTMENT
155 Heritage Way
Juneau, AK 99801
Ph: (907) 586-5242
Fax: (907) 586-4567

Rezoning is governed by CBJ Code 49.75.

A request for a rezoning may be initiated by the Community Development Department (CDD) Director, the Planning Commission, or the Assembly at any time. A rezoning may be requested by a developer or property owner in January or July each year.

A rezoning application, after review by the CDD, is presented to the Planning Commission with a recommendation from the CDD Director.

The Planning Commission conducts a public hearing, hears from CDD and the applicant, and may recommend approval of the rezoning, approval of the rezoning with modifications, or denial of the rezoning. If the Planning Commission recommends approval (or approval with modifications) their written recommendation is sent to the Assembly with an ordinance amending the official zoning map. If the Planning Commission recommends denial, the rezoning is deemed disapproved; no further action is needed unless the applicant files a notice of protest.

If an applicant files a notice of protest, the CDD Director will submit the Planning Commission's notice of recommendation and a proposed ordinance for consideration by the Assembly. The ordinance will be introduced at an Assembly meeting per the normal process.

When the time comes for a public hearing, the Assembly will review the ordinance, as it does with any other ordinance before it. The Assembly will have a packet of materials to review, and the applicant will have an opportunity to present a statement as part of the public hearing. The Manager's Office and CDD will be available for questions.

While this is not a normal appeal under Title 1.50 of the CBJ Code, because the Assembly is reviewing a recommendation of the Planning Commission and a protest by an applicant, the Assembly should not have outside conversations with either the Planning Commission or the applicant.

The decision that the Assembly needs to make is whether to:

- (1) Approve the ordinance and an update to the maps of the Comprehensive Plan;
- (2) Approve the ordinance and an update to the maps of the Comprehensive Plan with modifications; or
- (3) Approve the Planning Commission's recommendations, the rezoning will be deemed disapproved.

As with any ordinance, if you believe that more information is necessary, you may postpone to a date certain and request more information. Unlike other ordinances, you may not refer this ordinance back to the Planning Commission, as you are the decision makers at this point in time.

CBJ CLERK

NOV 12 2025

RECEIVED

November 11, 2025

RE: AME2025 B0002 Filing of Protest

TO: City Clerk

FROM: Applicant Charles Donart

I hereby protest the Planning Commission's recommendation to deny the rezoning, requesting that an ordinance amending the zoning map as set out in the application be submitted for action by the assembly.

My understanding is that the director shall, within 30 days of the filing of this protest with the municipal clerk, prepare a draft ordinance to be appended to the notice of recommendation for consideration by the assembly.

Thank you.



Charles Donart

907-500-8936

cdonart@gmail.com



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

www.juneau.org/community-development/planning-commission

155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: October 29, 2025

File No.: AME2025 0002

Charles Donart
Post Office Box 211071
Auke Bay, AK 99821
cdonart@gmail.com

Proposal: Applicant requests a rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial.

Property Address: 5200 Commercial Boulevard; 5220 Commercial Boulevard

Legal Description: HDK LT 2A; SSG IV TR B

Parcel Code No.: 5B1201360051; 5B1201030030

Hearing Date: October 28th, 2025

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 29th, 2025, and denied the applicant's request of a rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial.

Attachments: September 29, 2025, memorandum from Brandon Robinson, Community Development, to the CBJ Planning Commission regarding AME2025 0002.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. The amendment is deemed disapproved unless the applicant files a notice of protest in accordance with CBJ 01.50.020 (b).

Effective Date: The Decision is effective on the date the Notice of Decision is filed with the municipal clerk.

Charles Donart
File No: AME2025 0002
October 29, 2025
Page 2 of 2



Erik Pedersen, Chair
Planning Commission

11/3/25

Date



Filed With City Clerk

11/04/2025

Date

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

Presented by: The Manager
Presented: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, the area of the proposed rezone consists of 3.79 acres, located at 5200 and 5220 Commercial Boulevard, identified as HDK LT 2A and SSG IV TR B, respectively, is currently zoned as I; and

WHEREAS, the 2013 City and Borough of Juneau Comprehensive Plan designates these parcels as Light Industrial (LI) on the adopted Land Use Maps; and

WHEREAS, the parcels to the North, South, and West are zoned Industrial; and

WHEREAS, the proposed rezone provides for a broader range of commercial and residential uses.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of HDK LT 2A and SSG IV TR B, located at 5200 and 5220 Commercial Boulevard, respectively, from Industrial to Light Commercial.

The described rezone is shown on the attached Exhibit A illustrating the area of the proposed zone change.

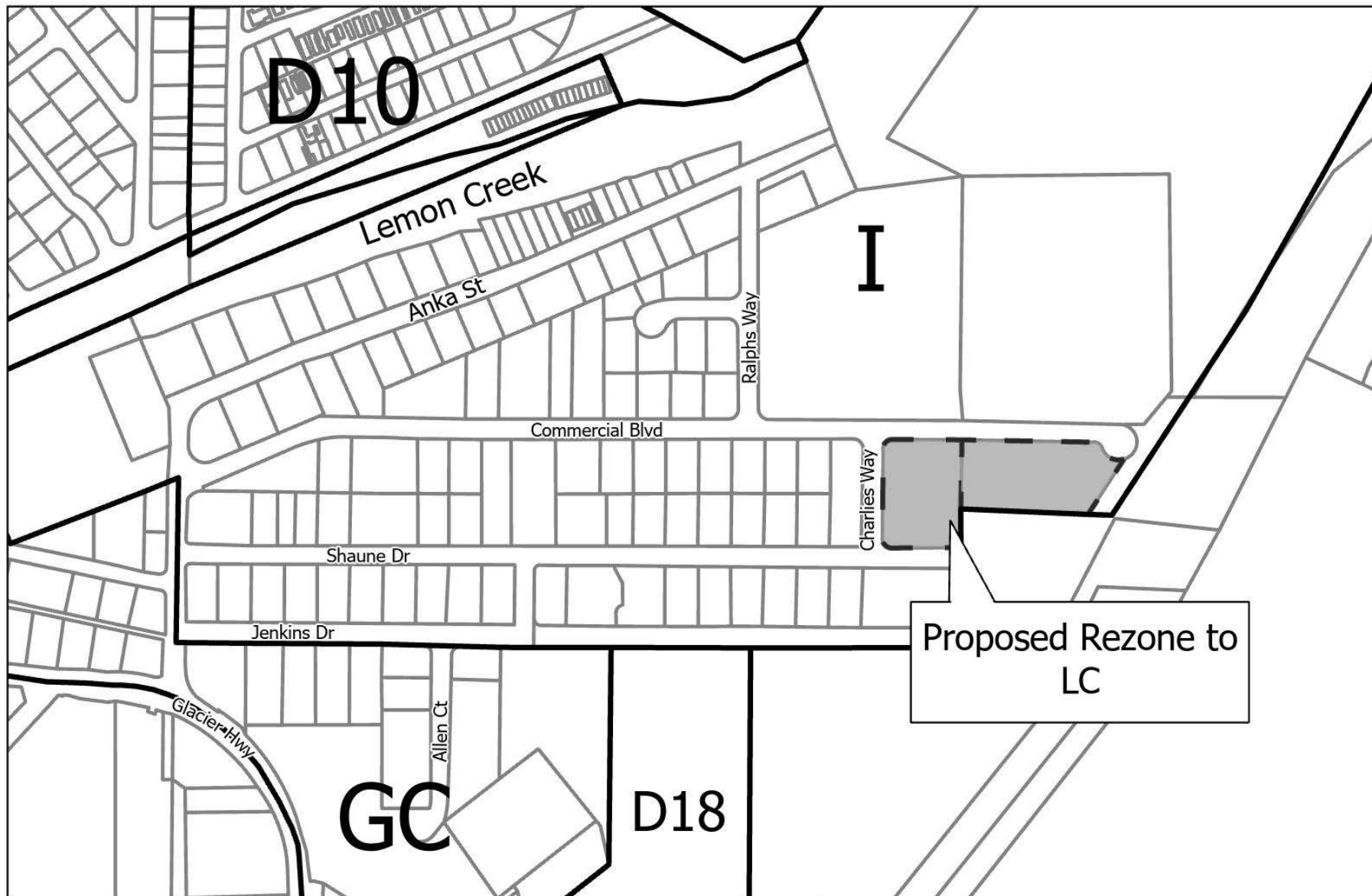
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

1 Attest:

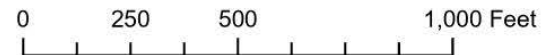
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Proposed Rezone of SSG IV TR B & HDK LT 2A from Industrial (I) to Light Commercial (LC).

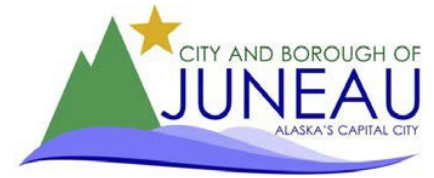


CDD Case: AME 2025 0002



MEMORANDUM

DATE: February 2, 2026
TO: Mayor Weldon and CBJ Assembly
FROM: Emily Wright, City Attorney
THROUGH: Katie Koester, City Manager
SUBJECT: Rezone Protest Process Under CBJ Code 49.75



LAW DEPARTMENT
155 Heritage Way
Juneau, AK 99801
Ph: (907) 586-5242
Fax: (907) 586-4567

Rezoning is governed by CBJ Code 49.75.

