



**REGULAR ASSEMBLY MEETING 2026-05**  
**AGENDA - UPDATED 3/06/2026**

**March 9, 2026 at 6:00 PM**

**Assembly Chambers/Zoom Webinar**

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

Submitted by:

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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. Siena Farr, Odom Corporation Scholarship Recipient

**E. APPROVAL OF MINUTES**

1. 2026-02-09 Regular Assembly Meeting No. 2026-03 Minutes - Draft
2. 2026-02-25 Special Assembly Meeting No. 2026-04 Minutes - Draft

*[The minutes are uploaded under Supplemental Materials]*

**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 2026-11 An Ordinance Amending CBJC 42.30.010, Resisting or Interfering with an Officer, to Include Interferences with Fire Department Services.**

This ordinance adds fire department personnel to existing code that prohibits interfering with public safety personnel when they are discharging their official duties. It specifically prohibits interference or tampering with apparatus, hydrants, equipment, or objects being used by department staff, during the extinguishment of fires, or while staff are responding to an accident or medical emergency. This legislation does not restrict or limit an individual's constitutional rights to record, observe, and/or protest civic action.

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

**2) Ordinance 2026-14 An Ordinance Amending Title 85 Code Relating to the Board, Definitions, Harbor Administration, and Boat Harbor Regulations.**

These Title 85 changes are largely administrative and align code with updated Assembly decisions, definitions, and ongoing procedures.

- Regarding the Docks & Harbors Board General Powers, it removes Board responsibility for determining pay for harbor employees.
- Regarding Port Dues, it deletes this fee, which has been replaced with passenger fees and is obsolescent.
- Regarding Employee Relations, it removes the responsibility for the Board to approve collective bargaining agreements.
- Regarding definitions, it clarifies words and terms.
- Regarding vehicle parking, it expands Statter Harbor to include Auke Bay Marine Station and the Auke Bay Commercial Loading Facility. As well as replacing “parking payment boxes” with “parking payment kiosks.”
- Regarding disposition of impounded boat, it allows for the minimum acceptable bid to be greater than the CBJ charges against the vessel and allows for vessels which pose a health hazard to be summarily destroyed without sale.
- Regarding overtime moorage penalties, it corrects the proper terminology for a vessel secured to a float.

The Docks & Harbors Board of Directors reviewed and forwarded this ordinance at its [February 26, 2026 meeting](#).

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

**3) Ordinance 2025-01(b)(AC) An Ordinance Appropriating \$14,240 to the Manager for the Ramp Improvements & Remain Overnight Aircraft Parking Apron Capital Improvement Project; Funding Provided by Airport Capital Reserve Funds.**

This ordinance appropriates \$14,240 from Airport Capital Reserve to the Ramp Improvements & Remain Overnight Aircraft Parking Apron CIP. The funding will remove failed motion sensors on recently installed apron light poles. The lights will be converted to operate without motion sensors while leaving the existing mounting hardware and internal wiring in place.

The Airport Board of Directors approved this request at the [February 12, 2026 meeting](#).

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

**4) Ordinance 2025-01(b)(AD) An Ordinance Appropriating \$898,000 to the Manager for the Purchase of Eight Paratransit Buses; Funding Provided by the United States Department of Transportation, Federal Transit Administration.**

This ordinance appropriates \$898,000 of grant funds for the purchase of eight ADA paratransit buses. These funds would contribute toward the replacement of ageing Capital Transit buses which provide ADA paratransit services to qualified riders. The local match requirement will be met with previously appropriated funds in Transit's Fleet and Equipment Reserve account.

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

**5) Ordinance 2025-01(b)(AE) An Ordinance Appropriating \$654,819 to the Manager and Deappropriating \$1,444,278 from the Manager for the Terminal Construction Capital Improvement Project; Funding Provided by Airport Funds.**

This ordinance appropriates \$654,819 of Airport Funds to the Terminal Construction CIP and deappropriates \$1,444,278 from various funding sources within the Terminal Construction CIP. The deappropriation returns funds to their respective funding sources and ensures that all project expenditures are properly allocated and accounted for in compliance with applicable budgeting and financial management requirements.

Project work is complete, and the project is ready for closeout.

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

**6) Ordinance 2025-01(b)(AF) An Ordinance Appropriating \$208,487 to the**

**Manager to Extend Emergency Sheltering Services at 1325 Eastaugh Way from April 15 to June 30, 2026; Funding Provided by General Funds.**

Staff and social service providers have been working over the winter to identify a location and an operator to provide emergency sheltering services as an alternative to dispersed camping. CBJ as a community currently provides a significant number of housing options for its unsheltered population; however, the existing number of units is both insufficient for the number of individuals without housing, and a small proportion of the unhoused population is not yet able to be successful in non-congregate housing for varied reasons.

Dispersed camping is a solution of last resort - in past years, CBJ and its partners have not been able to identify a suitable location - either a suitable campground or facility - or an operator with capacity to provide emergency sheltering services. CBJ staff and partner agencies have identified a single option to provide emergency sheltering year-round rather than only during the winter months: extending operations at the 1325 Eastaugh Way and continuing to work with our existing provider in that space, St. Vincent de Paul. If this ordinance is adopted, staff will take that as direction to enforce existing camping code, preventing widespread dispersed camping given a suitable alternative will exist.

**The City Manager recommends this ordinance be introduced, referred to the Committee of the Whole, and set for public hearing at the next regular Assembly meeting.**

**7) Ordinance 2025-02(b)(A) An Ordinance Transferring \$1,050,000 of Unspent RALLY Funds from the Juneau School District to the City and Borough of Juneau; Funding Provided by the RALLY Special Revenue Fund.**

This ordinance would transfer a total of \$1,050,000 from the Juneau School District to the City and Borough of Juneau. These funds were previously appropriated to the School District as restricted funds for after school child care. The RALLY Afterschool Child Care Program ceased operations in summer 2025. This ordinance returns the program's remaining unspent balance to the CBJ General Fund.

The Juneau School District Board of Education approved this request at the February 10, 2026 meeting.

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

**8) Ordinance 2026-15 An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way (City Hall).**

This ordinance authorizes the Manager to sell the City Hall property at 155 Heritage Way, following the City's decision to consolidate CBJ downtown office space at 801 W. 10th Street (known as the 'Burns building'). Proceeds will help replenish the general

fund for the cost of purchase and renovation of two floors of the building.

**The City Manager recommends this ordinance be introduced and referred to the Committee of the Whole.**

**B) Resolutions**

**1) Resolution 4041 A Resolution Deappropriating \$2,445,425 from the Fiscal Year 2026 Operating Budget; Funding Provided by Marine Passenger Fee Fund.**

This housekeeping resolution deappropriates \$2,445,425 in previously authorized funds across several programs where expenditures are lower than anticipated or projects are not moving forward, as follows:

- \$1,041,600 is being deappropriated from the Capital Transit Summer Tripper Service due to lower-than-anticipated route operating costs in the prior and current fiscal years.
- \$1,000,000 is being deappropriated from the Clean Technology Revolving Loan Program Assembly Grant, as program implementation has been delayed and is not anticipated to begin until FY28, leaving FY26 funds unexpended.
- \$358,825 is being deappropriated from the FY26 Crossing Guard Program Assembly Grant because unexpended funds from FY20 through FY25 are sufficient to support current year operations.
- \$45,000 is being deappropriated from the Dock Covered Staging Area project, which is not expected to move forward.

Because Marine Passenger Fee revenues are restricted funds, any unused balances will be returned to the Marine Passenger Fee Fund.

**The City Manager recommends the Assembly adopt this resolution.**

**C) Liquor/Marijuana Licenses**

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

**Liquor License — Renewal**

**Licensee: Specialty Imports, Inc. d/b/a Specialty Imports**

License Type: General Wholesale License: #4943 Location: 540 W. 8th St.

**Liquor License — Retail Renewal**

**Licensee: Amalga Distillery LLC d/b/a Amalga Distillery**

License Type: Distillery Retail License: #15180 Location: 134 N. Franklin St

**Licensee: Forbidden Peak Brewery LLC d/b/a Forbidden Peak Brewery LLC**

License Type: Brewery Retail License: #15061 Location: 11798 Glacier Hwy

**Licensee: Devil's Club Brewing LLC d/b/a Devil's Club Brewing Company**

License Type: Brewery Retail License: #15038 Location: 100 N. Franklin St.

**Licensee: Devil's Club Brewing LLC d/b/a Devil's Club Brewing Company**

License Type: Winery Retail License: #15039 Location: 100 N. Franklin 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 license actions.**

**D) Bid Awards**

**1) Bid Award - DH26-015 Little Rock Dump – Secure Storage**

Bids opened for the subject project on February 24, 2026. The bid protest period expired at 4:30 p.m. on February 25th. Results of the bid opening are:

<b>BIDDERS</b>	<b>BASE BID</b>	<b>ALTERNATE NO. 1</b>	<b>TOTAL BID</b>
<i>Island Contractors, Inc.</i>	<b>\$294,750 .00</b>	<b>\$124 ,000 .00</b>	<b>\$418,750 .00</b>
Admiralty Construction, Inc.	\$341,050.00	\$120,000.00	\$461,050.00
Coogan Construction Co.	\$370,800.00	\$100,000.00	\$470,800.00
Henricksen Constructors, Inc.	\$416,345.00	\$133,600.00	\$549,945.00
North40 Construction Corp.	\$450,750.00	\$125,000.00	\$575,750.00
Engineer’s Estimate	\$337,310.00	\$202,522.00	\$539,832.00

This contract provides clearing, grading and fencing 1/3 of an acre at the CBJ owned Little Rock Dump to provide secure storage for commercial patrons of Docks & Harbors. The work includes an additive item for security lighting.

The Docks and Harbors Board of Directors reviewed and recommended bid award at the regular Board meeting on [February 26, 2026](#).

**The City Manager recommends the Assembly approve DH26-015 (Little Rock Dump – Secure Storage) award to Island Contractors, Inc for \$418,750. Funding is provided by Harbors Enterprise.**

**E) Transfers**

**1) Transfer Request 2608 A Transfer of \$173,996 from CIP H51-133 Statter Harbor Roof Repairs to CIP H51-136 Secure Storage - Little Rock Dump.**

This housekeeping request would transfer the remaining \$173,996 from the Statter Harbor Roof Repairs CIP to the Secure Storage – Little Rock Dump CIP. These funds would contribute toward the award of the Secure Storage – Little Rock Dump CIP. The Statter Harbor Roof Repairs CIP is ready to be closed and remaining funds are not needed.

The Docks and Harbors Board of Directors approved this request at the [January 29, 2026 meeting](#).

**The City Manager recommends approval of this transfer.**

**2) Transfer Request 2609 A Transfer of \$370,000 from CIP R72-165 Dudley Street (Loop Rd. to End) to R72-187 Blackerby Subdivision Reconstruction.**

This request would transfer \$370,000 from the Dudley Street (Loop Rd. to End) CIP to the Blackerby Subdivision Reconstruction CIP. During the design investigation, unforeseen drainage issues, culvert replacements, and fire hydrant requirements were identified. This transfer would provide for the remaining funds needed to bid and construct the project. The Dudley Street CIP will retain sufficient funds for currently planned work.

The Public Works and Facilities Committee reviewed this request at the [February 23, 2026 meeting](#).

**The City Manager recommends approval of this transfer.**

**3) Transfer Request 2610 A Transfer of \$180,000 from CIP R72-165 Dudley Street (Loop Rd. to End) to R72-186 Bear Creek Culvert - 1st Douglas.**

This request would transfer \$180,000 from the Dudley Street (Loop Rd. to End) CIP to the Bear Creek Culvert – 1st Douglas CIP. During the design research, it was determined that additional funds are required to complete the project due to the extent of the work. The Dudley Street CIP will retain sufficient funds for currently planned work.

The Public Works and Facilities Committee reviewed this request at the [February 23, 2026 meeting](#).

**The City Manager recommends approval of this transfer.**

**4) Transfer Request 2611 A Transfer of \$80,000 from CIP H51-125 Aurora Harbor Improvements to CIP H51-136 Secure Storage - Little Rock Dump.**

This request would transfer the remaining \$80,000 from the Aurora Harbor Improvements CIP to the Secure Storage – Little Rock Dump CIP. These funds would

contribute toward construction contingency, construction inspection and purchase of storage containers envisioned for this project. The Aurora Harbor Improvements CIP will retain sufficient funds for currently planned work.

The Docks and Harbors Board of Directors approved this request at the [February 26, 2026 meeting](#).

**The Manager recommends approval of this transfer.**

**F) City/State Project Review**

- 1) CSP25-02 Replacement of Water Utility Pump Station at Cope Park, Upgrades to Underground Piping and Valves, and Installation of New Curb, Gutter, and Pavement.**

At the Regular Planning Commission meeting on [January 27, 2026](#), the Planning Commission adopted the Director's analysis and findings and recommended approval of the proposed pump station replacement to the Assembly. The Director's Findings conclude that the project complies with Title 49 of the CBJ Land Use Code and is in general conformity with adopted plans, including the 2013 Comprehensive Plan.

