



REGULAR ASSEMBLY MEETING NO. 2026-03 MINUTES

February 9, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

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

Assemblymembers Present: Mayor Weldon; Deputy Mayor Smith; Assemblymembers: Alicia Hughes-Skandijs, Christine Woll, Paul R. Kelly, Maureen Hall, Neil Steininger, and Nathaniel (Nano) Brooks.

Assemblymembers Absent: Assemblymembers: Ella 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 Uchytel, 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 Uchytel 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-Skandijs 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. Director 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. Director 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