A request for a rezoning may be initiated by the Community Development Department (CDD) Director, the Planning Commission, or the Assembly at any time. A rezoning may be requested by a developer or property owner in January or July each year.

A rezoning application, after review by the CDD, is presented to the Planning Commission with a recommendation from the CDD Director.

The Planning Commission conducts a public hearing, hears from CDD and the applicant, and may recommend approval of the rezoning, approval of the rezoning with modifications, or denial of the rezoning. If the Planning Commission recommends approval (or approval with modifications) their written recommendation is sent to the Assembly with an ordinance amending the official zoning map. If the Planning Commission recommends denial, the rezoning is deemed disapproved; no further action is needed unless the applicant files a notice of protest.

If an applicant files a notice of protest, the CDD Director will submit the Planning Commission's notice of recommendation and a proposed ordinance for consideration by the Assembly. The ordinance will be introduced at an Assembly meeting per the normal process.

When the time comes for a public hearing, the Assembly will review the ordinance, as it does with any other ordinance before it. The Assembly will have a packet of materials to review, and the applicant will have an opportunity to present a statement as part of the public hearing. The Manager's Office and CDD will be available for questions.

While this is not a normal appeal under Title 1.50 of the CBJ Code, because the Assembly is reviewing a recommendation of the Planning Commission and a protest by an applicant, the Assembly should not have outside conversations with either the Planning Commission or the applicant.

The decision that the Assembly needs to make is whether to:

- (1) Approve the ordinance and an update to the maps of the Comprehensive Plan;
- (2) Approve the ordinance and an update to the maps of the Comprehensive Plan with modifications; or
- (3) Approve the Planning Commission's recommendations, the rezoning will be deemed disapproved.

As with any ordinance, if you believe that more information is necessary, you may postpone to a date certain and request more information. Unlike other ordinances, you may not refer this ordinance back to the Planning Commission, as you are the decision makers at this point in time.

Clerk's Note: The Clerk's Office received a document titled "Notice of Appeal." Under CBJ code, this matter is initiated by written protest. The document has been accepted and processed as a written protest for purposes of Assembly review.



CBJ CLERK OFFICE OF THE MUNICIPAL CLERK
NOV 24 2025
RECEIVED
155 S. Seward St., Room 202
Phone: (907)586-5278 Fax: (907)586-4552
email: city.clerk@juneau.org

Notice of Appeal

This appeal is governed by CBJ 01-50, the Municipal Appellate Code. This code establishes the standards and procedures for appeals.¹ Anyone who files an appeal should be familiar with the appellate code. The clerk can give you a copy of the code.

Attach a copy of the decision being appealed. Do not attach any other documents, exhibits, or additional pages to this form, except for any pages needed to continue the answers to the requested information below. The clerk will accept this form only if the appropriate filing fee is attached. The fee to file an appeal to the assembly is \$500.00. To be timely, an appeal must be filed within 20 days of the date the decision being appealed is filed with the clerk.

Action Being Appealed

Board decisions are appealable: board recommendations and most staff decisions are not.

- Agency Appealed From:
City and Borough of Juneau Planning Commission
- Description and Date of Decision:
Denial of Rezone Application AME2025-0003 to rezone 4.03 acres at 7170 Glacier Highway from D18 to Light Commercial; Notice of Decision dated October 29, 2025, effective upon filing with the Municipal Clerk on November 4, 2025.

Concerned Parties

Identify the people who have an interest in the action being appealed: yourself and others.

- | | | | | |
|--|---------------------|----------------|----------------|----------------------|
| <input type="checkbox"/> Party Filing Appeal | Mailing Address | Telephone | Fax | Email |
| Duran Construction Co, LLC | PO Box 32634 | (907) 780-6161 | | mduran@acsalaska.net |
| | | | | |
| <input type="checkbox"/> Parties Who Won the Decision Appealed | Mailing Address | Telephone | Fax | Email |
| City and Borough of Juneau | 155 S. Heritage Way | | | |
| Community Development Dept. | Juneau, AK 99801 | | | |

¹ 01.50.070 STANDARD OF REVIEW AND BURDEN OF PROOF. (a) The appeal agency may set aside the decision being appealed only if:

- (1) The appellant establishes that the decision is not supported by substantial evidence in light of the whole record, as supplemented at the hearing;
 - (2) The decision is not supported by adequate written findings or the findings fail to inform the appeal agency of the basis upon which the decision appealed from was made; or
 - (3) The agency failed to follow its own procedures or otherwise denied procedural due process to one or more of the parties.
- (b) The burden of proof is on the appellant. (Serial No. 92-36 2 (part), 1992).

-over-

Issues on Appeal²

Concisely describe the legal and factual errors that form the basis for your appeal. Do not argue them: argument will be heard later.

See attached.

Relief Requested

What should the Assembly do with the action being appealed: send it back, modify it, or something else?

The Appellant respectfully requests that the CBJ Assembly reverse the Planning Commission's denial of AME2025-0003 and approve the rezone of 7170 Glacier Highway from D18 to Light Commercial.



11/24/2025

Signature

Date

If you are representing any group, or a person other than yourself, you must sign a notarized statement that you are authorized to represent them.

2 01.50.030(b)(5) COMMENCEMENT OF ACTION.

The notice of appeal shall include a concise statement of the legal and factual errors in the decision that form the basis of the appeal.

-over-

CITY AND BOROUGH OF JUNEAU
NOTICE OF APPEAL – REZONE AME2025-0003
APPELLANT: Marciano Duran / Duran Construction Company LLC
P.O. Box 32364, Juneau, AK 99803

CBJ CLERK

NOV 24 2025

RECEIVED

Issues on Appeal – Attachment to Page 2 of 2
(continued from the official 2016 Appeal Form)

1. The Planning Commission’s interpretation and application of the controlling land-use plan is erroneous under CBJ 49.75.120 because the decision relied primarily on the 2013 Comprehensive Plan instead of the more recent and location-specific 2018 Lemon Creek Area Plan, which expressly promotes mixed-use and Light Commercial zoning in the Miles 7–8 Glacier Highway corridor encompassing the subject property (PDF pp. 15 & 20–21 [zoning summary, land-use maps & Goal 1 Policy 1.3], p. 27 [Mile 7–8 neighborhood & Mental Health Trust land consolidation for housing], pp. 37–38 [LC rezoning examples & Transit-Oriented Corridor], p. 42 [implementation matrix for rezoning underutilized parcels to LC]).
2. The decision is not supported by substantial evidence in light of the whole record under CBJ 01.50.070(a)(1) because it fails to consider that the proposed predominantly residential mixed-use project (approximately 194 units, childcare, open space, direct bus-stop access, trail access, and neighborhood-serving amenities) directly advances the 2018 Lemon Creek Area Plan’s goals of housing diversity, compact mixed-use development, efficient land use, and reduced vehicle dependency.
3. The written findings are inadequate under CBJ 01.50.070(a)(2) because they do not explain why Light Commercial zoning is incompatible with the 2018 Lemon Creek Area Plan despite the project’s clear alignment with that plan’s mixed-use and Transit-Oriented Corridor policies, and despite a non-unanimous vote in which two commissioners opposed adopting the director’s findings.
4. The Commission denied procedural due process under CBJ 01.50.070(a)(3) by disregarding uncontroverted applicant testimony that the Alaska Mental Health Trust Land Office’s prior opposition letter is outdated and that current Trust staff support the rezone (consistent with the Plan’s call for Trust land consolidation at p. 27).
5. The decision contains a factual error, adopted from the Director’s presentation, that childcare facilities are conditional or more restricted in Light Commercial than in D-18, whereas CBJ 49.25.300 (Table of Permissible Uses, Use 6.200) allows childcare centers outright in LC the same as in D-18.



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

www.juneau.org/community-development/planning-commission

155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: October 29, 2025

File No.: AME2025 0003

Duran Construction Co, LLC

P.O Box 32634

Juneau, AK 99801

mduran@acsalaska.net

Proposal: Applicant proposes rezone of 4.03 acres at 7170 Glacier Highway from D18 to Light Commercial.

Property Address: 7170 Glacier Hwy

Legal Description: SEVEN MILE LT 4

Parcel Code No.: 5B1401000031

Hearing Date: October 28, 2025

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 16, 2025, and denied the rezone of 4.03 acres at 7170 Glacier Highway from D18 to Light Commercial.

Attachments: October 16, 2025, memorandum from Justin Smith, Community Development, to the CBJ Planning Commission regarding AME2025 0003.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. The amendment is deemed disapproved unless the applicant files a notice of protest in accordance with CBJ 01.50.020 (b).

Effective Date: The Decision is effective on the date the Notice of Decision is filed with the municipal clerk.

Duran Construction Co, LLC
File No: AME2025 0003
October 29, 2025
Page 2 of 2



Erik Pedersen, Chair
Planning Commission

11/3/25

Date



Filed With City Clerk

11/04/2025

Date

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

Presented by: The Manager
Presented: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, the area of the proposed rezone consists of 4.03 acres, located at 7170 Glacier Highway, identified as Seven Mile LT 4, is currently zoned as D18; and

WHEREAS, the land use maps of the 2013 CBJ Comprehensive Plan identify the subject lot as Medium Density Residential (MDR); and

WHEREAS, the proposed rezone does not conform to the Medium Density Residential; and

WHEREAS, the parcels to the North, South and West are zoned D5 and the parcels to the East are zoned Light Commercial; and

WHEREAS, in 2009, the lot was upzoned from D5 to D18 to increase residential density.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of Seven Mile LT 4, located at 7170 Glacier Highway, from D18, to Light Commercial.