**The City Manager recommends that the Assembly adopt the Planning Commission's recommendation and approve the replacement of the pump station.**

**I. NEW BUSINESS**

- 1. Resolution 4042 A Resolution of the City and Borough of Juneau in Support of the Development of an Enduring Lake Tap Mitigation System to Reduce Mendenhall Glacial Lake Outburst Flood (GLOF) Hazards.**

This resolution expresses the Assembly's support for the development of a practical and affordable long-term lake tap mitigation system to reduce the risk of glacial lake outburst flooding (GLOF) from Suicide Basin. The resolution acknowledges the increasing frequency and severity of recent flood events and the limitations of temporary flood-fighting measures.

**The City Manager recommends the Assembly adopt this Resolution.**

- 2. View Drive Neighborhood Meeting**
- 3. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications**

There are 2 property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment. The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests,

those applications will be referred to the Assessor for review and action.

*Clerk's Note: Due to the personal nature of the back-up documents, those will be provided to the Assemblymembers only.*

**The City Manager recommends the Assembly act on each of these applications individually.**

**J. PUBLIC HEARING**

**1. 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 Systemic Racism Review Committee reviewed this ordinance at its [February 24, 2026 meeting](#).

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

**2. 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 Systemic Racism Review Committee reviewed this ordinance at its [February 24, 2026 meeting](#).

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

**3. 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 Systemic Racism Review Committee reviewed this ordinance at its [February 24, 2026 meeting](#).

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

**4. 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.

This ordinance was first introduced at the [January 12, 2026 Regular Assembly meeting](#) and reintroduced at the [February 9, 2026 meeting](#) with a revised agenda title to better align with the official ordinance title. 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.**

**5. 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 Systemic Racism Review Committee reviewed this ordinance at its [February 24, 2026 meeting](#).

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

**6. 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 for 2026, including an exemption ordinance, and to increase CBJ involvement and oversight of the annual CBJ fireworks display.

The Systemic Racism Review Committee reviewed this ordinance at its [February 24, 2026 meeting](#).

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

**K. UNFINISHED BUSINESS**

**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. 2026-02-09 Regular Assembly Meeting No. 2026-03 Minutes - Draft
2. 2026-02-25 Special Assembly Meeting No. 2026-04 Minutes - Draft

**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](mailto: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](mailto:city.clerk@juneau.gov).

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

**CERTIFICATE OF RECOGNITION  
In Honor of Siena Farr**

The City and Borough of Juneau Assembly is pleased to recognize Siena Farr for being selected as a member of the 2026 Coca-Cola Scholars Program, a highly competitive national scholarship honoring outstanding leadership, academic achievement, and community service.

Born and raised in Juneau, Siena has demonstrated exceptional commitment to civic engagement and environmental advocacy. She serves as Co-President of Alaska Youth for Environmental Action. She has led statewide initiatives and inspired youth participation in public discourse. She has testified before the Alaska Permanent Fund Corporation Board, contributed to environmental research efforts, and spearheaded her school's Ocean Guardians project, securing federal funding to support student-led conservation work.

Siena further demonstrates leadership through her roles as President of her school's National Honor Society chapter, Student Site Council Representative, and Co-Chair of her state's Model United Nations crisis committee. Through her dedication to service, scholarship, and community involvement, she exemplifies the best of Juneau's youth leadership.

The City and Borough of Juneau Assembly congratulate Siena Farr on this well-deserved recognition and extends its best wishes for continued success in her academic and professional pursuits.

Presented this 9<sup>th</sup> day of March 2026.



Beth A. Weldon, Mayor



Presented by: The Manager  
Presented: 03/09/2026  
Drafted by: Law Department

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2026-11**

**An Ordinance Amending CBJC 42.30.010, Resisting or Interfering with an Officer, to Include Interferences with Fire Department Services.**

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 42.30.010, Resisting or interfering with an officer, is amended to read:

**42.30.010 Resisting or interfering with an officer.**

- (a) It is unlawful for any person to:
  - (1) Resist or interfere with any peace officer or enforcement agent in the discharge of the officer's or agent's duties;
  - (2) Resist an arrest by a peace officer or enforcement agent;
  - (3) In any manner interfere with the arrest of another being made by a peace officer or enforcement agent;
  - (4) In any manner or by any means aid or assist any person in custody of a peace officer or enforcement agent to escape or attempt to escape from such custody, whether or not an escape is effected;
  - (5) Without justification, engage in a course of conduct, not constitutionally protected whereby the person continuously taunts a peace officer or enforcement agent for no other apparent purpose than to provoke a violent reaction by the officer or agent;
  - (6) In any manner interfere with the fire department or any member thereof when engaged in the discharge of the member's official duties, nor interfere with or tamper with any apparatus, hydrant, equipment, or object used in connection

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with the fire department, the extinguishment of fires, or response to an accident or medical emergency.

(b) A peace officer, ~~or~~ enforcement agent, or member of the fire department under this section is a person who is a peace officer, ~~or~~ a municipal enforcement agent, or a member of the fire department who is known to the defendant as such or would appear under the circumstances to be such to a reasonable sober person.

(c) Resisting or interfering with an officer is a Class A misdemeanor.

\*\*\*

**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: 03/09/2026  
Drafted by: Law Department

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2026-14**

**An Ordinance Amending Title 85 Code Relating to the Board,  
Definitions, Harbor Administration, and Boat Harbor Regulations.**

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 Chapter.** Chapter 85.02, Docks and harbors board, is amended to read:

**Chapter 85.02 DOCKS AND HARBORS BOARD**

\*\*\*

**85.02.060 General powers.**

(a) Subject to state laws and City and Borough ordinances, the City and Borough Docks and Harbors Board shall generally exercise all powers necessary and incidental to operation of all port and harbor facilities in the public interest and in a sound business manner. In particular, and without limitation on the foregoing, the board shall:

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(5) ~~(A) Within the docks and harbors appropriation and in conformity with the rates of pay established for municipal positions of similar responsibility, establish, and may amend, the pay plan for harbor employees.~~

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2 (B) — The Docks and Harbors Department shall conform to the City and  
3 Borough Personnel Management Code, the City and Borough Personnel  
4 Rules, Personnel Classification Plan, and the manager's policies relating  
5 to personnel. The Docks and Harbors Department shall utilize the  
6 services of the Human Resources and Risk Management Department  
7 when hiring or terminating any employee, when responding to grievances,  
8 in labor agreement negotiation, and in substantial disciplinary matters.  
9 The City and Borough Human Resources and Risk Management Director  
10 shall annually certify that the Harbor Department Classification Plan  
11 conforms to that utilized for employees of the manager.  
12

13 \*\*\*

14 **85.02.105 Reserved. Port dues.**

15 (a) — ~~Every vessel carrying passengers for compensation and utilizing the port facilities, and~~  
16 ~~not otherwise exempted by subsection (d) of this section, shall be assessed and pay port~~  
17 ~~dues for each port visit. The port dues shall be in addition to other port facility fees and~~  
18 ~~charges, provided, however, that port dues paid to the CBJ Docks and Harbors~~  
19 ~~Department may be taken as a credit against port dues owed under this chapter. Port~~  
20 ~~dues shall be calculated on the basis of registered net tonnage of the vessel as follows:~~

21 
$$\text{[Base rate per registered net ton]} \times \text{[Registered net tonnage]}$$
  
22 
$$= \text{Port dues per vessel per use of port facilities}$$
  
23

24  
25 (b) — ~~Rate schedule. The base rate per registered net ton shall be established by the city~~  
~~manager by regulation pursuant to CBJ 01.60 utilizing the services of an independent~~

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2 appraiser. The rate shall be the market rate for facilities with like amenities and  
3 services. The manager shall determine the market rate every five years, or from time to  
4 time as he or she shall determine. The market rate shall then be adjusted annually by  
5 the manager based on the Anchorage Cost of Living Index.

6 (e) ~~Port dues collected pursuant to this chapter shall be deposited in the port development~~  
7 ~~fund.~~

8 (d) ~~Exemptions. The port dues shall not apply to:~~

9 (1) ~~Vessels having accommodations for 12 or fewer passengers;~~

10 (2) ~~Vessels traveling only between the City and Borough and points within 100 miles~~  
11 ~~of the City and Borough port facilities; and~~

12 (3) ~~Nonecommercial vessels, or vessels owned and operated by the state, the United~~  
13 ~~States government, or a foreign government.~~

14 (e) ~~Administration and disposition of port dues. The proceeds of the port dues shall be~~  
15 ~~placed in the port development fund. The port development fund shall be used for~~  
16 ~~projects that benefit the cruise industry as outlined in the long range waterfront~~  
17 ~~development plan as it may be amended from time to time.~~

18 \*\*\*

19  
20  
21 **85.02.130 Employee relations.**

22 Employees of the harbors shall be subject to Chapter 44.10 of this Code. For purposes of  
23 that chapter, the port director is a management employee who formulates, determines or  
24 effectuates management policies. Wherever in chapter 44.10 a duty, responsibility, or authority  
25 falls to the City and Borough Manager, such duty, authority, or responsibility shall fall to the  
port director. ~~The City and Borough Docks and Harbors Board must ratify any collective~~

1  
2 ~~bargaining agreement; provided, no such ratification may occur unless there are, or will be,~~  
3 ~~adequate funds available to fund the initial fiscal year or portion thereof affected by the~~  
4 ~~contract. The contract ratified by the board and the employees shall be immediately submitted~~  
5 ~~to the assembly for assembly ratification under section 44.10.120.~~

6 \*\*\*

7  
8 **Section 3. Amendment of Section.** CBJC 85.05.010, Definitions, is amended to  
9 read:

10 **85.05.010 Definitions.**

11 Whenever the following words and terms are used in this title, they shall have the meaning  
12 ascribed to them in this chapter, unless the context clearly indicates otherwise:

13 \*\*\*

14 *Float* means a nonfixed pier.

15 *Floathouse* means a dwelling built upon a barge, log raft or similar floating structure,  
16 constructed for habitation, and for which no other reasonable use appears or can be  
17 demonstrated.

18 \*\*\*

19 ~~*Houseboat* means a dwelling built upon a barge, log raft or similar floating structure,~~  
20 ~~constructed for habitation, and for which no other reasonable use appears or can be~~  
21 ~~demonstrated.~~

22 \*\*\*

23  
24 *Municipal wharves* means ~~Douglas Wharf, Juneau Fishermen's Terminal, Ferry Dock~~  
25 ~~Wharf, Juneau Cold Storage Wharf, Cruise Terminal Wharf,~~ and the Alaska Steamship Wharf.

\*\*\*

1  
2 *Transient vessel* means any boat or vessel ~~with a home port outside the City and Borough~~  
3 ~~which has not occupied rented mooring space for more than 150 days. that uses the harbor~~  
4 ~~facilities but does not have preferred moorage assignment.~~

5 \*\*\*

6 **Section 4. Amendment of Section.** CBJC 85.10.050. Port director; powers and  
7 duties, is amended to read:

8 **85.10.050 Port director; powers and duties.**

9 \*\*\*

10 (k) *Vehicle parking.*

- 11 (1) The port director and the port director's assistants are authorized to enforce  
12 chapter 72.12, Parking, and all parking and loading area management  
13 regulations adopted by the Docks and Harbors Board under CBJ Title 85, at all  
14 areas used for parking and loading that are appurtenant to a boat harbor or port  
15 facility as those terms are defined in CBJ 85.05.010, and all long term storage  
16 areas designated by the port director. The areas covered by this subsection (k)  
17 include, but are not limited to, the parking and loading areas at:

18 \*\*\*

- 19 (F) ~~Statter Harbor and the parking lot across Glacier Highway from the~~  
20 ~~Horton property, Auke Bay Marine Station, and the Auke Bay~~  
21 ~~Commercial Loading Facility;~~

22 \*\*\*

- 23 (2) CBJ Chapter 72.14, ~~Parking Payment Boxes,~~ Parking Payment Kiosks, shall not  
24 apply to the areas listed in subsection (k)(1) above. The port director is  
25

1  
2 authorized to install parking payment ~~boxes~~ kiosks and related signs in the areas  
3 listed in subsection (k)(1), and to establish by regulation time limits and fees for  
4 parking in areas with a parking payment ~~box~~ kiosk.

5 \*\*\*

6 **Section 5. Amendment of Chapter.** Chapter 85.25, Boat harbor regulations, is  
7 amended to read:

8 **Chapter 85.25 BOAT HARBOR REGULATIONS**

9 \*\*\*

10 **85.25.150 Floating objects.**

11 All vessels, watercraft, logs, piling, building material, scows, ~~houseboats~~ floathouses or any  
12 other article of value found adrift in the municipal waters of the City and Borough, may be  
13 taken in charge by the port director and may be subject to reclamation by the owner thereof on  
14 payment by the owner to the City and Borough of any expenses incurred by the City and  
15 Borough, and in case of failure to reclaim, may be sold or disposed of as abandoned property.

16 \*\*\*

17 **85.25.180 Impounded boat; disposition procedure.**

18 \*\*\*

19 (h) *Sale.* The minimum acceptable bid shall be a sum greater than or equal to the City and  
20 Borough's charges against the boat. The proceeds of the sale shall be first applied to the  
21 costs of sale, then to moorage and service fees accrued, and the balance, if any, shall be  
22 held in trust by the City and Borough for the owner of the boat to claim; and if not  
23 claimed within one year, the balance shall be deposited into the boat harbor facilities  
24  
25

1  
2 fund. Upon the sale being made, the City and Borough shall make and deliver its bill of  
3 sale, without warranty, conveying the boat to the buyer.