The described rezone is shown on the attached Exhibit A illustrating the area of the proposed zone change.

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

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

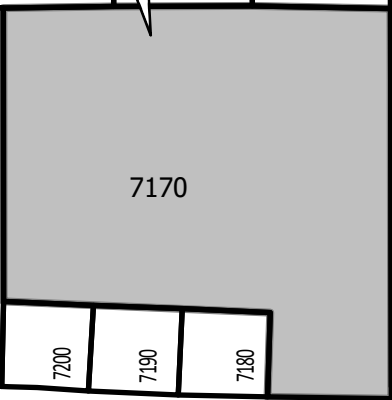
Breckan L. Hendricks, Municipal Clerk

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D18

Proposed Rezone to LC

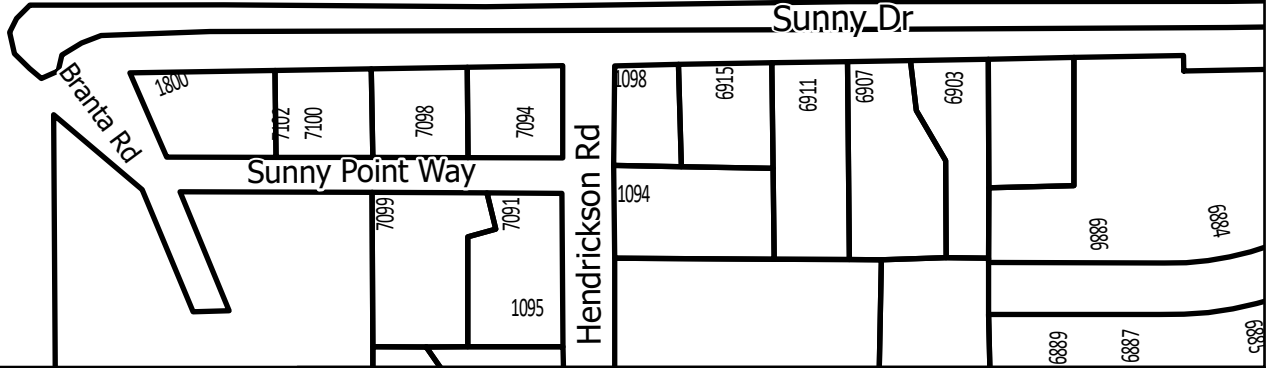
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Glacier Hwy

Egan Dr

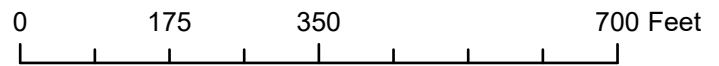
Sunny Dr



Proposed Rezone of Seven Mile LT 4 from D18 to Light Commercial (LC).



CDD Case: AME 2025 0003



Presented by: The Manager
Introduction: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, on September 16, 1971, the State of Alaska entered into a lease agreement with Union Oil Company of California for ATS 857 for a period of 55 years; and

WHEREAS, in 2001, the State of Alaska conveyed ATS 857 to the City and Borough of Juneau and transferred the administration of the lease to the City and Borough; and

WHEREAS, through several conveyances ATS 857 was conveyed to Petro 49, Inc., d/b/a Petro Marine Services; and

WHEREAS, that initial lease term expires September 15, 2026; and

WHEREAS, Petro 49, Inc. desires to immediately enter a new long-term lease with the City and Borough of Juneau for the lease of ATS 857, containing approximately 0.088 acres; and

WHEREAS, the Docks and Harbors Board reviewed this lease proposal at its Operations meeting on December 10, 2025; and

WHEREAS, this new lease revokes all prior leases.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Authorization. The Port Director is authorized to negotiate and execute a lease to Petro 49, Inc. for ATS 857, a parcel of approximately 0.088 acres, with the following material terms and conditions:

- 1 (A) Term. The lease shall be for a period of 35 years with an option to execute one
2 additional lease for up to 35 years by mutual agreement and ordinance.
3 (B) Rent. Consistent with CBJC 53.20.030 and CBJC 53.20.050 the rent shall be paid
4 monthly and shall not be less than appraised fair market value.
5 (C) Other Terms and Conditions. The Port Director is authorized to include other
6 lease terms and conditions as may be in the public interest.
7

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

10 Adopted this _____ day of _____, 2026.

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12 _____
13 Beth A. Weldon, Mayor

14 Attest:

15 _____
16 Brecken L. Hendricks, Municipal Clerk
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Presented by: The Manager
Presented: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(S)

An Ordinance Appropriating \$800,000 to the Manager as a Grant to Tlingit-Haida Regional Housing Authority (THRHA) to Construct Low Income Housing; Funds Provided by Juneau Affordable Housing Fund.

WHEREAS, during the 2025 Juneau Affordable Housing Fund solicitation, the City and Borough of Juneau (“CBJ”) received a proposal from a nonprofit group for a construction grant of \$800,000 for 16 single-family dwelling units for Juneau residents earning less than 80% of Median Family Income; and

WHEREAS, the Juneau Affordable Housing Fund Review Committee recommends the Assembly approve a grant of \$800,000 to THRHA for the Pederson Hill Phase 1B Project; and

WHEREAS, given the high demand for housing and the potential benefits for the community if Pederson Hill is developed, the following appropriation terms and conditions are in the best interest of the community.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$800,000 for a grant to THRHA to construct low income housing.

Section 3. Source of Funds.

Juneau Affordable Housing Fund	\$800,000
--------------------------------	-----------

Section 4. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

1 Attest:

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4 Breckan L. Hendricks, Municipal Clerk
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Presented by: The Manager
Presented: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(T)

An Ordinance Appropriating \$250,000 to the Manager as a Grant to Tlingit-Haida Regional Housing Authority (THRHA) to Construct Low Income Housing; Funds Provided by Juneau Affordable Housing Fund.

WHEREAS, during the 2025 Juneau Affordable Housing Fund solicitation, the City and Borough of Juneau (“CBJ”) received a proposal from a nonprofit group for a construction grant of \$250,000 for five 2–4-bedroom homes for Juneau residents earning less than 80% of Median Family Income; and

WHEREAS, the Juneau Affordable Housing Fund Review Committee recommends the Assembly approve a grant of \$250,000 to THRHA for the Séet Kanax̄ Dutéen/ Kowee Phase 1 Project; and

WHEREAS, given the high demand for housing and the potential benefits for the community if Séet Kanax̄ Dutéen is developed, the following appropriation terms and conditions are in the best interest of the community.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$250,000 for a grant to THRHA to construct low-income housing.

Section 3. Source of Funds.

Juneau Affordable Housing Fund	\$250,000
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Section 4. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

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Presented by: The Manager
Presented: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, during the 2025 Juneau Affordable Housing Fund solicitation, the City and Brough of Juneau (“CBJ”) received a proposal from a nonprofit group for a rehabilitation grant of \$150,000 for facilities serving Juneau lowest income residents; and

WHEREAS, the Juneau Affordable Housing Fund Review Committee recommends the Assembly approve a grant of \$150,000 to SVdP for the Teal Street facilities.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$150,000 for a grant to SVdP for maintenance and repairs.

Section 3. Source of Funds.

Juneau Affordable Housing Fund	\$150,000
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Section 4. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, during the 2025 Juneau Affordable Housing Fund solicitation, the City and Borough of Juneau (“CBJ”) received a proposal from a private development group for a construction loan of \$900,000 for 18 downtown residential housing units that includes 2 efficiencies, 10 one-bedroom apartments and 6 two-bedroom apartments that will be rented at 80% AMI or below to be developed at Juneau Townsite BL 15, LT 4&5 in Juneau, Alaska; and

WHEREAS, the Juneau Affordable Housing Fund Review Committee recommends the Assembly approve a loan of \$900,000 to Brave Enterprises, LLC, for the 434 Third Street project; and

WHEREAS, CBJ and Brave Enterprises, LLC agree that, since a bank loan will be used for the development project, a loan from CBJ must be secured in a manner that places CBJ’s interests after those of the bank, otherwise a bank will not loan on a development project; and

WHEREAS, given the high demand for housing and the potential benefits for the community if the Juneau Townsite BL 15, LT 4&5 project is fully developed, the following appropriation terms and conditions are in the best interest of the community.

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

Section 1. Classification. This ordinance is a noncode ordinance.

1 **Section 2. Appropriation.** There is appropriated to the Manager the sum of
2 \$900,000 for a loan to Brave Enterprises, LLC.

3 **Section 3. Source of Funds.**

4 Juneau Affordable Housing Fund \$900,000

5 **Section 4. Loan Purpose and Terms.** The Manager is authorized to negotiate a
6 loan contract with Brave Enterprises, LLC with the following essential terms, in addition to
7 other reasonable contractual and financing provisions deemed necessary by the Manager to
8 protect the City and Borough:

- 9
- 10 (a) **Intent.** Housing is in high demand. The purpose of this loan is to provide capital in the
11 form of a construction loan, secured by a mortgage lien, to encourage and facilitate the
12 development of 18 residential units to be developed Juneau Townsite BL 15, LT 4&5 in
13 Juneau, Alaska.
- 14 (b) **Restrictions.** The Manager must include, and the Borrower must agree to, the following
15 restrictions which are necessary to protect the public's interest with this loan:
- 16 (1) **Rentable Apartments.** During the term of this loan, the housing units must
17 remain apartments and available to rent. The apartments may be converted to
18 other forms of housing (i.e. condos) upon complete satisfaction of the CBJ loan.
- 19 (2) **Short-term rental.** During the term of this loan, no apartment may be used as a
20 short-term rental. The short-term rental restriction expires upon complete
21 satisfaction of the CBJ loan.
- 22 (3) **Affordability.** The project includes 18 housing units that must be rented or
23 available for rent to people who make 80% or less than the Juneau Area Median
24 Income (\$1,932 or less for a one-bedroom and \$2,174 or less for a two-bedroom per
25 month) adjusted for inflation annually for 30 years.

1 (c) **Borrower.** The Developer/Borrower is Brave Enterprises, LLC, entity # 10130693
2 represented by David T. D'Amato as part of a multi-member Alaska limited liability
3 company with Bradford George Range.

4 (d) **Real Property (“Property”).** This appropriation is for 18 residential housing units on a
5 portion of the following real property:

6
7 Juneau Townsite BL 15, LT 4&5, Juneau Recording District,
8 First Judicial District, State of Alaska.

9 (e) **Loan Amount.** A construction loan of \$900,000 shall be made to Brave Enterprises LLC,
10 in a single disbursement.

11 (f) **Payment Term.** Brave Enterprises, LLC shall pay CBJ monthly once repayment of the
12 loan commences. Monthly payments shall begin the first business day of the first month
13 that occurs six months after a final certificate of occupancy is obtained from the CBJ
14 Building Official. The loan payments shall be calculated on a 25-year amortization
15 schedule and the full amount of the loan shall be due after 10 years of payments (120
16 monthly payments).

17 (g) **Interest Rate and Calculation.** The loan authorized by the ordinance will be at zero
18 percent (0%) per annum from disbursement and for the first five years of the loan
19 repayment and two percent (2%) per annum for the remaining five years of the loan
20 repayment. After ten years of payments, the loan shall be repaid in full.

21 (h) **Security.** Brave Enterprises, LLC must agree and grant authority to the City and
22 Borough to secure and record a lien for the full loan amount plus interest, costs, and
23 reasonable attorney’s fees related to or arising from the mortgage contract against the
24 real property and all personal property owned by the Borrower on or near the real
25 property. Brave Enterprises, LLC and the City and Borough may renegotiate the terms

1 of the property which provides security for the loan over the life of the loan, but the
2 security must match or exceed the value of the outstanding loan. Brave Enterprises, LLC
3 must further agree to authorize the City and Borough to secure the loan with liens on
4 any materials purchased with the loaned money; the City and Borough will release the
5 materials liens either upon Brave Enterprises, LLC completing repayment or upon
6 permanently installing the materials onto or into the property.
7

8 (i) **Subrogation.** The Manager may subrogate the CBJ's interests to those of the
9 commercial banking lender.

10 (j) **Additional Loan Terms.** The Manager may add additional terms consistent with the
11 intent of this ordinance.

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

14 Adopted this _____ day of _____, 2026.

17 _____
Beth A. Weldon, Mayor

18 Attest:

19 _____
20 Breckan L. Hendricks, Municipal Clerk
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Presented by: The Manager
Presented: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, during the 2025 Juneau Affordable Housing Fund solicitation, the City and Borough of Juneau (“CBJ”) received a proposal from a private development group for a construction loan of \$200,000 for a four-plex (2 three-bedroom units and 2 one-bedroom units) to be developed at Lee Street LT 11 in Juneau, Alaska; and

WHEREAS, the Juneau Affordable Housing Fund Review Committee recommends the Assembly approve a loan of \$200,000 to Southeast Endeavors, LLC, for the 220 Front Street project; and

WHEREAS, CBJ and Southeast Endeavors, LLC agree that, since a bank loan will be used for the development project, a loan from CBJ must be secured in a manner that places CBJ’s interests after those of the bank, otherwise a bank will not loan on a development project; and

WHEREAS, given the high demand for housing and the potential benefits for the community if the Lee Street LT 11 project is fully developed, the following appropriation terms and conditions are in the best interest of the community.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$200,000 for a loan to Southeast Endeavors, LLC.

1 **Section 3. Source of Funds.**

2 Juneau Affordable Housing Fund \$200,000

3 **Section 4. Loan Purpose and Terms.** The Manager is authorized to negotiate a
4 loan contract with Southeast Endeavors, LLC with the following essential terms, in addition to
5 other reasonable contractual and financing provisions deemed necessary by the Manager to
6 protect the City and Borough:
7

8 (a) **Intent.** Housing is in high demand. The purpose of this loan is to provide capital in the
9 form of a construction loan, secured by a mortgage lien, to encourage and facilitate the
10 development of a four-plex to be developed at Lee Street LT 11 in Juneau, Alaska.

11 (b) **Restrictions.** The Manager must include, and the Borrower must agree to, the following
12 restrictions which are necessary to protect the public’s interest with this loan:

13 (1) **Rentable Apartments.** During the term of this loan, the housing units must
14 remain apartments and available to rent. The apartments may be converted to
15 other forms of housing (i.e. condos) upon complete satisfaction of the CBJ loan.

16 (2) **Short-term rental.** During the term of this loan, no apartment may be used as a
17 short-term rental. The short-term rental restriction expires upon complete
18 satisfaction of the CBJ loan.

19 (3) **Affordability.** Two of the resulting four units must be rented or available for
20 rent to people who make 80% or less than the Juneau Area Median Income
21 (\$1,932 or less for a one-bedroom and \$2,174 or less for a two-bedroom per month)
22 adjusted for inflation annually for 30 years.

23
24 (c) **Borrower.** The Developer/Borrower is Southeast Endeavors, LLC, entity # 1005473
25 represented by Shawn Kantola, sole member and owner.

1 (d) **Real Property (“Property”).** This appropriation is for a four-plex on a portion of the
2 following real property:

3 Lee Street LT 11, Juneau Recording District,
4 First Judicial District, State of Alaska.

5 (e) **Loan Amount.** A construction loan of \$200,000 shall be made to Southeast Endeavors,
6 LLC, in a single disbursement.

7 (f) **Payment Term.** Southeast Endeavors, LLC shall pay CBJ monthly once repayment of
8 the loan commences. Monthly payments shall begin the first business day of the first
9 month that occurs six months after a final certificate of occupancy is obtained from the
10 CBJ Building Official. The loan payments shall be calculated on a 25-year amortization
11 schedule and the full amount of the loan shall be due after 10 years of payments (120
12 monthly payments).

13 (g) **Interest Rate and Calculation.** The loan authorized by the ordinance will be at zero
14 percent (0%) per annum from disbursement and for the first five years of the loan
15 repayment and two percent (2%) per annum for the remaining five years of the loan
16 repayment. After ten years of payments, the loan shall be repaid in full.

17 (h) **Security.** Southeast Endeavors, LLC must agree and grant authority to the City and
18 Borough to secure and record a lien for the full loan amount plus interest, costs, and
19 reasonable attorney’s fees related to or arising from the mortgage contract against the
20 real property and all personal property owned by the Borrower on or near the real
21 property. Southeast Endeavors, LLC and the City and Borough may renegotiate the
22 terms of the property which provides security for the loan over the life of the loan, but
23 the security must match or exceed the value of the outstanding loan. Southeast
24 Endeavors, LLC must further agree to authorize the City and Borough to secure the loan
25

1 with liens on any materials purchased with the loaned money; the City and Borough will
2 release the materials liens either upon Southeast Endeavors, LLC completing repayment
3 or upon permanently installing the materials onto or into the property.

4 (i) **Subrogation.** The Manager may subrogate the CBJ's interests to those of the
5 commercial banking lender.

6 (j) **Additional Loan Terms.** The Manager may add additional terms consistent with the
7 intent of this 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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25

Assembly Goals 2026

*Approved at the MM/DD/YYYY Regular
Assembly Meeting*

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	
F	P	Continue to pursue zoning amendments that support an increase in incremental infill development opportunities.	Assembly, Manager's Office	
G	P/S	Evaluate support of existing community land trust.	Assembly, Manager's Office, CDD	
*Assembly Action to Move Forward: P = Policy Development, F = Funding , S = Support, O = Operational Issue				

Assembly Goals 2026

*Approved at the MM/DD/YYYY Regular
Assembly Meeting*

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	

*Assembly Action to Move Forward: P = Policy Development, F = Funding , S = Support, O = Operational Issue

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	

Assembly Goals 2026

*Approved at the MM/DD/YYYY Regular
Assembly Meeting*

C	P/F	Evaluate ways to increase revenue from visitor activity.	Assembly, Manager's Office, Finance	
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)	
F	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	
G	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

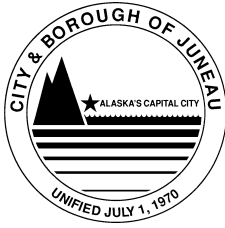
4. Community, Wellness, and Public Safety - Juneau is safe and welcoming for all citizens

	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	

Assembly Goals 2026

*Approved at the MM/DD/YYYY Regular
Assembly Meeting*

C	P/F/ O/S	Reassess policy on dispersed camping while continuing to identify/support sanctioned camping or shelter locations where adequate facilities exist.	Assembly, Manager's Office	
*Assembly Action to Move Forward: P = Policy Development, F = Funding , S = Support, O = Operational Issue				
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	
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				



OFFICE OF THE MUNICIPAL CLERK/ ELECTION OFFICIAL

155 Heritage Way
Phone: (907)586-5278 Fax: (907)586-4552
email: city.clerk@juneau.gov

Date: February 9, 2026

To: Mayor Weldon & Assembly

From: Breckan Hendricks, Municipal Clerk / Election Official

Subject: 2026 Municipal Election Overview and Deadlines

The next CBJ Regular Municipal Election is **Tuesday, October 6, 2026**¹. The timeline for conducting the October 6, 2026, election is set forth below.