- 4 (i) *Other disposition.* If at the public sale there are no bidders for the boat, the City and  
5 Borough may destroy, sell at private sale or otherwise dispose of the boat. The  
6 disposition is to be made without liability to the owner, master or lienholder of the boat.  
7 If the vessel poses a hazard due to the presence of blood, bodily fluids, hazardous  
8 biological materials, standing water, or other hazardous conditions, or is deemed  
9 unseaworthy, the vessel may be destroyed without sale after a period of no less than 30  
10 days, rather than being placed for auction. At any time prior to disposal without sale,  
11 the owner, master, operator, or managing agent may redeem the boat by a cash  
12 payment of all City and Borough charges against the boat and resolution of the reason  
13 for impoundment.

14  
15 \*\*\*

16 **85.25.210 Overtime ~~parking~~ moorage penalties.**

17 Penalties for overtime ~~parking~~ moorage in either transient open space or general public  
18 open mooring space or stalls are as follows:

- 19 (1) For first 24-hour period or part thereof, \$20.00.  
20 (2) For second 24-hour period or part thereof, \$20.00.  
21 (3) For third and each succeeding 24-hour period or part thereof, \$30.00.

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24 **Section 6. Effective Date.** This ordinance shall be effective 30 days after its  
25 adoption.

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Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Beth A. Weldon, Mayor

Attest:

\_\_\_\_\_  
Breckan L. Hendricks, Municipal Clerk

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

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2025-01(b)(AC)**

**An Ordinance Appropriating \$14,240 to the Manager for the Ramp Improvements & Remain Overnight Aircraft Parking Apron Capital Improvement Project; Funding Provided by Airport Capital Reserve 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 \$14,240 for the Ramp Improvements & Remain Overnight Aircraft Parking Apron Capital Improvement Project (A50-104).

**Section 3. Source of Funds**

Airport Capital Reserves \$ 14,240

**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: March 9, 2026  
Drafted by: Finance

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2025-01(b)(AD)**

**An Ordinance Appropriating \$898,000 to the Manager for the Purchase of Eight Paratransit Buses; Funding Provided by the United States Department of Transportation, Federal Transit Administration.**

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 \$898,000 for the purchase of eight paratransit buses.

**Section 3. Source of Funds**

U.S. Department of Transportation \$ 898,000

**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: March 9, 2026  
Drafted by: Finance

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2025-01(b)(AE)**

**An Ordinance Appropriating \$654,819 to the Manager and Deappropriating \$1,444,278 from the Manager for the Terminal Construction Capital Improvement Project; Funding Provided by Airport Funds.**

WHEREAS, the City and Borough of Juneau has determined that this ordinance is necessary and appropriate to ensure that all expenditures are properly allocated and accounted for within their respective and legally designated funding sources; thereby ensuring compliance with applicable budgeting and financial management requirements; and

WHEREAS, funds from various sources were previously appropriated for project expenses in the Terminal Construction project; and

WHEREAS, certain previously appropriated funds for project work will be returned to their respective funding sources as outlined in Section 4. Source of Funds, and will be replaced with previously appropriated unspent Airport funds within the project and an appropriation of \$654,819 of Airport funds provided by this ordinance.

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

**Section 2. Appropriation.** There is appropriated to the Manager the sum of \$654,819 for the Terminal Construction Capital Improvement Project (A50-102).

**Section 3. Deappropriation.** There is deappropriated from the Manager the sum of \$1,444,278 for the Terminal Construction Capital Improvement Project (A50-102).

**Section 4. Source of Funds**

Temporary 1% Sales Tax	(\$ 910,759)
Airport Capital Reserves	(\$ 241,162)
General Fund	(\$ 188,687)
Passenger Facility Charge Fees	(\$ 56,519)
General Sales Tax	(\$ 47,151)
Airport Funds	\$ 654,819

**Section 5. 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: March 9, 2026  
Drafted by: Finance

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2025-01(b)(AF)**

**An Ordinance Appropriating \$208,487 to the Manager to Extend Emergency Sheltering Services at 1325 Eastaugh Way from April 15 to June 30, 2026; Funding Provided by General Funds.**

WHEREAS, dispersed camping has negative impacts to public health, due to the accumulation of human waste, needles/drug paraphernalia, and garbage around campsites; and

WHEREAS, dispersed camping negatively impacts the unsheltered population due to not having access to amenities associated with shelter, including clean water and sanitation, respite from the elements and a dry and warm place to sleep; and

WHEREAS, CBJ and its social service partners currently provide many units of permanent supportive, rapid recovery, and transitional housing units; and

WHEREAS, nevertheless, the need for emergency sheltering continues to exist and a proportion of the unhoused population is not yet able to succeed in permanent supportive or transitional housing situations; and

WHEREAS, CBJ, through its partners, currently provides a cold weather emergency shelter between October 15 and April 15; and

WHEREAS, CBJ and the social services community has been seeking an alternative to dispersed camping between April 15 and October 15; and

WHEREAS, St. Vincent de Paul, the current operator of CBJ's cold weather emergency shelter, has conveyed they have capacity to operate year-round; and

WHEREAS, by providing an emergency shelter year-round, CBJ will be able to ensure shelter space is available at either its overnight shelter or day-services through social service partners and consistently enforce existing CBJ code to prevent dispersed camping; and

WHEREAS, if this ordinance passes, the Manager will include year-round funding in the FY27 budget now.

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 \$208,487 to extend emergency sheltering services at 1325 Eastaugh Way from April 15 to June 30, 2026.

**Section 3. Source of Funds**

General Funds \$ 208,487

**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: March 9, 2026  
Drafted by: Finance

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2025-02(b)(A)**

**An Ordinance Transferring \$1,050,000 of Unspent RALLY Funds from the Juneau School District to the City and Borough of Juneau; Funding Provided by the RALLY Special Revenue 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. Transfer of Appropriation.** It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$1,050,000 be transferred from the Juneau School District to the City and Borough of Juneau for unspent RALLY funds.

**Section 3. Source of Funds.**

RALLY Special Revenue Fund (\$ 1,050,000)

**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: 03/09/2026  
Drafted by: Law Department

## ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-15

### An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way.

WHEREAS, the CBJ has owned the City Hall building at 155 Heritage Way since the 1950s when it was constructed as the downtown fire station; and

WHEREAS, the CBJ will be relocating the offices located in the City Hall building due to the failing infrastructure located at 155 Heritage Way; and

WHEREAS, the Assembly intends to use the proceeds from this disposal to offset the costs of purchasing new office space for City Hall employees; and

WHEREAS, the Assembly Lands Committee passed a motion of support on February 23, 2026, for disposal through the sealed competitive bid process with a minimum bid of \$2.5 million.

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 of Sale.** Pursuant to CBJC 53.09.200-270, the Manager is authorized to advertise the following real property for disposal through the sealed competitive bid process, subject to the following:

- (A) **Property Description.** The property is described as in the Juneau Recording District, First Judicial District, State of Alaska, constituting approximately 2.35 acres, and further described as follows:
1. Lot 1, Block 79, Tidelands Edition
  2. Subject to reservations, exceptions, easements, covenants, conditions, and restrictions of record, if any.
- (B) **Sale.** The sale encompasses the entirety of the property 155 Heritage Way, including the building. The minimum acceptable bid shall be no less than \$2.5 million dollars.

- (C) **Use of Premises.** Buyer agrees to use the property consistent with the sealed competitive bid proposal.
- (D) **Utility Easement:** The City and Borough shall reserve a utility easement above, under and across all or any part of said lots for water, sewer, drainage and other utility purposes, including a right of access for the repair, replacement, improvement or expansion of said utilities.
- (E) **Purchase Payment Schedule.** The purchase price shall be due in full at closing unless city and borough financing is authorized. Any authorized financing shall not exceed a term of 10 years, shall bear interest at a rate of 10 percent per annum, and shall require a down payment of not less than 10 percent of the purchase price at closing.
- (F) **Taxes.** Buyer shall be responsible for any and all taxes related to or arising out of the possessory interest and for the improvements on the premises.
- (G) **Hold Harmless.** Any purchase and sale agreement shall require the Buyer to indemnify, defend and hold harmless the City and Borough, its officers and employees, volunteers, consultants and insurers for any claim related to or arising out of Buyer's use, operation, or maintenance of the premises during the term of this sale.
- (H) **Costs.** The Grantee is responsible for all closing costs and fees, including but not limited to title company fees, recording fees, and surveying.
- (I) **Title Insurance.** A title insurance policy shall be obtained, paid for by Grantee.
- (J) **Type of Deed.** The property shall only be conveyed with a warranty deed.
- (K) **Other Terms and Conditions.** The Manager may include other disposal terms and conditions as the Manager determines to be in the public interest.

**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  
Introduced: March 9, 2026  
Drafted by: Finance

## RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4041

### **A Resolution Deappropriating \$2,445,425 from the Fiscal Year 2026 Operating Budget; Funding Provided by Marine Passenger Fee 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, this resolution deappropriates \$1,041,600 from the Capital Transit Summer Tripper Service due to lower-than-anticipated route operational costs in the prior and current fiscal years; and

WHEREAS, this resolution deappropriates \$1,000,000 from the Clean Technology Revolving Loan Program Assembly Grant because program implementation is not anticipated until FY28; and

WHEREAS, this resolution deappropriates \$358,825 from the Crossing Guard Program Assembly Grant because unexpended funds from FY20 through FY25 are providing for FY26 operations; and

WHEREAS, this resolution deappropriates \$45,000 from the Dock Covered Staging Area project, which is not intended to move forward; and

WHEREAS, due to their restricted nature, all unused Marine Passenger Fee revenues must be returned to the Marine Passenger Fee Fund; and

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 \$2,445,425 from the FY26 operating budget.

**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



February 9, 2026

From: [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov); [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov);

Licensee: **Specialty Imports, Inc.**

DBA: Specialty Imports

VIA email: [Shawn.Beck@specialtyimports.com](mailto:Shawn.Beck@specialtyimports.com)

Local Government 1: Juneau (City and Borough of)

Via Email: [di.cathcart@juneau.gov](mailto:di.cathcart@juneau.gov); [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov)

Re: General Wholesale License #4943 Combined Renewal Notice for 2026-2027 Renewal Cycle

<b>License Number:</b>	#4943
<b>License Type:</b>	General Wholesale License
<b>Licensee:</b>	Specialty Imports, Inc.
<b>Doing Business As:</b>	Specialty Imports
<b>Physical Address:</b>	540 W 8 <sup>th</sup> Street Juneau, AK 99801
<b>Designated Licensee:</b>	Shawn Beck
<b>Phone Number:</b>	907-563-9100
<b>Email Address:</b>	<a href="mailto:Shawn.Beck@specialtyimports.com">Shawn.Beck@specialtyimports.com</a>

**License Renewal Application**

**Endorsement Renewal Application**

**Dear Licensee:**

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **April 14th, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to

protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and in no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,  
Reece Parks, Licensing Examiner II  
For  
Kevin Richard, Director



February 11, 2026

From: [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov); [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov);

Licensee: **Amalga Distillery, LLC**

DBA: Amalga Distillery

VIA email: [maura.selenak@gmail.com](mailto:maura.selenak@gmail.com)

Local Government 1: City and Borough of Juneau

Local Government 2:

Via Email: [di.cathcart@juneau.gov](mailto:di.cathcart@juneau.gov); [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov)

Re: Distillery Retail License #15180 Combined Renewal Notice for 2026-2027 Renewal Cycle

<b>License Number:</b>	#15180
<b>License Type:</b>	Distillery Retail
<b>Licensee:</b>	Amalga Distillery, LLC
<b>Doing Business As:</b>	Amalga Distillery
<b>Physical Address:</b>	134 N Franklin St, Juneau, AK, 99801
<b>Designated Licensee:</b>	Maura Selenak
<b>Phone Number:</b>	(952) 457-6630; (907) 209-7974
<b>Email Address:</b>	<a href="mailto:maura.selenak@gmail.com">maura.selenak@gmail.com</a>

License Renewal Application

Endorsement Renewal Application

**Dear Licensee:**

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **April 14<sup>th</sup>, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to

protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,  
Kyle Helie, Licensing Examiner II  
For  
Kevin Richard, Director



February 2, 2026

From: [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov); [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov);

Licensee: **Forbidden Peak Brewery LLC**  
 DBA: Forbidden Peak Brewery LLC  
 VIA email: [skye@forbiddenpeak.com](mailto:skye@forbiddenpeak.com)  
 Local Government 1: City and Borough of Juneau  
 Local Government 2:  
 Via Email: [di.cathcart@juneau.gov](mailto:di.cathcart@juneau.gov); [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov)

Re: Brewery Retail License #15061 Combined Renewal Notice for 2026-2027 Renewal Cycle