Assembly-Proposed Measures

Charter Amendments:

The Assembly may propose Charter amendments by ordinance². An ordinance would need to be adopted no earlier than Monday, June 8 and no later than Friday, August 7 to avoid a special election³. The first regular meeting for the Assembly to introduce a Charter amendment is May 18 and the last regular meeting for the Assembly to adopt a Charter amendment is July 27.

General Ballot Propositions (Non-Charter):

Assembly action authorizing a non-Charter ballot proposition must be adopted by July 27, as ballot design begins on July 28. This authorization is typically completed by ordinance or resolution, depending on the type of measure. To meet this deadline, I recommend introducing any ballot measure no later than the regular June 8 Assembly meeting, with public hearing and final Assembly action on July 27.

Citizen Petitions:

Citizens may propose amendments to the CBJ Charter or the CBJ Municipal Code through a citizen petition. A petition can take the form of an initiative, which proposes a new law, or referendum, which repeals an existing law.

Starting a Petition:

To start a petition, citizens form a Petitioners Committee of five (5) qualified municipal

¹ [CBJ Charter Section 6.1 - Regular Elections](#)

² [CBJ Charter Section 14.2 - Proposal by the Assembly](#)

³ [CBJ Charter Section 14.5 - Election](#)

voters and submit an affidavit to the Clerk’s Office⁴. Petitioners’ committees are encouraged to submit a copy of their affidavit and proposed ordinance to the Municipal Attorney for review ahead of submitting it to the Clerk⁵.

If the affidavit is approved, the Petitioners Committee must collect signatures of qualified voters equal to 25 percent of the votes cast in the most recent regular municipal election. Based on the 10,263 total ballots counted in the 2025 election, Petitioners Committees are required to gather **2,566** qualifying signatures⁶.

Certification Timeline:

The certification process generally takes 45 to 85 days from the date the affidavit is submitted to the Clerk’s Office, if successful⁷. This timeline includes up to 15 business days for the Clerk to review the affidavit and issue signature booklets, 30 calendar days for signature collection, 10 calendar days for signature review, 10 calendar days to collect supplemental signatures if necessary, and 10 calendar days to review supplemental signatures.

If a petition fails, a new initiative or referendum on the same or substantially the same matter may not be filed for six months.

Recommended Submission Dates for 2026 Ballot:

The timeline for a petition depends on how quickly the Petitioners Committee completes each step, since each completed step triggers the Clerk’s review period. The key date is when the petition is certified, which determines whether it will appear on the 2026 municipal election or a future election, which is why Petitioners Committees are encouraged to contact the Clerk’s Office in February or March to begin the process. Affidavits received near the “Latest possible” date (e.g., April 27 for initiatives) may make the ballot but also carry a significant risk of missing it, as Clerk review and Assembly action are conducted according to deadlines set in the CBJ Charter and applicable Alaska Statutes.

Initiative Petitions

Guaranteed	Very likely	Latest possible	Too late for 2026
March 18 or earlier	March 19 - April 8	April 9 – April 27	April 28 or later

Referendum Petitions

Guaranteed	Very likely	Latest possible	Too late for 2026
April 3 or earlier	April 4 - April 23	April 24 – May 13	May 14 or later

If a successful initiative or referendum does not meet the 2026 ballot deadline, it would

⁴ [CBJ Charter Section 7.2 - Commencement of Proceedings \(a\)](#)

⁵ [CBJ Code Section 29.10.020 - Attorney assistance on initiative petitions.](#)

⁶ [CBJ Charter Section 7.3 - Petition](#)

⁷ [CBJ Code Section 29.10.025 Certification of Petitioners’ Committee Affidavit](#), [CBJ Charter Section 7.3 - Petition](#), [CBJ Charter Section 7.6 - Examination for Sufficiency](#)

appear on the next regular or special election⁸.

Charter Amendment Petitions

Petition affidavits should be submitted no earlier than **April 8** or later than **May 14** to avoid triggering a special election⁹.

After Certification:

Once certified, what happens next depends on the type of petition.

- Initiatives go to the Assembly, which has 45 days to enact substantially similar legislation.
- Referendums go to the Assembly, which has 30 days to repeal the existing legislation.

The Assembly must act no later than the July 27 regular meeting. If the Assembly does not act, the petition proceeds to the next regular or special election¹⁰.

Charter amendment petitions automatically go to the next regular or special election with no involvement by the Assembly¹¹.

Candidate Filing Period:

Opens at 8am Friday, July 17 and closes at 4:30pm Monday, July 27¹².

Nominating petition forms will be available at the Clerk's Office and require the signatures of 25 registered Juneau voters. Candidates must also submit a printed copy of the Alaska Public Offices Commission (APOC) Public Official Financial Disclosure (POFD) statement no later than 4:30pm on Monday, July 27¹³. Candidates may withdraw their name from the printed ballot no later than 4:30pm on Friday, July 31¹⁴.

Official candidate statements may be submitted for publication on CBJ's website at any time after filing the nominating petition, but no later than August 17.

Write-in candidates may file a letter of intent and an APOC POFD with the Clerk's Office no earlier than Friday, July 31 and no later than 4:30pm on September 29. Write-in candidates do not submit candidate statements and do not have their name printed on the ballot.

Attachments:

Quick Reference Dates for October 6, 2026 CBJ Regular Election
CBJ Municipal Elections Petition Process Flowchart

⁸ [CBJ Charter Section 7.10 – Actions on petitions \(b\)](#)

⁹ [CBJ Charter Section 14.5 - Election \(b\)](#)

¹⁰ [CBJ Charter Section 7.10 – Action on petitions \(a\)](#)

¹¹ [CBJ Charter Section 14.5 - Election](#)

¹² [CBJ Code 29.07.50 – Candidates; nomination; write-in \(c\)](#)

¹³ [AS 39.50.020\(a\) and AS 39.50.020\(b\)](#)

¹⁴ [CBJ Code 29.07.50 – Candidates; nomination; write-in \(e\)](#)

Quick Reference Dates for October 6, 2026 CBJ Regular Election

- 5/18** Earliest **Regular Assembly meeting** for the Assembly to introduce a Charter Amendment Ordinance
- 6/8** **[120 days prior to Election Day]**
Earliest day for the clerk to certify a citizen's petition for a Charter amendment
- 6/8** Deadline for the Clerk to certify an Initiative Petition and submit it to the Assembly for Action.
Last Regular Assembly Meeting to introduce all Assembly-Proposed Ballot ordinances, including any Charter amendments.
First Regular Assembly Meeting for the Assembly to adopt a Charter Amendment Ordinance.
- 6/28** Deadline for the Clerk to certify a Referendum Petition and submit it to the Assembly for action.
- 7/17-7/27** Filing for Assembly and School Board candidacy opens at 8:00 a.m. on July 17, 2026, and closes at 4:30 p.m. on July 27, 2026. (CBJ Code 29.07.050 (c))
- 7/27** **Last Regular Assembly Meeting to Adopt all ballot ordinances, including any Charter amendments or to make a motion placing an advisory question on the ballot.**
- 7/31** Last day for candidates to withdraw their name from the printed ballot – 4:30 p.m.
First day a write-in candidate can file a letter of intent to run a write-in campaign (CBJ Code 29.07.050 – 67th day before election).
- 8/7** **[60 days prior to Election Day]**
- Early August** Clerk finalizes ballot layout & submits ballot text for design, voice recording, and testing.
- Mid-August** Final ballot approval with printer
- 8/17** Optional Candidate Profiles due to Clerk's Office
- 9/5** First Notice of Election Published in Newspaper of General Circulation
- 9/6** **[30 days prior to Election Day]**
Last day for residents to register to vote in this election.
Deadline for Candidate Profiles to be published on CBJ Elections website.
- 9/18** **Ballots mailed out from printer/contractor (in WA) to all qualified registered voters**
- 9/21** **[15 days prior to Election Day]**
Ballot Drop Boxes unlocked to begin receiving ballots;
Vote Centers open until 8:00pm on Election Day. Vote Center Dates/Times/Locations TBD each year and included in the Notice of Election.
- 9/29** **[7 days prior to Election Day]**
Last day to submit an application for a ballot to be mailed to a temporary address.
Last day to file "write-in" candidacy letter of intent and candidacy packet.
- 10/5** **[1 day before the election]**
5:00pm Deadline to submit application for a fax/e-ballot (by electronic transmission). (CBJ Code 29.07.100(c)(3))