<b>License Number:</b>	#15061
<b>License Type:</b>	Brewery Retail
<b>Licensee:</b>	Forbidden Peak Brewery LLC
<b>Doing Business As:</b>	Forbidden Peak Brewery LLC
<b>Physical Address:</b>	11798 Glacier Hwy, Juneau, AK, 99801
<b>Designated Licensee:</b>	Skye Stekoll
<b>Phone Number:</b>	907-209-7348
<b>Email Address:</b>	<a href="mailto:skye@forbiddenpeak.com">skye@forbiddenpeak.com</a>

**License Renewal Application**       **Endorsement Renewal Application**

**Dear Licensee:**

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **April 14<sup>th</sup>, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to

protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,  
Kyle Helie, Licensing Examiner II  
For  
Kevin Richard, Director



February 2, 2026

From: [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov); [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov);

Licensee: Devil's Club Brewing LLC  
 DBA: Devil's Club Brewing Company  
 VIA email: [evan@devilsclubbrewing.com](mailto:evan@devilsclubbrewing.com)  
 CC: [beer@devilsclubbrewing.com](mailto:beer@devilsclubbrewing.com)  
 Local Government 1: City and Borough of Juneau  
 Local Government 2:  
 Via Email: [di.cathcart@juneau.gov](mailto:di.cathcart@juneau.gov); [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov)

Re: Brewery Retail License #15038 Combined Renewal Notice for 2026-2027 Renewal Cycle

<b>License Number:</b>	#15038
<b>License Type:</b>	Brewery Retail
<b>Licensee:</b>	Devil's Club Brewing LLC
<b>Doing Business As:</b>	Devil's Club Brewing Company
<b>Physical Address:</b>	100 N. Franklin St., Juneau, AK, 99801
<b>Designated Licensee:</b>	Evan Wood
<b>Phone Number:</b>	907-209-8451
<b>Email Address:</b>	<a href="mailto:evan@devilsclubbrewing.com">evan@devilsclubbrewing.com</a>

License Renewal Application       Endorsement Renewal Application

**Dear Licensee:**

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **April 14<sup>th</sup>, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to

protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

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Sincerely,  
Kyle Helie, Licensing Examiner II  
For  
Kevin Richard, Director



February 2, 2026

From: [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov); [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov);

Licensee: Devil’s Club Brewing LLC  
 DBA: Devil’s Club Brewing Company  
 VIA email: [evan@devilsclubbrewing.com](mailto:evan@devilsclubbrewing.com)  
 CC: [beer@devilsclubbrewing.com](mailto:beer@devilsclubbrewing.com)  
 Local Government 1: City and Borough of Juneau  
 Local Government 2:  
 Via Email: [di.cathcart@juneau.gov](mailto:di.cathcart@juneau.gov); [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov)

Re: Winery Retail License #15039 Combined Renewal Notice for 2026-2027 Renewal Cycle

<b>License Number:</b>	#15039
<b>License Type:</b>	Winery Retail
<b>Licensee:</b>	Devil’s Club Brewing LLC
<b>Doing Business As:</b>	Devil’s Club Brewing Company
<b>Physical Address:</b>	100 N. Franklin St., Juneau, AK, 99801
<b>Designated Licensee:</b>	Evan Wood
<b>Phone Number:</b>	907-209-8451
<b>Email Address:</b>	<a href="mailto:evan@devilsclubbrewing.com">evan@devilsclubbrewing.com</a>

License Renewal Application       Endorsement Renewal Application

**Dear Licensee:**

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **April 14<sup>th</sup>, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to

protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

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Sincerely,  
Kyle Helie, Licensing Examiner II  
For  
Kevin Richard, Director

# MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 HERITAGE WAY, JUNEAU, ALASKA 99801

## EMAILED MEMORANDUM

TO: Renee Loree  
CBJ Purchasing Officer

Date: February 24, 2026

FROM: *Carl Uchytel*  
Carl Uchytel  
CBJ Port Director

SUBJ: POSTING NOTICE OF BIDS  
Little Rock Dump Secure Storage  
Contract No. DH26-015

This memo is to post a notice of the results of the bid opening on February 24, 2026, for the subject project. Five (5) bids were received. The responsive bidders and their total bids are as follows:

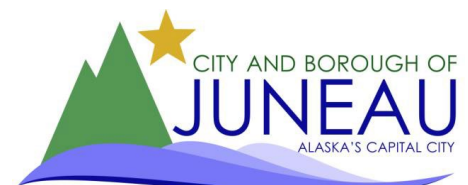
BIDDERS	BASE BID	ALTERNATE NO. 1	TOTAL BID
<i>Island Contractors, Inc.</i>	<i>\$294,750.00</i>	<i>\$124,000.00</i>	<i>\$418,750.00</i>
Admiralty Construction, Inc.	\$341,050.00	\$120,000.00	\$461,050.00
Coogan Construction Co.	\$370,800.00	\$100,000.00	\$470,800.00
Henricksen Constructors, Inc.	\$416,345.00	\$133,600.00	\$549,945.00
North40 Construction Corp.	\$450,750.00	\$125,000.00	\$575,750.00
<i>Engineer's Estimate</i>	<i>\$337,310.00</i>	<i>\$202,522.00</i>	<i>\$539,832.00</i>

The apparent low bidder is ***Island Contractors, Inc.*** This Posting Notice of Bids serves to inform bidders that the CBJ intends to award the Base Bid and Additive Alternate No. 1 in the amount of \$418,750.00.

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.

The apparent low bidder has until ***4:30 p.m. on Tuesday, March 3rd*** to submit the Subcontractor Report, Section 00360 to the Engineering Department Contracts Office. The Subcontractor Report must be submitted even if there are no subcontractors planned for the job.

c. Bidders  
Matthew Sill, Port Engineer



**BID SUMMARY**

Reviewed by:

Cristian Crabtree

Certified by: Carl Uchytíl

Little Rock Dump Secure Storage Contract No. DH26-015				Engineer's Estimate		Island Contractors, Inc. PO Box 241036 Douglas, Alaska 99824		Admiralty Construction, Inc. PO Box 240169 Douglas, Alaska 99824	
Tuesday, February 24, 2026		CIP No. H51-136							
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1505.1	Mobilization	Lump Sum	All Req'd	Lump Sum	\$ 50,300.00	Lump Sum	\$ 26,000.00	Lump Sum	\$ 30,000.00
1570.1	Erosion and Sediment Control	Lump Sum	All Req'd	Lump Sum	\$ 2,500.00	Lump Sum	\$ 3,000.00	Lump Sum	\$ 15,000.00
2201.1	Clearing and Grubbing	Lump Sum	All Req'd	Lump Sum	\$ 10,000.00	Lump Sum	\$ 12,000.00	Lump Sum	\$ 20,000.00
2201.2	Construction Material Relocation	Lump Sum	All Req'd	Lump Sum	\$ 20,000.00	Lump Sum	\$ 23,400.00	Lump Sum	\$ 25,000.00
2202.1	Excavation	CY	90	\$ 35.00	\$ 3,150.00	\$ 25.00	\$ 2,250.00	\$ 35.00	\$ 3,150.00
2202.2	Selected Embankment	CY	980	\$ 45.00	\$ 44,100.00	\$ 45.00	\$ 44,100.00	\$ 50.00	\$ 49,000.00
2202.3	Road Clearing & Mining Area Restoration Guarantee	Contingent Sum	All Req'd	Contingent Sum	\$ 5,000.00	Contingent Sum	\$ 5,000.00	Contingent Sum	\$ 5,000.00
2204.1	2-Inch Minus Shot Rock w/ Base Course	CY	690	\$ 100.00	\$ 69,000.00	\$ 100.00	\$ 69,000.00	\$ 100.00	\$ 69,000.00
2501.1	12-Inch CPP Pipe Culvert	LF	27	\$ 80.00	\$ 2,160.00	\$ 100.00	\$ 2,700.00	\$ 100.00	\$ 2,700.00
2702.1	Construction Surveying	Lump Sum	All Req'd	Lump Sum	\$ 5,600.00	Lump Sum	\$ 12,500.00	Lump Sum	\$ 15,000.00
2707.1	8-Foot Chain Link Fence	LF	490	\$ 150.00	\$ 73,500.00	\$ 130.00	\$ 63,700.00	\$ 130.00	\$ 63,700.00
2707.2	Single Cantilever Gate, 20-Foot Wide	EA	1	\$ 25,000.00	\$ 25,000.00	\$ 13,600.00	\$ 13,600.00	\$ 15,000.00	\$ 15,000.00
2710.1	Seeding, Hydraulic Method, Type III	SU	1	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00
2714.1	Seperation Geotextile	SY	2,500	\$ 10.00	\$ 25,000.00	\$ 6.00	\$ 15,000.00	\$ 10.00	\$ 25,000.00
<b>Base Bid Total</b>					<b>\$ 337,310.00</b>		<b>\$294,750.00</b>		<b>\$341,050.00</b>
<b>Additive Alternate No. 1</b>									
16000.1	Electrical	Lump Sum	All Req'd	Lump Sum	\$ 202,522.00	Lump Sum	\$ 124,000.00	Lump Sum	\$ 120,000.00
<b>Alternate No. 1 Total</b>					<b>\$ 202,522.00</b>		<b>\$124,000.00</b>		<b>\$120,000.00</b>
<b>Total Bid</b>					<b>\$ 539,832.00</b>		<b>\$418,750.00</b>		<b>\$461,050.00</b>

**BID SUMMARY**

Reviewed by:

Cristian Crabtree

Certified by: Carl Uchytel

Little Rock Dump Secure Storage Contract No. DH26-015				Engineer's Estimate		Coogan Construction Company PO Box 34499 Juneau, Alaska 99803		Henricksen Constructors, Inc. 17290 Glacier Highway Juneau, Alaska 99801	
Tuesday, February 24, 2026		CIP No. H51-136							
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1505.1	Mobilization	Lump Sum	All Req'd	Lump Sum	\$ 50,300.00	Lump Sum	\$ 120,000.00	Lump Sum	\$ 55,000.00
1570.1	Erosion and Sediment Control	Lump Sum	All Req'd	Lump Sum	\$ 2,500.00	Lump Sum	\$ 5,000.00	Lump Sum	\$ 5,000.00
2201.1	Clearing and Grubbing	Lump Sum	All Req'd	Lump Sum	\$ 10,000.00	Lump Sum	\$ 5,000.00	Lump Sum	\$ 15,000.00
2201.2	Construction Material Relocation	Lump Sum	All Req'd	Lump Sum	\$ 20,000.00	Lump Sum	\$ 7,500.00	Lump Sum	\$ 40,000.00
2202.1	Excavation	CY	90	\$ 35.00	\$ 3,150.00	\$ 25.00	\$ 2,250.00	\$ 65.00	\$ 5,850.00
2202.2	Selected Embankment	CY	980	\$ 45.00	\$ 44,100.00	\$ 60.00	\$ 58,800.00	\$ 80.00	\$ 78,400.00
2202.3	Road Clearing & Mining Area Restoration Guarantee	Contingent Sum	All Req'd	Contingent Sum	\$ 5,000.00	Contingent Sum	\$ 5,000.00	Contingent Sum	\$ 5,000.00
2204.1	2-Inch Minus Shot Rock w/ Base Course	CY	690	\$ 100.00	\$ 69,000.00	\$ 95.00	\$ 65,550.00	\$ 105.00	\$ 72,450.00
2501.1	12-Inch CPP Pipe Culvert	LF	27	\$ 80.00	\$ 2,160.00	\$ 100.00	\$ 2,700.00	\$ 85.00	\$ 2,295.00
2702.1	Construction Surveying	Lump Sum	All Req'd	Lump Sum	\$ 5,600.00	Lump Sum	\$ 10,000.00	Lump Sum	\$ 7,500.00
2707.1	8-Foot Chain Link Fence	LF	490	\$ 150.00	\$ 73,500.00	\$ 100.00	\$ 49,000.00	\$ 165.00	\$ 80,850.00
2707.2	Single Cantilever Gate, 20-Foot Wide	EA	1	\$ 25,000.00	\$ 25,000.00	\$ 28,000.00	\$ 28,000.00	\$ 26,000.00	\$ 26,000.00
2710.1	Seeding, Hydraulic Method, Type III	SU	1	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00
2714.1	Seperation Geotextile	SY	2,500	\$ 10.00	\$ 25,000.00	\$ 4.00	\$ 10,000.00	\$ 8.00	\$ 20,000.00
<b>Base Bid Total</b>					<b>\$ 337,310.00</b>		<b>\$370,800.00</b>		<b>\$416,345.00</b>
<b>Additive Alternate No. 1</b>									
16000.1	Electrical	Lump Sum	All Req'd	Lump Sum	\$ 202,522.00	Lump Sum	\$ 100,000.00	Lump Sum	\$ 133,600.00
<b>Alternate No. 1 Total</b>					<b>\$ 202,522.00</b>		<b>\$100,000.00</b>		<b>\$133,600.00</b>
<b>Total Bid</b>					<b>\$ 539,832.00</b>		<b>\$470,800.00</b>		<b>\$549,945.00</b>

**BID SUMMARY**

Reviewed by:

Cristian Crabtree

Certified by: Carl Uchytli

Little Rock Dump Secure Storage Contract No. DH26-015				Engineer's Estimate		North40 Construction Corp. PO Box 210834 Auke Bay, Alaska 99821	
Tuesday, February 24, 2026		CIP No. H51-136					
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1505.1	Mobilization	Lump Sum	All Req'd	Lump Sum	\$ 50,300.00	Lump Sum	\$ 40,000.00
1570.1	Erosion and Sediment Control	Lump Sum	All Req'd	Lump Sum	\$ 2,500.00	Lump Sum	\$ 5,000.00
2201.1	Clearing and Grubbing	Lump Sum	All Req'd	Lump Sum	\$ 10,000.00	Lump Sum	\$ 25,000.00
2201.2	Construction Material Relocation	Lump Sum	All Req'd	Lump Sum	\$ 20,000.00	Lump Sum	\$ 25,000.00
2202.1	Excavation	CY	90	\$ 35.00	\$ 3,150.00	\$ 100.00	\$ 9,000.00
2202.2	Selected Embankment	CY	980	\$ 45.00	\$ 44,100.00	\$ 70.00	\$ 68,600.00
2202.3	Road Clearing & Mining Area Restoration Guarantee	Contingent Sum	All Req'd	Contingent Sum	\$ 5,000.00	Contingent Sum	\$ 5,000.00
2204.1	2-Inch Minus Shot Rock w/ Base Course	CY	690	\$ 100.00	\$ 69,000.00	\$ 115.00	\$ 79,350.00
2501.1	12-Inch CPP Pipe Culvert	LF	27	\$ 80.00	\$ 2,160.00	\$ 150.00	\$ 4,050.00
2702.1	Construction Surveying	Lump Sum	All Req'd	Lump Sum	\$ 5,600.00	Lump Sum	\$ 15,000.00
2707.1	8-Foot Chain Link Fence	LF	490	\$ 150.00	\$ 73,500.00	\$ 225.00	\$ 110,250.00
2707.2	Single Cantilever Gate, 20-Foot Wide	EA	1	\$ 25,000.00	\$ 25,000.00	\$ 35,000.00	\$ 35,000.00
2710.1	Seeding, Hydraulic Method, Type III	SU	1	\$ 2,000.00	\$ 2,000.00	\$ 4,500.00	\$ 4,500.00
2714.1	Seperation Geotextile	SY	2,500	\$ 10.00	\$ 25,000.00	\$ 10.00	\$ 25,000.00
<b>Base Bid Total</b>					<b>\$ 337,310.00</b>		<b>\$450,750.00</b>
<b>Additive Alternate No. 1</b>							
16000.1	Electrical	Lump Sum	All Req'd	Lump Sum	\$ 202,522.00	Lump Sum	\$ 125,000.00
<b>Alternate No. 1 Total</b>					<b>\$ 202,522.00</b>		<b>\$125,000.00</b>
<b>Total Bid</b>					<b>\$ 539,832.00</b>		<b>\$575,750.00</b>

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

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,  
ALASKA

SERIAL NUMBER T-2608

It is hereby ordered by the Assembly of the City and Borough of Juneau,  
Alaska, that \$173,996 be transferred:

From: CIP

H51-133	Statter Harbor Roof Repairs	\$ (173,996)
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To: CIP

H51-136	Secure Storage – Little Rock Dump	\$ 173,996
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The \$173,996 consists of:

Habor Funds	\$ 173,996
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Moved and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Katie Koester, City Manager

Attest:

\_\_\_\_\_  
Breckan L. Hendricks, Municipal Clerk

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

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,  
ALASKA

SERIAL NUMBER T-2609

It is hereby ordered by the Assembly of the City and Borough of Juneau,  
Alaska, that \$370,000 be transferred:

From: CIP

R72-165	Dudley Street (Loop Rd. to End)	\$ (370,000)
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To: CIP

R72-187	Blackerby Subdivision Reconstruction	\$ 370,000
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The \$370,000 consists of:

Water Funds	\$ 370,000
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Moved and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Katie Koester, City Manager

Attest:

\_\_\_\_\_  
Breckan L. Hendricks, Municipal Clerk

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

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,  
ALASKA

SERIAL NUMBER T-2610

It is hereby ordered by the Assembly of the City and Borough of Juneau,  
Alaska, that \$180,000 be transferred:

From: CIP

R72-165	Dudley Street (Loop Rd. to End)	\$ (180,000)
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To: CIP

R72-186	Bear Creek Culvert – 1 <sup>st</sup> Douglas	\$ 180,000
---------	--	------------

The \$180,000 consists of:

General Sales Tax	\$ 180,000
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Moved and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Katie Koester, City Manager

Attest:

\_\_\_\_\_  
Breckan L. Hendricks, Municipal Clerk

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

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,  
ALASKA

SERIAL NUMBER T-2611

It is hereby ordered by the Assembly of the City and Borough of Juneau,  
Alaska, that \$80,000 be transferred:

From: CIP

H51-125	Aurora Harbor Improvements	\$ (80,000)
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To: CIP

H51-136	Secure Storage – Little Rock Dump	\$ 80,000
---------	-----------------------------------	-----------

The \$80,000 consists of:

Harbor Funds	\$ 80,000
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Moved and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Katie Koester, City Manager

Attest:

\_\_\_\_\_  
Breckan L. Hendricks, Municipal Clerk



## Planning Commission

(907) 586-0715

PC\_Comments@juneau.gov

[www.juneau.org/community-development/planning-commission](http://www.juneau.org/community-development/planning-commission)

155 Heritage Way • Juneau, AK 99801

### PLANNING COMMISSION NOTICE OF RECOMMENDATION

Date: January 29, 2026

File No.: CSP2025 0002

City and Borough of Juneau  
City and Borough Assembly  
155 Heritage Way  
Juneau, AK 99801

Proposal: Applicant requests a City Project Review for replacement of the water utility pump station at Cope Park, upgrades to underground piping and valves, and installation of new curb, gutter, and pavement.

Property Address: 1001 Calhoun Ave

Legal Description or ROW name: USMS 761, 926 & USS 2348 [COPE PARK]

Parcel Code No: 1C040CR10070

Hearing Date: January 27, 2026

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 20, 2026, and recommended approval of CSP2025 0002 to the Assembly.

Attachments: January 20, 2026, memorandum from Justin Smith, Community Development, to the CBJ Planning Commission regarding CSP2025 0002.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

City and Borough of Juneau

File No.: CSP2025 0002

January 29, 2026

Page 2 of 2



Erik Pedersen, Chair  
Planning Commission

2/4/26  
Date



Filed With City Clerk

2/04/2026  
Date

cc: Plan Review

**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. The State Government and project 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.

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Presented by: The Manager  
Presented: 3/9/2026  
Drafted by: Law Department

**RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 4042**

**A Resolution of the City and Borough of Juneau in Support of the Development of an Enduring Lake Tap Mitigation System to Reduce Mendenhall Glacial Lake Outburst Flood (GLOF) Hazards.**

WHEREAS, the City and Borough of Juneau (the “City and Borough”) is a political subdivision of the State of Alaska; and

WHEREAS, since 2011, Suicide Basin (K’óox Kaadí Basin), a side basin of the Mendenhall Glacier above Juneau, has annually released glacial lake outburst floods (GLOFs), with record and increasingly severe events occurring in August 2023, 2024, and 2025 that caused flooding of homes, evacuations, hazardous material releases, and significant damage to public and private infrastructure in the Mendenhall Valley; and

WHEREAS, these flood events have required repeated emergency response, disaster declarations, and temporary flood-fighting measures, including installation of HESCO barriers along expanding stretches of the Mendenhall River, demonstrating the urgent need for a long-term mitigation solution; and

WHEREAS, the City and Borough continues to coordinate flood monitoring and preparedness efforts with the Central Council of the Tlingit & Haida Indian Tribes of Alaska, the National Weather Service, the US Geological Survey, and other partners; and

WHEREAS, the United States Army Corps of Engineers (USACE) provided an evaluation of the lake tap, dam, floodwall/levee, dam and floodwall/levee hybrid, and large-scale relocation during the 3-day charrette that occurred from December 10 through 12 2025; and

WHEREAS, an evaluation based upon the likelihood of GLOF risk reduction, risk from failure of the solution, constructability, operation and maintenance cost and complexity, number of properties impacted, construction cost and timeline led the City and Borough, Tlingit & Haida Indian Tribes of Alaska, and the US Forest Service (land owner) to unanimously select a controlled “lake tap” tunnel system through Bullard Mountain as the preferred alternative capable of significantly reducing the likelihood and severity of future GLOF events; and

WHEREAS, in the absence of an enduring solution, over 2800 properties including homes, businesses, schools, medical facilities, utility and transportation infrastructure,

44 including the Mendenhall Wastewater Treatment Plant and Juneau International Airport,  
45 will be damaged in USACE’s modeling of an extreme event; and

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WHEREAS, the City and Borough believes that the lake tap solution could be constructed for less than the initial USACE cost estimate and that analysis and review of similar tunnels worldwide indicate that a safe and engineered lake tap solution may be achievable through state, local, private, or alternative federal partnerships; and

52 WHEREAS, The City and Borough has submitted a Congressionally Directed Spending  
53 Request for 6 million dollars for geotechnical analysis and 2 million dollars in planning that  
54 will provide data necessary to refine a cost estimate; and

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WHEREAS, flood-fighting measures using HESCO barriers are temporary in nature and will not be capable of protecting the community from increasing GLOF severity, failure to expeditiously pursue a long-term mitigation solution will leave the community exposed to escalating flood hazards, increasing recovery costs, and continued risks to life, property, infrastructure, and the economic stability of Juneau.

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

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**Section 1. Declaration of Policy and Support.** The City and Borough affirms that glacial lake outburst floods constitute a serious and unacceptable risk to public safety, private property, and community infrastructure. The City and Borough therefore, supports the immediate pursuit, evaluation, and advancement of a practical and affordable lake tap-based mitigation solution to reduce the risk of future glacial lake outburst floods.

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**Section 3. Effective Date.** This resolution shall be effective immediately after its adoption.

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Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Attest:

\_\_\_\_\_  
Beth A. Weldon, Mayor

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Breckan L. Hendricks, Municipal Clerk

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

TO: Borough Assembly  
DATE: March 9, 2026  
FROM: Robert Barr, Deputy City Manager  
RE: View Drive Neighborhood Meeting

On March 3rd CBJ staff along with Mayor Weldon and Assemblymembers Kelly and Hall met with most of the View Dr neighborhood to discuss the NRCS buyout program and hear and answer questions from impacted residents. From a bottom-line-up-front perspective, it became clear throughout the meeting that there may be more homeowners interested in a buyout than was indicated by the informal survey. To make a decision, homeowners need specific information related to the amount of value they can expect to receive during the real estate transaction that would be key to the buyout process. The process to get to that point is:

1. CBJ must sign the NRCS buy-out program agreement, which obligates CBJ to participate in the program at the 25% local cost share level, plus bearing 100% of costs that are not eligible for the 75/25 split<sup>1</sup>.
2. CBJ would then, with potential assistance from the Southeast Alaska Land Trust, conduct formal appraisals (pre-2024 GLOF values) of each parcel with an interested property owner in the buyout area. This cost is estimated at \$6k per parcel and would likely be eligible for 75% NRCS cost share.
3. Additionally, CBJ would engage in more formal project cost estimating to determine those project costs that must either be:
  - a. Funded with 25% local dollars (eligible for 75% NRCS cost share), or
  - b. Funded with 100% local dollars (not eligible for NRCS cost share)
    - i. Preliminary estimates of these numbers, assuming full participation, are in the \$2.8-5M range and do not include local 25% cost of property values<sup>2</sup>
4. After steps 1-3, CBJ and homeowners would be prepared to negotiate a real estate transaction. CBJ staff would rely on Assembly direction for the terms of this negotiation, which do not have to be decided immediately, but will need to be decided well before the 2026 GLOF. If all homeowners opted out at this step, the project would end and costs to date would be negotiated between CBJ and NRCS.

**Recommendation:**

Decide if CBJ should enter into a formal agreement with NRCS to participate in the View Dr buyout program. If CBJ is to participate, then direct staff to draft an appropriating ordinance for up to \$558k. This is composed of \$6k per parcel for appraisals, and \$25k per parcel for total project cost estimating.

<sup>1</sup> Where these funds come from is flexible, as long as they do not come from federal sources. Based on previous Assembly direction, staff assume they will be part of future real estate transactions, paid for primarily by property owners and/or from other non-CBJ general fund sources.

<sup>2</sup> Assuming full participation, the current estimate of 25% of appraised property values is \$3.38M

2026 1<sup>st</sup> Late File Exemption List to the Assembly

Late File Senior & Disabled Veteran Hardship Exemptions:

<b>Name</b>	<b>Parcel Number</b>	<b>Property Address</b>
Paula Sumdum	5B2101060030	2891 Linda Ave
Daniel Rondeau	1D050L020130	3020 Douglas Hwy

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. 2026-10**

**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.**

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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).

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

16 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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19 Beth A. Weldon, Mayor

20 Attest:

21 \_\_\_\_\_  
22 Breckan L. Hendricks, Municipal Clerk  
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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.**

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(46) Residential curbside compost removal.