Quick Reference Dates for October 6, 2026 CBJ Regular Election

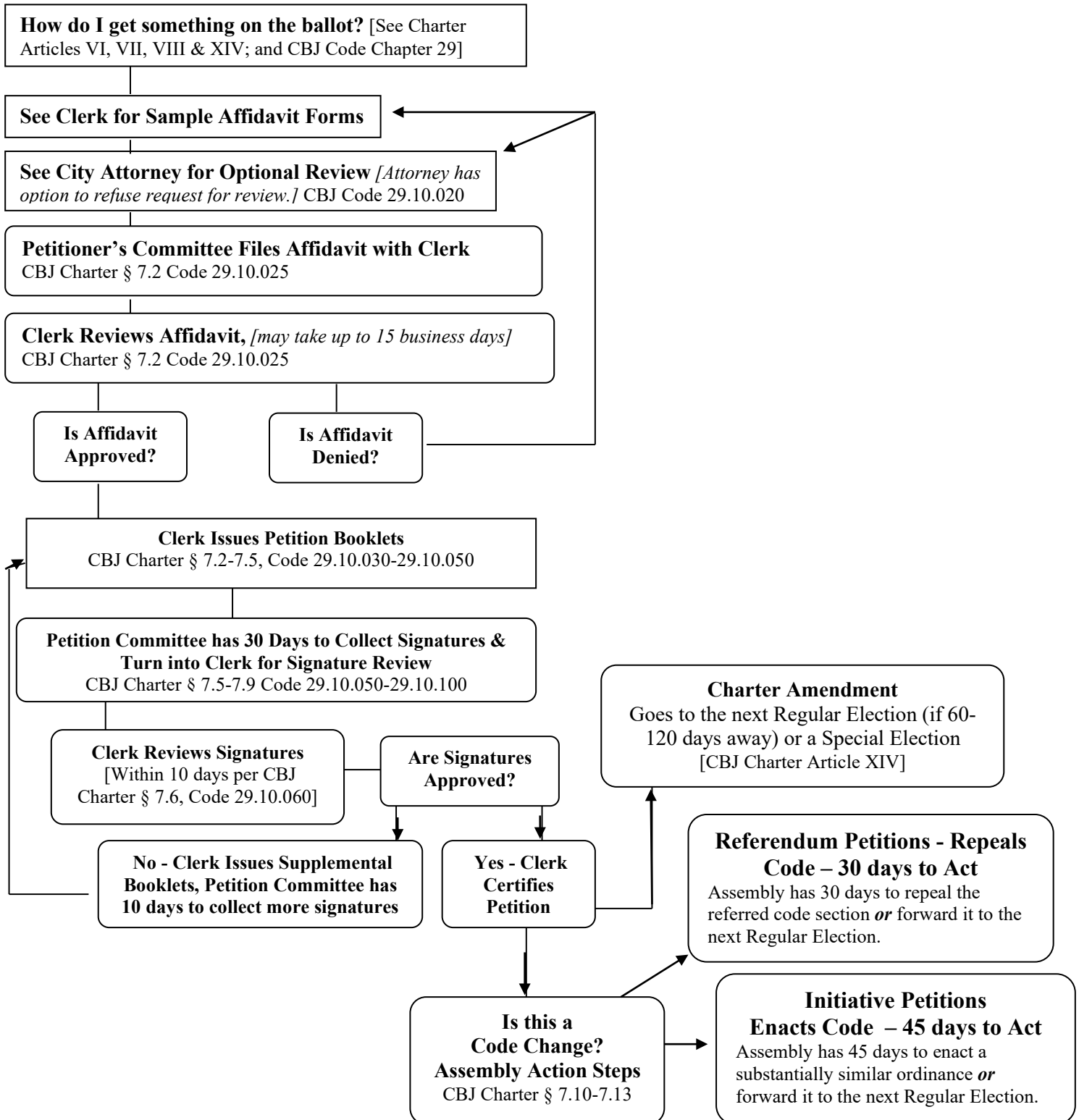
- 10/6** **Election Day: Vote Centers open 7am-8pm; Ballot Drop Boxes open until 8pm. Ballots returned by mail must be postmarked October 6 or earlier.**
- Preliminary Unofficial Results will not include ballots received on Election Day. Only ballots that were received, reviewed, and approved before Election Day will be included in the unofficial preliminary results published late on Election night.*
- Eligible ballots received on Election Day or afterward will be added to the unofficial results as they are processed. These results will be periodically updated until the final results are certified and officially published.*
- 10/20** **9:00am Deadline** for ballot cures to be received by the Election Center for consideration by the Canvass Review Board.
- Final ballot review and tabulation by the Canvass Review Board held at the Ballot Processing Center with up to three additional days, as may be needed.
- FINAL RESULTS** will be published online upon certification by the Canvass Review Board and the Election Official.
- 10/22** (Within 2 days after certification) Any request for a recount of election returns ([CBJ Code 29.07.300](#)) must be filed with the Clerk. Within 5 days of recount application being deemed sufficient, the Clerk conducts a recount of election returns to be completed within 2 days and certifies final results.
- 10/26** Swearing in & first meeting with newly elected Assemblymembers, Election of Deputy Mayor
- TBD** Swearing in & first meeting with newly elected School Board Members
- 10/30** Last Day to file for Judicial Review of Election in Superior Court (Within 10 days of certification)

Contact the Municipal Clerk's office at 907-586-5278 or via email at City.Clerk@juneau.gov with any questions.

Election Policies and Rules of Procedures

1.4 Petition Flowchart

CBJ Municipal Elections Petition Process Flowchart





REGULAR ASSEMBLY MEETING

DRAFT – MINUTES 2026-02

January 12, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

MEETING NO. 2026-01: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 6:01 p.m. by Mayor Beth Weldon. The meeting was conducted as a hybrid format, allowing for both in-person attendance and virtual participation via Zoom webinar

A. FLAG SALUTE - Led by Mr. Kelly

B. LAND ACKNOWLEDGEMENT – Led by Mr. Steininger

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

Assembly Members Present: Mayor Weldon; Deputy Mayor Smith (via Zoom);

Assemblymembers: Ms. Hughes-Skandijs, Ms. Woll, Mr. Kelly, Ms. Adkison, Mr. Steininger, and Mr. Brooks.

Assembly Members Absent: Assemblymembers: Ms. Hall

Staff Present: City Manager Katie Koester; Deputy City Manager Robert Barr, City Attorney Emily Wright, City Clerk Breckan Hendricks, Fire Chief Rich Etheridge, and Meeting Clerk Kevin Allen.

D. SPECIAL ORDER OF BUSINESS

Mayor Weldon acknowledged the passing of long-time Juneau resident Jirdes Baxter, noting her historic connection as the last known survivor of the Nome diphtheria epidemic, and extended condolences to her family.

1. Proclamation in Recognition of Chief Richard Etheridge

The Assembly adopted a proclamation recognizing Fire Chief Richard Etheridge for his 27 years of service with the City and Borough of Juneau and his retirement effective December 31, 2025. Mayor Weldon and Deputy City Manager Barr highlighted Chief Etheridge's leadership, community service, and contributions to public safety, including the CARES program, and Chief Etheridge expressed his appreciation to the Assembly and City leadership.

E. APPROVAL OF MINUTES

- 1. 2025-12-17 Special Assembly Meeting No. 2025-22 Minutes - Draft**
- 2. 2025-12-15 Regular Assembly Meeting No. 2025-21 Minutes - Draft**

MOTION by Mr. Kelly to adopt the December 15, and December 17, 2025, minutes. *Hearing no objection, the minutes were approved.*

F. MANAGER'S REQUEST FOR AGENDA CHANGES

The City Manager requested to amend the agenda to add a staff report on the December 2025–January 2026 winter storm event, with the intent of providing timely information on the ongoing emergency response and a report on the GLOF (Glacial Lake Outburst Flood) mitigation. The Mayor moved staff reports ahead of public participation.

- 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.)

Max Rosen spoke on behalf of the Friends of the Juneau Public Libraries, emphasizing the organization's mission to support libraries through fundraising, advocacy, and community engagement. He highlighted the libraries' role in providing accessible resources, literacy support, and lifelong learning, and urged the Assembly to continue supporting them as a core community service.

Heather Marlow, an Auke Bay resident, discussed downtown development, noting roughly ten privately owned properties could yield about 250 housing units, including the Bill Ray Center. She recommended targeted outreach to property owners to identify barriers and explore solutions, including programmatic support or a dedicated project manager.

Larry Talley, a resident of the Flats, addressed the proposed \$9 million for Telephone Hill demolition and site prep, suggesting the funds could instead create new housing on CBJ-owned sites, via subsidies, or through small-scale development. He urged preserving existing housing, increasing overall housing stock, and supporting private developers.

Tony Tengs, a downtown resident, spoke against the Telephone Hill redevelopment, citing a lack of public input, the demolition of historic housing, and past decisions by former City Manager Rorie Watt. He urged the Assembly to ensure greater transparency and community engagement in future development decisions.

Joshua Adams, an incremental developer, spoke on the historic Bosch-Carrigan House on Telephone Hill, highlighting its architectural and historical significance and connection to early Juneau history. He urged the Assembly to reconsider the proposed \$9 million demolition to preserve the property.

Catherine Fritz, a Highlands resident, criticized the Telephone Hill demolition as risky, costly,

and neglectful of historic protections, urging the Assembly to pursue Concept D, which preserves existing homes, enables new development, and reduces public spending.

Susan Clark, a downtown resident, noted that 3rd Street’s steep, narrow, and hazardous conditions make it a major safety and access concern for Telephone Hill redevelopment, with no plans for widening or improvements despite recent upgrades.