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**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. 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

Staff Recommended Amendment to Ord 2025-01(b)(U)

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

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  
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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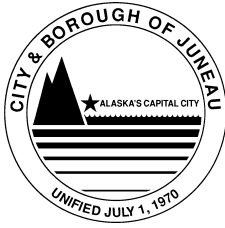
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Beth A. Weldon, Mayor

Attest:

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Breckan L. Hendricks, Municipal Clerk



## OFFICE OF THE MUNICIPAL CLERK/ ELECTION OFFICIAL

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

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The next CBJ Regular Municipal Election is **Tuesday, October 6, 2026**<sup>1</sup>. 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 ordinance<sup>2</sup>. An ordinance would need to be adopted no earlier than Monday, June 8 and no later than Friday, August 7 to avoid a special election<sup>3</sup>. 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

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<sup>1</sup> [CBJ Charter Section 6.1 - Regular Elections](#)

<sup>2</sup> [CBJ Charter Section 14.2 - Proposal by the Assembly](#)

<sup>3</sup> [CBJ Charter Section 14.5 - Election](#)

voters and submit an affidavit to the Clerk’s Office<sup>4</sup>. 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 Clerk<sup>5</sup>.

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 signatures<sup>6</sup>.

**Certification Timeline:**

The certification process generally takes 45 to 85 days from the date the affidavit is submitted to the Clerk’s Office, if successful<sup>7</sup>. 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**

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

**Referendum Petitions**

<b>Guaranteed</b>	<b>Very likely</b>	<b>Latest possible</b>	<b>Too late for 2026</b>
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

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

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

<sup>6</sup> [CBJ Charter Section 7.3 - Petition](#)

<sup>7</sup> [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 election<sup>8</sup>.

### **Charter Amendment Petitions**

Petition affidavits should be submitted no earlier than **April 8** or later than **May 14** to avoid triggering a special election<sup>9</sup>.

#### **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 election<sup>10</sup>.

Charter amendment petitions automatically go to the next regular or special election with no involvement by the Assembly<sup>11</sup>.

#### **Candidate Filing Period:**

Opens at 8am Friday, July 17 and closes at 4:30pm Monday, July 27<sup>12</sup>.

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 27<sup>13</sup>. Candidates may withdraw their name from the printed ballot no later than 4:30pm on Friday, July 31<sup>14</sup>.

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

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

<sup>9</sup> [CBJ Charter Section 14.5 - Election \(b\)](#)

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

<sup>11</sup> [CBJ Charter Section 14.5 - Election](#)

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

<sup>13</sup> [AS 39.50.020\(a\) and AS 39.50.020\(b\)](#)

<sup>14</sup> [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 – 67<sup>th</sup> 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

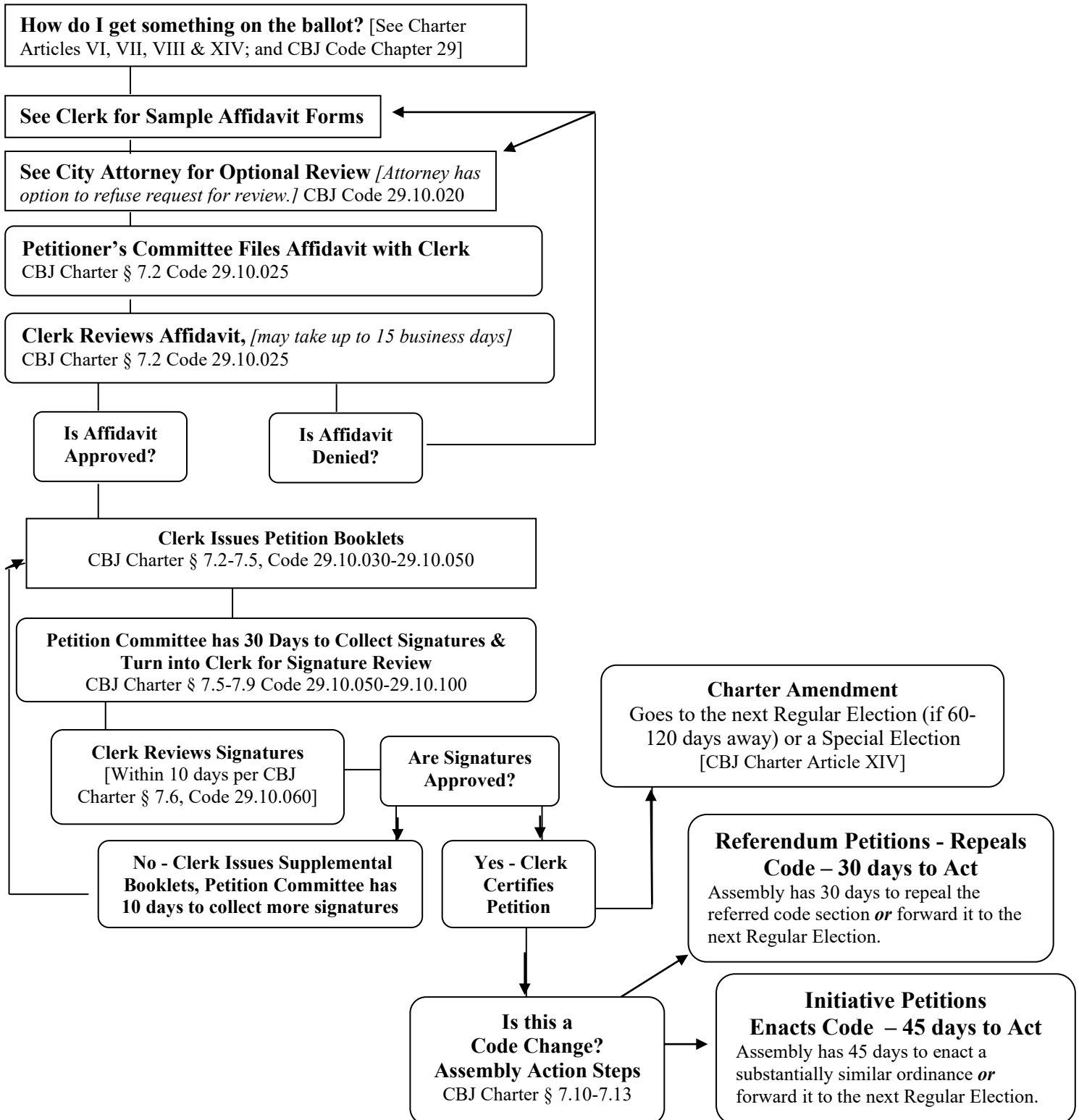
- 10/6**      **Election Day: Vote Centers open 7am-8pm; Ballot Drop Boxes open until 8pm. Ballots returned by mail must be postmarked October 6 or earlier.**
- Preliminary Unofficial Results will not include ballots received on Election Day. Only ballots that were received, reviewed, and approved before 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)

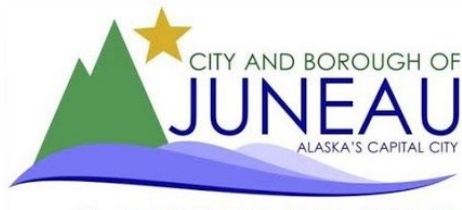
*Contact the Municipal Clerk's office at 907-586-5278 or via email at [City.Clerk@juneau.gov](mailto:City.Clerk@juneau.gov) with any questions.*

Election Policies and Rules of Procedures

1.4 Petition Flowchart

# CBJ Municipal Elections Petition Process Flowchart





## REGULAR ASSEMBLY MEETING

NO. 2026-03

**DRAFT V2- MINUTES**

February 9, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

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**MEETING NO. 2026-03:** The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 6:09 p.m. by Mayor Weldon. The meeting was conducted as a hybrid format, allowing for both in-person attendance and virtual participation via Zoom webinar.

**A. FLAG SALUTE** - Led by Ms. Woll

**B. LAND ACKNOWLEDGEMENT** - Led by Ms. Hughes-Skandijs

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

**Assembly Members Absent:** Assemblymembers: Ms. Adkison.

**Staff Present:** City Manager Katie Koester; Deputy City Manager Robert Barr, City Attorney Emily Wright, City Clerk Breckan Hendricks, CDD Director Jill Lawhorne, CDD Planning Manager Scott Ciambor, Utilities Superintendent Brian McGuire, EPW Deputy Director Nate Rumsey, Port Director Uchtyl, and Meeting Clerk Kevin Allen.

**D. SPECIAL ORDER OF BUSINESS**

**Special Acknowledgment – Dr. carolyn Brown:** Mayor Weldon recognized the passing of Dr. carolyn Brown (“carolyn,” per her birth certificate and preference) on January 27. She noted her significant contributions to public health in Alaska and her role as a pioneering female physician who achieved many firsts in the state. She also shared personal remarks about her partnership with her husband, Dr. George Brown, and extended condolences to the Brown family.

**1. Proclamation National Engineers Week**

Mayor Weldon issued a proclamation recognizing February 22–28, 2026, as National Engineers Week in Juneau, highlighting the contributions of engineers to the community, infrastructure,

public safety, environmental protection, and future innovation, and calling on the public to recognize their essential role. Port Director Uchtyl provided brief remarks noting ongoing local recognition events, including annual awards and scholarships supporting engineering education.

**E. APPROVAL OF MINUTES**

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

**MOTION** by Mr. Kelly to adopt the January 12, 2026, minutes. *Hearing no objection, the minutes were approved.*

*[Clerk's Note: The agenda mistakenly listed the date as January 12, 2025; the minutes themselves reflected the correct date, January 12, 2026.]*

**F. MANAGER'S REQUEST FOR AGENDA CHANGES**

Manager Koester requested that Ordinance 2025-01(b)(U), appropriating Affordable Housing Fund dollars to St. Vincent's, be moved from the Public Hearing (Item 8) to the consent agenda for introduction with the revised agenda title to better align with the official ordinance title as noted in Supplemental Materials (Item 3). No other changes were requested.

**G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**Joshua Adams**, a downtown Juneau resident, stated that the Historic Resources Advisory Committee (HRAC) provides valuable, technically grounded recommendations that are often ignored. He urged the Assembly to meaningfully consider HRAC's input in decision-making for historic properties.

**Max Rosen**, a downtown Juneau resident, spoke on behalf of the Friends of the Juneau Public Libraries, emphasizing the importance of neighborhood libraries as community spaces and urging continued support through the city budget.

**Bruce Weyhrauch**, representing the Foundation for End of Life Care, thanked the Assembly for past support of Bartlett Regional Hospice and highlighted the critical need for hospice services across Southeast Alaska.

**Tony Tengs**, a downtown resident, addressed parking constraints on Telephone Hill and urged the Assembly to consider parking impacts in future high-end housing development and associated subsidies.

**Larry Talley**, a Flats resident, suggested using allocated funds on Telephone Hill to subsidize housing construction on existing vacant lots rather than demolition, outlining potential unit counts and cost estimates.

**Mary Alice McKeen**, a downtown resident, recommended treating existing Telephone Hill homes as assets, preserving them, and promoting development on adjacent vacant land to save costs and maintain historic structures.

**Page Bridges**, a Carroll Way resident, stressed the strength and historic value of existing homes on Telephone Hill and requested options for residents to buy back or rent-to-own properties.

**Susan Clark**, a resident near the Federal Building, highlighted the high costs and challenging topography of Telephone Hill redevelopment, noting prior consultant expenditures and extended deadlines.

**Steve Behnke**, of Thane, representing Renewable Juneau, discussed challenges in shipping electric vehicles to Southeast Alaska, invited the Assembly to a panel on solutions, and emphasized the importance of Electric Vehicles (EVs) for energy costs and climate goals.

**Shannan Greene**, a Valley resident, questioned the transparency and voter support for Telephone Hill redevelopment funding, urging reconsideration of spending and public engagement.

**Bruce Simonson**, a downtown resident, suggested posting a PDF of the city budget survey questions online and extending the public response period to increase participation.

**Eunice James**, a Valley resident, spoke about the lack of sufficient housing in Juneau, particularly for young people, medical professionals, and tribal citizens, citing limited rental availability and inadequate housing conditions.

**Carol Bookless**, a Douglas resident, urged the Assembly to align Telephone Hill redevelopment with the Community Development Department’s mission, proposing creative solutions to preserve heritage while providing new housing.

**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**

**MOTION** by Deputy Mayor Smith to adopt the Consent Agenda as amended and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent.*

**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.**

**Public Comment:**

**Carol Bookless**, a Douglas resident, urged the Assembly to adopt Ordinance 2025-42 without the Planning Commission’s recommended changes, stating that the original plan reflects years of community work and aligns with existing studies regarding site constraints.

**Assembly Action:**

**MOTION** by Ms. Hughes to adopt Ordinance 2025-42 An Ordinance Amending the Comprehensive Plan by Adopting the Downtown Douglas/West Juneau Area Plan.

**OBJECTIONS** Mr. Kelly objected for the purpose of a question for clarification regarding the effect of adopting the ordinance as written. It was confirmed that approval would accept the Planning Commission’s recommendations unless amended. The objection was withdrawn. Mayor Weldon objected, expressing concern that the plan includes elements the City may not be able to implement and questioned the practicality of adopting it in its current form.

Ms. Woll spoke in support of adoption, emphasizing the value of long-range planning and acknowledging the work of both the Planning Commission and community steering committee.

Ms. Hughes-Skandijs also spoke in support, noting the importance of comprehensive planning as both aspirational and practical guidance for future decision-making.

#### **Roll Call Vote**

**Yeas:** Hughes-Skandijs, Woll, Kelly, Steininger, Adkison, Hall, Smith

**Nays:** Brooks, Weldon

**Motion Passed: 7 Yeas, 2 Nays**

#### **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.**

**Public Comment:** None

#### **Assembly Action:**

**MOTION** by Ms. Woll to adopt Ordinance 2026-04 An Ordinance Amending the Rebate for Qualifying Senior Citizens Code and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

#### **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 complementary 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.**

Attorney Wright explained that the protest of the Planning Commission's denial is a quasi-judicial process distinct from an appeal. The Assembly's role is to hold a public hearing and consider the protest, the Planning Commission's notice of decision, and the proposed ordinance. The Assembly has three options: (1) approve the ordinance as introduced, thereby updating the Comprehensive Plan maps, (2) approve the ordinance with modifications related to public health, safety, or welfare, or (3) uphold the Planning Commission's denial.

Assemblymembers asked questions regarding consistency with the Comprehensive Plan, legal risk, spot zoning, and the inability to condition specific future uses through a rezone beyond general health and safety considerations. Staff confirmed the two rezones (Ordinance 2026-05 and Ordinance 2026-06) before the Assembly followed the same protest process.

**MOTION** by Deputy Mayor Smith to suspend the rules to allow the applicants up to 10 minutes of public testimony. Clarification was provided that standard public testimony rules, including clarifying questions, would still apply. ***Hearing no objection, the motion passed by unanimous consent.***

#### **Public Comment:**

**Applicants Geoff Larson, Charles Donart, and Marcy Larson** presented their proposal to rezone the Lemon Creek parcels from Industrial to Light Commercial, describing the surrounding zoning context and existing commercial uses in the area. They stated the property is located on the edge of the industrial district near Costco and Home Depot and argued the

rezone would better align with nearby development patterns. The applicants noted the proposal could support development of approximately 114–120 housing units and referenced the CBJ Comprehensive Plan, Lemon Creek Area Plan, and Housing Action Plan goals addressing housing supply. They also indicated that General Commercial zoning may be more appropriate than Light Commercial but pursued the current application based on earlier discussions with staff.

Following the presentation, Assemblymembers asked questions regarding potential amendments to the ordinance, including whether the applicants had reviewed amendments proposed by the Mayor and Mr. Kelly and whether those changes would affect the feasibility of the project. The Mayor initially limited questions to clarifying questions under Assembly procedure. After consultation with the City Attorney, it was noted that broader questions would require suspending the rules.

**MOTION** by Mr. Brooks to suspend the rules to allow Assemblymembers to ask any questions of the applicants. ***Hearing no objection, the motion passed by unanimous consent.***

Assemblymembers then asked additional questions about the applicants' consideration of the proposed amendments, the distinction between Light Commercial and General Commercial zoning, nearby residential developments, and past interest in developing the property. The applicants responded that they had reviewed the proposed amendments and did not view them as prohibitive, noted that General Commercial zoning could allow greater housing density, and stated that the property had primarily attracted interest for housing-related development rather than industrial uses during the time it had been marketed.

#### **Assembly Action:**

The Assembly questioned Community Development Director Jill Lawhorne regarding zoning compatibility and policy implications.

Mr. Brooks asked about housing types permitted in industrial areas. Director Lawhorne explained that certain residential-like uses (e.g., assisted living or transitional housing) are allowed under the code even in industrial districts. Deputy Mayor Smith noted that nearby properties on Jenkins Street may be zoned General Commercial, which could explain existing residential-type uses in the area.

Ms. Woll asked about precedent-setting implications of rezoning. Director Lawhorne explained that rezoning the parcels to Light Commercial could allow adjacent properties under two acres to request similar rezonings, potentially creating incremental expansion of commercial zoning. She also noted that while housing and industrial uses can coexist in some cities, Juneau currently lacks the regulatory standards, enforcement tools, and planning framework needed to successfully manage such mixed uses.

Deputy Mayor Smith asked whether the City had assessed whether Juneau has greater need

for industrial or commercial land; Director Lawhorne stated no recent assessment had been completed, though historically there has been strong policy support for preserving industrial land. Mr. Brooks asked about the status of Comprehensive Plan goals. Director Lawhorne responded that the plan is aspirational and updated periodically because it becomes outdated over time.

Mr. Steininger asked how nearby residential development could affect permitting of future industrial uses. Director Lawhorne stated conflicts could arise between residential and industrial uses and noted that some housing projects might only require director approval under current code rather than a conditional use permit. Mayor Weldon asked whether nearby residential opposition could influence approval of industrial uses such as an asphalt plant. Director Lawhorne indicated significant opposition could affect decision-making.

Mr. Kelly asked where standards for mixed commercial–industrial areas should be established. Director Lawhorne stated such regulations would most appropriately be addressed in Title 49 (the Land Use Code). Ms. Hughes-Skandijis asked about adjacency requirements for rezonings under two acres, and Director Lawhorne confirmed the property must be directly adjacent to the zoning district being expanded. Deputy Mayor Smith also asked whether the Lemon Creek Area Plan identified specific parcels for rezoning. Director Lawhorne stated it did not.

Additional discussion included questions from Mr. Brooks regarding Coast Guard housing proposals, which Manager Koester clarified were developer-led responses rather than a CBJ development proposal. Deputy Mayor Smith asked whether the Planning Commission received neighborhood opposition during its review. Director Lawhorne stated she was not aware of any. Director Lawhorne also emphasized that rezoning would not guarantee housing development and noted that existing land use enforcement tools are limited.

Assemblymembers then asked the City Attorney about procedural options. Attorney Wright explained that changing the proposed rezone from Light Commercial to General Commercial would require reintroduction of the ordinance and a new public hearing.

***[Break: The Assembly recessed at 8:20 p.m. and returned to session at 8:29 p.m.]***

***MOTION*** by Mr. Brooks to adopt 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 TRB, Located at 5200 and 5220 Commercial Boulevard, from Industrial to Light Commercial.

***OBJECTION*** by Mr. Kelly for the purpose of an amendment.

**AMENDMENT #1** by Mr. Kelly to amend 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."

**OBJECTIONS** by Ms. Hall, Woll, and Hughes-Skandijs.

Speaking in support, Mr. Kelly explained that the amendment was intended to address pedestrian safety concerns raised during the Planning Commission's discussion, particularly given the lack of crosswalks and the presence of significant truck traffic in the area.

Ms. Hall spoke in opposition, stating that housing is already expensive to build and that the amendment would impose additional burdens on the developer.

Ms. Woll asked whether pedestrian safety considerations would normally be addressed later in the development review process. Ms. Lawhorne explained that if residential development met the allowable density in the Light Commercial zone, it would be approved administratively rather than requiring a conditional use permit, but the proposal would still undergo interdepartmental agency review, during which comments regarding traffic or pedestrian safety could be raised. She noted that the proposed condition could be difficult to administer because the phrase "ensure pedestrian safety" lacked clear standards.

Ms. Hughes-Skandijs also spoke in opposition, stating that the amendment attempted to control development details rather than address the zoning decision itself and that the Assembly should focus on whether the change from Industrial to Light Commercial was appropriate.

Deputy Mayor Smith asked whether the condition would apply only to improvements on the subject parcel or could extend to off-site safety concerns such as crossing Commercial Boulevard. Mr. Kelly responded that the amendment would require the applicant to include plans addressing pedestrian safety, potentially in coordination with the City, before residential development could proceed.

Mr. Steininger asked whether pedestrian safety could otherwise be required without the amendment. Ms. Lawhorne reiterated that agency review would occur but that specific improvements would depend on comments from reviewing departments.

Attorney Wright confirmed that the Assembly has previously conditioned rezonings for public safety purposes, citing a prior North Douglas rezone that required infrastructure improvements before the zoning change could take effect.

Mayor Weldon spoke in support of the amendment, noting the heavy commercial truck traffic in the area and stating that incorporating pedestrian safety considerations would be appropriate. Ms. Woll spoke in opposition, expressing concern about adding conditions not identified by the Planning Commission or Community Development Department during their review and about tying the zoning change to a specific type of development. Ms. Hughes-Skandijs reiterated her opposition, stating that the condition was vague and could complicate

consideration of the underlying zoning change.

**Roll Call Vote on Amendment #1**

**Yeas:** Kelly, Steininger, Smith, Weldon

**Nays:** Hall, Hughes-Skandijs, Woll, Adkison, Brooks,

**Amendment #1 Motion Failed: 4 Yeas, 5 Nays**

*[Mayor Weldon passed the gavel to Deputy Mayor Smith]*

**AMENDMENT #2** initially moved to require that the development permit include a condition that the developer notify renters and property owners of the planned compost and transfer facility near the parcel. The Mayor explained the intent was to promote transparency regarding anticipated noise and odor impacts and noted this would likely be the Assembly's only opportunity to address the issue.

Ms. Hughes-Skandijs raised a procedural concern regarding whether the amendment was in order given that the ordinance addressed a rezoning. The City Attorney advised that the amendment could proceed but suggested it be structured as a whereas clause to reflect Assembly intent rather than as a binding condition within the ordinance.

After a brief 2-minute recess, the Mayor revised her motion to instead add the notification language as a whereas clause expressing the Assembly's intent regarding future development permits.

**OBJECTION** by Ms. Woll, stating the Assembly was stepping outside its appropriate role and that the matter could be addressed through other processes.

**Roll Call Vote on Amendment #2**

**Yeas:** Kelly, Smith, Steininger, Weldon

**Nays:** Woll, Hughes-Skandijs, Hall, Brooks, Adkison

**Amendment #2 Motion Failed: 4 Yeas, 5 Nays**

*[Deputy Mayor Smith passed the gavel back to Mayor Weldon]*

The Assembly returned to the **main motion**.

**OBJECTION** by Deputy Mayor Smith, acknowledging the community's need for housing but expressing concern about the compatibility of housing within the industrial zone and the potential loss of limited industrial land. He also noted that rezoning does not guarantee housing development.

Mayor Weldon also objected, citing the importance of preserving the limited remaining industrial land in the borough.

Mr. Brooks spoke in support of the motion, emphasizing the significant need for housing in the community and expressing concern about relying on a non-binding guiding document to deny a proposal intended to help address the housing shortage.

Mr. Kelly, noting that he lives in the area, spoke in support of the ordinance and described the location as potentially suitable for a walkable neighborhood with nearby amenities, while also noting concerns regarding pedestrian safety.

Ms. Woll spoke in support of the ordinance, acknowledging the difficulty of the decision and noting that both the Planning Commission record and staff analysis demonstrated some ambiguity. She discussed the need to balance protection of industrial land with the community's growing housing needs and observed that surrounding development is largely commercial in nature.

Ms. Hughes-Skandijs spoke in support of the ordinance, noting the community's need for housing but acknowledging that rezoning does not guarantee housing will be built. She stated that allowing development on the parcel could be a better use of the land than leaving it undeveloped and noted the surrounding compatible uses.

Ms. Hall spoke in support of the ordinance, emphasizing the need for workforce housing and smaller housing units for individuals. She noted the parcel has been vacant for many years and suggested allowing expanded use could help address housing needs in the community.

Deputy Mayor Smith later clarified that the Comprehensive Plan is not merely a loose guiding document but the result of a long public planning process intended to guide land-use decisions.

**Roll Call Vote on Main Motion**

**Yeas:** Brooks, Hall, Steininger, Adkison, Hughes-Skandijs, Woll, Kelly

**Nays:** Smith, Weldon

**Motion Passed: 7 Yeas, 2 Nays**

**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.**

**MOTION** by Deputy Mayor Smith to suspend the rules to allow the applicants a total of 10 minutes of public testimony. ***Hearing no objection, the motion passed by unanimous consent.***

#### **Public Comment:**

**Applicants Josette and Marciano Duran** outlined the basis for their protest of the Planning Commission's denial. Ms. Duran identified five issues raised in the protest: (1) reliance on the 2013 Comprehensive Plan rather than the 2018 Lemon Creek Area Plan; (2) lack of substantial evidence supporting the decision; (3) inadequate written findings explaining incompatibility with the Lemon Creek Area Plan; (4) procedural due process concerns regarding testimony about the Alaska Mental Health Trust Land Office's position; and (5) an alleged factual error regarding the permissibility of childcare facilities in the Light Commercial zoning district. She stated the proposed mixed-use development, approximately 120 residential units with amenities such as childcare, open space, and transit access, aligned with the Lemon Creek Area Plan goals for mixed-use development, housing diversity, and efficient land use. She also reported that recent communications with Alaska Mental Health Trust Land Office staff indicated support for additional housing at the site and clarified that concerns raised in a prior letter related to industrial uses not permitted under Light Commercial zoning.

Mr. Duran described conceptual plans for a mixed-use residential development with approximately 120 units and potential ground-floor commercial space serving residents. He emphasized the site's location along a transit corridor and near recreational trails and stated the request for Light Commercial zoning was primarily intended to allow higher housing density, with commercial space dependent on market demand. He also commented on the development review timeline, expressing concern that the length of the process could hinder efforts to address Juneau's housing shortage.