Page Bridges, a downtown resident, emphasized the need for green space and a public park downtown, arguing that housing could be built elsewhere. She urged preserving Telephone Hill’s historic homes and character, suggesting smaller infill apartments rather than large-scale demolition, and cautioned that the current redevelopment plan is likely unworkable.

Bruce Simonson, a downtown resident, urged the Assembly to ensure transparency in the Telephone Hill redevelopment, noting voter petitions to pause evictions. He posed questions on affordable housing, developer influence, costs, preservation of existing homes, and protecting the community’s vision.

Mary Alice McKean, a downtown resident, raised concerns about the Telephone Hill Redevelopment Project, noting that a local architect’s plan proposes only 87 units, far fewer than the publicly stated 155 units. She urged the Assembly to compare demolition with alternative approaches, such as Concept D, to ensure cost-effective use of public funds and avoid repeating past development issues

Angie Mend Bayer, a downtown resident, expressed concern that demolishing Telephone Hill is not a cost-effective solution for affordable housing. She noted that high construction costs on the hill would make units unaffordable and suggested selling the parcels and using the proceeds plus demolition funds for infill development or rebuilding existing structures to better retain families in Juneau.

H. CONSENT AGENDA

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

2. Assembly Request for Consent Agenda Changes

Transfer T2606 was pulled from the consent agenda by Ms. Hughes-Skandijs for discussion and was scheduled as the first item under Public Hearing.

3. Assembly Action

MOTION by Ms. Hughes-Skandijs to adopt the Consent Agenda as amended and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

[Break: The Assembly recessed at 7:13 p.m. and returned to session at 7:22 p.m.]

A) Ordinances for Introduction

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

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

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

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

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

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

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

8) 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 will take action at the January 29, 2026 Regular Board meeting following the receipt fo an updated appraisal.

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

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

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

B) Resolutions

1) Resolution 4036 A Resolution in Support of Raising the Maximum Available Alaska Department of Transportation Harbor Facility Grant to \$7,500,000 for Eligible Projects on an Annual Basis.

This resolution recommends increasing the maximum grant award eligibility under the State of Alaska Department of Transportation's Harbor Facility Grant Program from \$5M to \$7.5M. This would not affect CBJ's current applications but may impact grant strategies in the future, should the Legislature take action to amend AS 29.60.800.

The proposed resolution was drafted and adopted by the Alaska Association of Harbormasters and Port Administrators (AAHPA) at its annual conference on October 22nd. AAHPA encourages its member municipalities to also provide local support for this change.

The Docks & Harbors Board reviewed this resolution at its regular Board meeting on [November 20, 2025](#), and recommended approval by the Assembly.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4035 A Resolution Supporting Full Funding for the State of Alaska Municipal Harbor Facility Grant Program in the FY2027 State Capital Budget.

This resolution recommends full funding for the State of Alaska Department of Transportation's Harbor Facility Grant Program. CBJ has been a beneficiary of approximately \$22 million in harbor grant funding since the program's inception, including a \$1.4M grant for local match to construct a new drive down float at Aurora Harbor which is planned for award in late 2026. For the current legislative session, Docks & Harbors does not have an application under consideration. Statewide, six communities – Anchorage, Kake, Kodiak, Petersburg, Unalaska and Wrangell, have committed to contribute \$18M in local match funding for FY2027 towards in projects of significant importance.

The Docks & Harbors Board reviewed this resolution at its regular Docks &

Harbors Board meeting on [November 20, 2025](#) and recommended approval by the Assembly.

The City Manager recommends the Assembly adopt this Resolution.

3) Resolution 4033 A Resolution of the City and Borough of Juneau Declaring a Local Emergency in Response to the 2025 Glacier Outburst Flood and a Request for State Assistance.

On [August 6, 2024](#), the Assembly adopted Resolution 3071, a local emergency declaration issued in response to the historic 2024 glacier outburst flood. Since that time, the Assembly has declared an ongoing emergency due to the continuing threat to the community of the annual floods and the need to identify and implement both an interim and enduring solution. This resolution extends the local emergency for 180 days.

The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

These liquor and marijuana license actions are before the Assembly to either protest or waive its right to protest the license actions.

Liquor License — Transfer of Ownership

Transfer From: DJ, LLC d/b/a Asiana Garden

Transfer To: Mi Yong Lee d/b/a Asiana Garden

License Type: Restaurant/Eating Place License: #4731 Location: 9116 Mendenhall Mall Rd.

Liquor License — Renewals

Licensee: Alaska Sustainable Seafoods, LLC d/b/a Deckhand Dave's

License Type: Beverage Dispensary License: #4349 Location: 109-117/127-139 S. Franklin St.

Licensee: Alaska Sustainable Seafoods, LLC d/b/a Deckhand Dave's

License Type: Restaurant/Eating Place License: #5231 Location: 127/139 S. Franklin St.

Liquor License — New

Licensee: AK Parlor, LLC d/b/a Madam's Parlor

License Type: Restaurant/Eating Place License: #60463 Location: 157 S. Franklin St.

Marijuana License — Renewal

Licensee: Always Redeye LLC, d/b/a Stoned Salmon Farms

License Type: Standard Marijuana Cultivation Facility License: #11605 Location: 2005 Anka St.

Licensee: The Fireweed Factory LLC d/b/a The Fireweed Factory LLC

License Type: Standard Marijuana Cultivation Facility License: #10266 Location: 8415 Airport Blvd. Space B

Licensee: The Fireweed Factory LLC d/b/a The Fireweed Factory LLC

License Type: Retail Marijuana Store License: #10800 Location: 237 Front St.

Staff from the Police, Finance, Fire, Public Works (Utilities) and Community Development Departments reviewed the above licenses and recommended the Assembly waive its right to protest these applications. Copies of the documents associated with these licenses are available in hard copy upon request to the Clerk's Office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor and marijuana license actions.

D) Transfers

1) Transfer Request 2606 A Transfer of \$20,586,040 from Various CIPs to CIP D12-112 Municipal Building.

This request would transfer \$20,586,040 of Sales Tax funds and General funds from various CIPs to the Municipal Building CIP. \$6,000,000 would be transferred from the Capital Civic Center, North State Office Building Parking, Waterfront Museum, Lemon Creek Multimodal Path, River Road, and Deferred Building Maintenance CIPs. \$14,586,040 of the transfer would be housekeeping, consolidating previously established CIPs for City Hall and general downtown office space solutions. This transfer would provide for the purchase and renovation of the Municipal Building.

The Assembly Finance Committee discussed the Municipal Building project funding at the January 7, 2026 meeting.

The Manager recommends approval of this transfer.

[Clerk Note: Transfer Request T2606 was pulled from the Consent Agenda and moved under Public Hearing.]

Public Comment: None

Assembly Action:

AMENDMENT #1 by Ms. Hughes-Skandijs to Transfer Request 2606, to remove \$525,000 for the Lemon Creek Multimodal Path from the transfer and instead allocate that amount from the general fund to CIP D12-112 (Municipal Building). She explained that the Lemon Creek project is not yet mature but still important, and funding it via the transfer could delay progress.

Mr. Smith and Mr. Steininger raised questions about whether the amendment would delay renovations and whether future funding could still be considered. Attorney Wright confirmed the amendment would not slow the transfer and that separate ordinances could address the general fund allocation. After discussion of prior investments and funding priorities in Lemon Creek.

OBJECTION by Mr. Smith, citing funding concerns and the project's interaction with Lemon Creek.

OBJECTION by Mayor Weldon, citing protection of the general fund balance and prior investments.

Roll Call Vote on Amendment #1

Yeas: Hughes-Skandijs, Steininger, Woll, Kelly

Nays: Smith, Adkison, Brooks, Weldon

Amendment motion failed: 4 Yeas, 4 Nays

MOTION by Ms. Hughes-Skandijs to adopt Transfer Request 2606, a transfer of \$20,586,040 from Various CIPs to CIP D12-112 Municipal Building.

OBJECTION by Ms. Hughes-Skandijs

OBJECTION by Mr. Brooks for the purposes of an amendment.

AMENDMENT #2 by Mr. Brooks proposed transferring \$14,586,040 from CIP D12-108 and D12-102 to CIP D12-112 (Municipal Building) and requested unanimous consent.

OBJECTIONS:

Ms. Adkison, noting that while the Burns Building purchase was not her preferred option, renovations are necessary to provide safe and functional workspaces for city employees.

Ms. Hughes-Skandijs, emphasizing there is no workable alternative and renovation funds are needed to make the project successful.

Mr. Steininger, stating remodeling now is more cost-effective than delaying, which would result in higher future costs.

Mr. Smith, questioning how the amendment would affect the purchase and renovation process; Manager Koester responded that insufficient funding could compromise the move.

Mr. Kelly, noting that while voters rejected borrowing funds to build a new city hall, this project involves neither of those things, and he supports funding the transfer as an efficient use of city funds.

Mayor Weldon, citing the poor condition of city facilities and the need to ensure employee safety and well-being.

Roll Call Vote on Amendment #2

Yeas: Brooks

Nays: Kelly, Smith, Woll, Adkison, Steininger, Hughes-Skandijs, Weldon

Amendment motion failed: 1 Yeas, 7 Nays

Roll Call Vote on Main Motion - Transfer 2606

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

Nays: Brooks

Motion passed: 7 Yeas, 1 Nays

I. PUBLIC HEARING

1. **Ordinance 2025-01(b)(X) An Ordinance Transferring \$200,000 from the General Fund to the Marine Passenger Fee Fund for Unused Federal Staffing Support Related to Tourism; Funding Provided by State Marine Passenger Fees.**

This ordinance would transfer a total of \$200,000 from the General Fund to the State Marine Passenger Fee Fund. [Ordinance 2024-01\(b\)\(AL\)](#) appropriated these funds as a contingency to supplement organizations with existing operating agreements at the Mendenhall Glacier Visitors Center to maintain staffing continuity in the event further Reductions in Force or other unforeseen circumstances occurred during the 2025 summer tourism season. These funds went unused and will be returned to the State Marine Passenger Fee Fund.