Ms. Woll asked why the applicants pursued Light Commercial zoning rather than maintaining the existing zoning district and utilizing density allowances available under the current code. Mr. Duran responded that the request was largely driven by the desire to increase housing density. He explained that while mixed-use elements could be included, the primary goal was to maximize the number of housing units on the site.

Deputy Mayor Smith asked whether a development of approximately 91 units under the existing zoning would be feasible. Mr. Duran responded that a higher unit count would better address the community's housing needs and stated the applicants were seeking to construct as many units as reasonably possible given the site.

Deputy Mayor Smith asked whether the Alaska Mental Health Trust Land Office had submitted updated written correspondence regarding its position on the project. Mr. Duran responded that he had requested a letter from a current Trust representative reflecting their updated position and noted that recent conversations indicated support for the housing proposal.

**Assembly Action:**

The Assembly asked Community Development Director Jill Lawhorne questions regarding allowable uses, density, and development processes under existing and proposed zoning.

Ms. Hughes-Skandijs confirmed the zoning of a nearby CBJ shop parcel. Deputy Mayor Smith asked about uses allowed in the D18 district. Director Lawhorne explained that D18 primarily allows housing with limited additional uses such as childcare and small offices. Ms. Woll asked how higher density could be achieved in D18, and Director Lawhorne described the Alternative Residential Subdivision process, which requires Planning Commission review and could allow approximately 91 units on the property with density bonuses. Mr. Brooks asked about childcare regulations. Director Lawhorne stated childcare is allowed in both D18 and Light Commercial zones, with capacity largely regulated through state licensing.

Mr. Kelly asked how housing density under Light Commercial would compare to D18. Director Lawhorne explained that Light Commercial allows up to 30 units per acre, which could equate to roughly 120 units on the approximately four-acre site. Mayor Weldon asked about access requirements, and Director Lawhorne stated the property would access Glacier Highway and likely would not need to provide additional access to adjacent parcels.

Deputy Mayor Smith asked about a previous North Douglas rezone. Director Lawhorne noted it was approved for Light Commercial but was intended for boat storage rather than housing. Ms. Woll asked whether similar rezonings had resulted in housing development, and Director Lawhorne referenced a rezoned parcel on Atlin Drive that remains undeveloped.

Mr. Kelly asked whether the Assembly could create a new zoning district to increase housing density while limiting other uses. Director Lawhorne recommended waiting until the

Comprehensive Plan update process to consider broader zoning changes. Ms. Hall asked about the Atlin Drive site's development history. Director Lawhorne noted it had previously been permitted for approximately 22 units but has remained vacant. Mayor Weldon also asked about development approvals under Light Commercial. Director Lawhorne explained that housing meeting code requirements could be approved administratively, while some other uses may require Planning Commission review.

***MOTION*** by Mr. Steininger to adopt 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.

**OBJECTIONS** by Deputy Mayor Smith and Ms. Hall. Deputy Mayor Smith expressed concern that the rezone would convert the City's highest residential zoning to a district allowing a broader range of non-residential uses, which could result in no housing being built on the site. He noted that the property could potentially accommodate approximately 91 units under existing D18 zoning and stated this was a primary reason for his objection. Ms. Hall stated that retaining the current residential zoning would better ensure the site remains available for housing development.

Ms. Woll spoke in support of the rezone, stating that while the decision was difficult, maintaining residential zoning alone does not guarantee housing development. She expressed willingness to allow additional flexibility in hopes that it might make development feasible.

Ms. Hughes-Skandijs also spoke in support of the rezone, noting the challenges and costs associated with housing development and stating that providing additional flexibility could help make a project viable. She encouraged the Assembly to support the ordinance.

**Roll Call Vote**

**Yeas:** Steininger, Brooks, Adkison, Woll, Hughes-Skandijs, Weldon

**Nays:** Hall, Smith, Kelly

**Motion Passed: 6 Yeas, 3 Nays**

**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.**

**MOTION** by Deputy Mayor Smith to extend the meeting until 10:20pm. *Hearing no objection, the motion passed by unanimous consent.*

**Public Comment:** None

**Assembly Action:**

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

**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.**

**Public Comment:** None

**Assembly Action:**

**MOTION** by Mr. Kelly to adopt 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.

**OBJECTION** by Mr. Brooks for the purpose of a question. He asked how far below fair market value the land had been sold. Manager Koester responded that the land had been sold below market value with conditions requiring construction within a specified timeframe, which the developer had met. Mr. Brooks asked a follow-up question regarding the timeline for the remaining units. Planning Manager Scott Ciambor stated that Tlingit & Haida Regional Housing Authority's application proposed constructing 16 single-family homeownership units affordable at or below 80% of Area Median Income within three years.

Ms. Woll asked why projects sometimes take a long time to reach the Assembly after the application stage and whether the process could be expedited. Mr. Ciambor encouraged stakeholders to follow the established Juneau Affordable Housing Fund process and timeline, noting that program details and expectations are available on the City's website.

Mr. Brooks also asked whether there were stipulations if the units were not completed within three years. Mr. Ciambor explained that nonprofit grant agreements require annual reporting for three years, which is included in the Affordable Housing Fund annual report, and that the timeline may be extended with Manager approval.

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

**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.**

*[Clerk's Note: During the meeting, the Manager corrected her recommendation to recommend the Assembly take public testimony and adopt this ordinance]*

**Public Comment:** None

**Assembly Action:**

**MOTION** by Deputy Mayor Smith to adopt Ordinance 2025-01(b)(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. **Hearing no objection, the motion passed by unanimous consent.**

- 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.**

*[Clerk's Note: Ordinance 2025-01(b)(U) was moved from Public Hearing to the Consent Agenda with a revised agenda title as shown in Supplemental Materials (Item P.3) per the Manager's request.]*

- 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.**

**Public Comment:** None

**Assembly Action:**

**MOTION** by Ms. Hughes-Skandijs to adopt 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 and asked for unanimous consent.

**OBJECTION** by Mr. Brooks for the purpose of a question. He asked about the project timeline. Planning Manager Scott Ciambor stated he would need to review the application packet but noted that developer Dave D’Amano was present and could respond. Ms. Hughes-Skandijs relayed that the developer indicated a timeline of approximately two years.

Mr. Brooks then removed his objection. *Hearing no further objection, the motion was passed by unanimous consent.*

**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.**

**Public Comment:**

**Shawn Kantola**, the developer, clarified that the project includes four total units, with two units designated for households at or below 80% AMI. He noted construction is already underway and nearing completion, with the project expected to be finished within the next couple of months.

*[Clerk’s Note: The Manager’s Report incorrectly stated all four units were at or below 80% AMI; the developer clarified that two units meet that threshold.]*

**Assembly Action:**

**MOTION** by Ms. Woll to adopt 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 and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

**J. UNFINISHED BUSINESS**

**1. Assembly Goals 2026**

**MOTION** by Deputy Mayor Smith to adopt the 2026 Assembly Goals.

The Assembly amended Implementing Action 1.F, at the request of Mr. Brooks, to read: “Continue to pursue and implement zoning amendments that support an increase in property ownership and incremental infill development opportunities.” At the request of Deputy Mayor Smith, the Assembly also amended Goal 4 to add “affordable,” so that it reads: “Community, Wellness, and Public Safety – Juneau is safe, affordable, and welcoming for all citizens.”

***Hearing no further objections, the Assembly Goals 2026 were adopted as amended.***

**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.**

**MOTION** by Mr. Brooks to support further consideration of the proposal through direct negotiations between the City Manager and the original proposer. ***Hearing no objection, the motion passed by unanimous consent.***

**L. STAFF REPORTS**

**1. 2026 Municipal Election Overview and Deadlines**

*[Clerk's Note: Due to time constraints, Mayor Weldon requested this staff report be postponed to the next Regular Assembly Meeting.]*

**M. ASSEMBLY REPORTS**

**1. Mayor's Report - None**

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

*[Clerk's Note: Due to time constraints, Mayor Weldon requested that Committee and Liaison Reports be kept brief.]*

**MOTION** by Mr. Kelly for the reappointment of Ephraim Froehlich to an unexpired term ending June 30, 2028, and the appointment of Melody Musick to an unexpired term ending June 30, 2027, to the Systemic Racism Review Committee and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

**MOTION** by Mr. Kelly to approve a funding request of up to \$750 for the Juneau Human Rights Commission for a May event, with the funds to be disbursed in coordination with the Clerk's Office and asked for unanimous consent. ***Hearing no objection, the motion passed by unanimous consent.***

**3. Presiding Officer Reports**

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

**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.

Ms. Woll disclosed a prior recusal related to CCFR negotiations due to her spouse’s former employment. She stated the financial conflict no longer exists, she consulted with the City Attorney, and no objections were raised to her participation.

**MOTION** by Deputy Mayor Smith to extend the meeting until 10:35 p.m. ***Hearing no objection, the motion passed by unanimous consent.***

**MOTION** by Deputy Mayor Smith to enter into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality. **Hearing no objection, the Assembly entered into Executive Session at 10:13 p.m. The Assembly ended Executive Session at 10:33 p.m. to allow for a motion to extend the Executive Session.**

**MOTION** by Deputy Mayor Smith to extend the meeting until 10:50 p.m. ***Hearing no objection, the motion passed by unanimous consent.***

***The Assembly exited Executive Session and adjourned at 10:37 p.m.***

**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.**

*[Clerk's Note: Ordinance 2025-01(b)(U) was moved to the Consent Agenda for introduction under the Manager's Request for Agenda Changes (Section F).]*

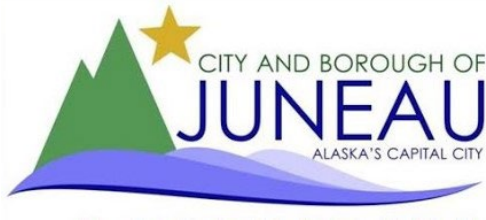
**Q. INSTRUCTION FOR PUBLIC PARTICIPATION**

**R. ADJOURNMENT**

*With no further business in public session, the Assembly adjourned at 10:37 p.m. from Executive Session.*

Signed: \_\_\_\_\_  
Breckan L. Hendricks,  
Municipal Clerk

Signed: \_\_\_\_\_  
Beth A. Weldon  
Mayor



## SPECIAL ASSEMBLY MEETING

NO. 2026-04

**DRAFT - MINUTES**

February 25, 2026 at 5:15 PM

Assembly Chambers/Zoom Webinar

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***Immediately followed by the Assembly Finance Committee Joint Meeting  
with the Airport Board & Hospital Board***

- A. CALL TO ORDER/ROLL CALL** - Mayor Weldon called the Special Assembly Meeting No, 2026-04 to order at 5:15 p.m. The meeting was conducted as a hybrid format, allowing for both in-person attendance and virtual participation via Zoom webinar.

**Assembly Members Present:** Mayor Weldon; Assemblymembers: Ms. Woll, Ms. Hall, Mr. Steininger, and Mr. Brooks.

**Assembly Members Absent:** Assemblymembers: Deputy Mayor Smith; Assemblymembers: Ms. Hughes-Skandijs, Mr. Kelly, and Ms. Adkison.

**Staff Present:** City Manager Katie Koester; Deputy City Manager Robert Barr, City Clerk Breckan Hendricks, and Meeting Clerk Kevin Allen.

### **B. AGENDA TOPICS**

- 1. Resolution 4039 A Resolution Ratifying the Labor Agreement between the City and Borough and the Public Safety Employees' Association for Fiscal Years 2026, 2027, and 2028.**

Resolution 4039 would provide Assembly ratification, as required by CBJC 44.10.020, of the terms of the tentative agreement negotiated between the City and Borough of Juneau and the Public Safety Employees Association (PSEA) for a collective bargaining agreement that will go into effect on July 1, 2025 and expire on June 30, 2028.

The tentative agreement includes economic modifications of annual wage increases of 5%, 3%, and 5% for sworn officers and 3%, and 5% for other bargaining unit members during the three fiscal years of the contract. FY26 wage increases will not be implemented retroactively, and will go into effect on February 9, 2026. There are lump sum payments of \$2,750 and \$2,000 in FY26 and \$2,000 in FY27. In addition, there are increases to the employer contribution to health insurance of up to approximately 5% in the final two years of the contract.

Finally, there are other operational changes to the collective bargaining agreement

that do not increase costs at JPD. An overview of the agreement is included in your packet.

This tentative agreement has been ratified by the PSEA membership and the economic terms are in keeping with Assembly direction.

**The City Manager recommends the Assembly adopt this Resolution.**

**MOTION** by Ms. Woll to adopt Resolution 4039 A Resolution Ratifying the Labor Agreement between the City and Borough and the Public Safety Employees' Association for Fiscal Years 2026, 2027, and 2028 and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

*[Clerk's Note: The second paragraph, second line of the Manager's Report contained a typographical error in the wage percentages. The correct figures are 3%, 3%, and 5%. No revisions to Resolution 4039 were required.]*

**C. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None**

**D. SUPPLEMENTAL MATERIALS**

**E. ADJOURNMENT**

*With no further business to come before the Assembly the meeting adjourned at 5:17pm.*

Signed: \_\_\_\_\_  
Breckan L. Hendricks,  
Municipal Clerk

Signed: \_\_\_\_\_  
Beth A. Weldon  
Mayor