The Systemic Racism Review Committee reviewed this ordinance at its [December 16, 2025 meeting](#).

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

Public Comment: None

Assembly Action:

MOTION by Ms. Woll to adopt An Ordinance Transferring \$200,000 from the General Fund to the Marine Passenger Fee Fund for Unused Federal Staffing Support Related to Tourism; Funding Provided by State Marine Passenger Fees. ***Hearing no objection, the motion passed by unanimous consent.***

2. **Ordinance 2025-44 An Ordinance Amending the Commercial Passenger Vehicle Fine Schedule to Include Fines Relating to Vehicle Standards.**

This ordinance is a housekeeping measure following the adoption of [Ordinance 2025-04 in June](#). This ordinance updates the commercial passenger vehicle fine schedule to include fine amounts for violations relating to commercial passenger vehicle standards, such as violations of regulations regarding vehicle markings, documentation, and taximeter.

The Systemic Racism Review Committee reviewed this ordinance at its [December 16, 2025 meeting](#).

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

Public Comment: None

Assembly Action:

MOTION by Mr. Brooks to adopt Ordinance 2025-44 An Ordinance Amending the Commercial

Passenger Vehicle Fine Schedule to Include Fines Relating to Vehicle Standards. **Hearing no objection, the motion passed by unanimous consent.**

J. UNFINISHED BUSINESS

1. FY2027 CBJ Legislative Capital Priorities List

The annual Legislative Capital Priorities (LCP) process began on [September 29, 2025](#), at the Public Works and Facilities Committee (PWFC). Various boards and commissions provided input. At the [December 1, Assembly Finance Committee meeting](#), the Assembly made some modifications to the order of the ranking and referred it to the Assembly for approval.

The Systemic Racism Review Committee reviewed the draft Legislative Capital Priorities at its [October 28, 2025](#) meeting. The report was introduced at the [December 15, 2025 Regular Assembly meeting](#).

The City Manager recommends the Assembly adopt this ranking and report.

Public Comment: None

Assembly Action:

MOTION by Ms. Adkison to adopt the FY2027 CBJ Legislative Capital Priorities List and accompanying report and asked for unanimous consent. **Hearing no objection, the motion passed by unanimous consent.**

K. NEW BUSINESS

L. STAFF REPORTS

[Clerk Note: Staff Reports were moved before Public Participation on Non-Agenda Items]

The Assembly received a staff report on the December 2025 through January 2026 winter storm event, including local and state disaster declarations, activation of the Emergency Operations Center [EOC], and coordination with state, tribal, and nonprofit partners. Staff provided updates on avalanche risk and evacuations, shelter operations, snow removal and roof load mitigation efforts, impacts to transit and facilities, damage reporting, and anticipated weather conditions, and responded to Assembly questions regarding avalanche response and public safety.

The Assembly also received a staff report on federal advocacy efforts for flood and GLOF (Glacial Lake Outburst Flood) mitigation, including meetings in Washington, D.C. with members of the Alaska delegation, federal agencies, and funding partners. Manager Koester highlighted progress on Phase 1 and Phase 2 projects, discussed permitting and funding challenges, and emphasized ongoing coordination to advance long-term flood mitigation solutions for the community.

M. ASSEMBLY REPORTS

1. Mayor's Report

Mayor Weldon reported on her recent trip to Washington, D.C., thanking lobbyists and City Manager Koester for coordinating meetings and preparing a compelling slideshow. She announced that she requested legislation to make the Eaglecrest board advisory rather than empowered, citing recent resignations of the Eaglecrest Director and board chair, as well as ongoing financial challenges. She emphasized this action is intended to increase city oversight and is not a reflection on current staff or board members, expressing appreciation to board members, especially Brandon Cullum, for his service during this period of transition.

2. Committee, Liaison Reports, Assemblymember Comments and Questions

Committee Reports:

Mr. Smith reported on the Community of the Whole, noting that the next meeting is scheduled for two weeks from today. He reminded Assemblymembers to review upcoming agenda items, including the Douglas West Juneau Area Plan and new Assembly goals and implementing actions. He emphasized the importance of considering the extensive public process these plans have already undergone when proposing amendments.

Ms. Woll reported on the Finance Committee, noting the committee met last week and will hold its next official meeting the first Wednesday in February. She stated that preliminary discussions this week may include the audit, partner agency budgets, deferred and lost revenue, and planning a joint Assembly/Empowered Board meeting at the end of January as part of the budget process. She encouraged Assemblymembers to maintain their sense of humor during the ongoing budget discussions.

Ms. Hughes-Skandijs reported on the Lands, Housing, and Economic Development Committee meeting held December 1. She noted that JEDC presented economic indicators and discussed potential impacts from large infrastructure projects, including cruise ship developments. She also highlighted a property donation from Duran Construction for parkland and reported on discussion of CBJ Christmas tree and firewood harvesting policies.

Ms. Adkison reported that the Public Works Committee has not met since the last Assembly meeting and reminded the Assembly that the Visitor Industry Task Force will hold its first official meeting later this week.

Mr. Kelly reported on the Human Resources Committee, noting several appointments brought forward.

MOTION by Mr. Kelly to reappoint **Douglas Salik** to the Board of Equalization for a full term beginning January 1, 2026, and ending December 31, 2028. ***Hearing no objection, the motion passed by unanimous consent.***

MOTION by Mr. Kelly to appoint **Laurel Shoop** and **Michael Beasley** to the Douglas Advisory

Board for terms beginning immediately and ending September 30, 2028. ***Hearing no objection, the motion passed by unanimous consent.***

MOTION by Mr. Kelly to appoint **Theresa Ross, Travis Wolfe, and Britta Tonnessen** to the Local Emergency Planning Committee for full terms beginning January 1, 2026, and ending December 31, 2028. ***Hearing no objection, the motion passed by unanimous consent.***

Liaison Reports:

Ms. Hughes-Skandijis reported on ongoing discussions regarding short-term rentals, potential fee structures for blighted lots, and approved designs for ADUs. She also previewed her attendance at the National Association of Counties Legislative Conference in February.

Ms. Woll reported that the PRAC will not meet in January and that the Airport Board recently met but did not finalize its budget. She noted continued work on a new fee model and anticipated scheduling a joint meeting with the Assembly to review proposals.

Mr. Brooks reported on the School Board, highlighting progress on the playground project and ongoing funding discussions. He also reported that the Juneau Commission on Sustainability discussed new member appointments and restructuring, and reminded Assemblymembers of an upcoming Local Emergency Planning Committee meeting.

Ms. Adkison reported that her liaison committees had no recent meetings due to snow events, but noted the Visitor Industry Task Force will meet Thursday at 5:30 p.m. and the Travel Juneau Annual Retreat is approaching.

Mr. Steininger reflected on community volunteer efforts during snow events and reported on the SRRC, Eaglecrest, and ongoing leadership transitions, including the resignation of the Eaglecrest General Manager and appointment of an interim manager, Erin Lupro. He noted discussions on infrastructure maintenance and public communication at Eaglecrest.

Mr. Kelly reported on the Southeast Alaska Solid Waste Authority, the Juneau Commission on Aging, and the Downtown Business Association, noting recent meetings, transitional issues with a new service provider, and legislative committee activities.

Mr. Smith reported on the Planning Commission, highlighting an upcoming orientation for new members, the Juneau Commission on Housing and Homelessness, and the Title 49 Advisory Committee's discussion of flexibility measures for developers and zoning incentives. He also reminded Assemblymembers of upcoming legislative events, including the Welcome Reception.

3. Presiding Officer Reports - None

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

O. EXECUTIVE SESSION - None

P. SUPPLEMENTAL MATERIALS

1. December 15, 2025 Regular Assembly Meeting Minutes - Draft
2. Proclamation in Recognition of Chief Richard Etheridge

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

With no further business to come before the Assembly, the meeting adjourned at 8:15 p.m.

Signed: _____

Breckan L. Hendricks,
Municipal Clerk

Signed: _____

Beth A. Weldon
Mayor

Assemblymember Kelly Amendment to 2026-05

Amendment_____.

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of HDK LT 2A and SSG IV TR B, located at 5200 and 5220 Commercial Boulevard, respectively, from Industrial to Light Commercial when the following condition is satisfied: the applicant will include plans to ensure pedestrian safety as part of residential development on the subject parcel.

Presented by: The Manager
Presented: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, during the 2025 Juneau Affordable Housing Fund solicitation, the City and Borough of Juneau (“CBJ”) received a proposal from a nonprofit group for a rehabilitation grant of \$150,000 for facilities serving Juneau lowest income residents; and

WHEREAS, the Juneau Affordable Housing Fund Review Committee recommends the Assembly approve a grant of \$150,000 to SVdP for the Teal Street facilities.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$150,000 for a grant to SVdP for maintenance and repairs.

Section 3. Source of Funds.

Juneau Affordable Housing Fund	\$150,000
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Section 4. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk