



ASSEMBLY COMMITTEE OF THE WHOLE AGENDA - **UPDATED 5/04/2026**

May 4, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

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

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

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. **April 13, 2026 Assembly Committee of the Whole Minutes - Draft**

F. AGENDA TOPICS

1. **Presentation on GLOF Mitigation Phase 1 Reinforcement and Phase 2 (USACE)**
2. **Assembly Direction to Eaglecrest Board on Gondola Project Next Steps**
3. **Disposal of City Hall**

G. STAFF REPORTS

H. NEXT MEETING DATE - JUNE 1, 2026 AT 6:00PM

I. SUPPLEMENTAL MATERIALS

1. **CBJ PowerPoint HESCO Phase 1 & Armoring**

J. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.



ASSEMBLY COMMITTEE OF THE WHOLE

DRAFT - MINUTES

April 13, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

A. CALL TO ORDER

Deputy Mayor Smith called the Assembly Committee of the Whole meeting to order at 6:07 p.m. on Monday, April 13, 2026.

B. LAND ACKNOWLEDGEMENT - Led by Ms. Adkison

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

C. ROLL CALL

Assemblymembers Present: Mayor Beth Weldon; Deputy Mayor Greg Smith (Chair); Assemblymembers Alicia Hughes-Skandijis, Christine Woll, Paul R. Kelly (remote participation), Ella Adkison, Neil Steininger, Maureen Hall, and Nathaniel (Nano) Brooks.

Assemblymembers Absent: *None.*

Staff Present: City Manager Katie Koester; City Attorney Emily Wright; Municipal Clerk Breckan Hendricks; and Meeting Tech Kevin Allen.

Other: Executive Director of the Southeast Childhood Collective Blue Shibler

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

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

1. 2026-03-16 Assembly COW Minutes - Draft

2. 2025-04-24 Assembly COW Minutes - Draft

F. AGENDA TOPICS

1. **Ordinance 2025-01(b)(AI) An Ordinance Appropriating up to \$270,000 to the Manager for a Grant to Southeast Childhood Collective for Juneau Summer Childcare Programs; Funding Provided by General Funds.**

Deputy Mayor Smith introduced the ordinance and provided background on the proposal, noting the decline in childcare capacity from approximately 180 slots in prior years to about 60 currently available. He explained the funding would support expansion of school-age childcare programs through the Southeast Childhood Collective and was intended to address urgent community need ahead of the summer season.

Mr. Brooks asked for clarification regarding the age group served by the funding. Deputy

Mayor Smith clarified the funding was intended for school-age childcare and contrasted it with existing City startup grants that apply only to ages 0–5.

Ms. Hughes-Skandijs asked about the relationship between this proposal and previously returned school district funds and whether the funding source influenced the proposal. Deputy Mayor Smith responded that the proposal was driven primarily by timing and need, though the returned funds may have contributed to broader awareness of the issue.

Mr. Kelly asked whether licensing would be a goal of the funding. Deputy Mayor Smith confirmed it was.

Ms. Woll asked staff about procurement considerations and whether the City could provide funds through a nonprofit that would in turn support private providers. Manager Koester explained that the City’s contractual relationship would be with the nonprofit, which would administer the funds consistent with procurement requirements.

Blue Shibler, Executive Director of the Southeast Childhood Collective, addressed the Assembly and confirmed that the current provider was licensed and that additional sites would be required to obtain licenses as part of the funding agreement. She explained that startup funding was critical to overcoming staffing and operational barriers and expressed confidence that the programs could become sustainable with initial support.

Ms. Woll asked about long-term sustainability and whether the programs could operate without continued City funding. Ms. Shibler responded that school-age childcare was generally more financially viable than early childhood programs and that startup support would help programs reach stability.

Mayor Weldon expressed concern about allocating funds outside of existing processes and questioned why existing childcare funding was not being redirected to support the program. Ms. Shibler responded that current funding was designed for different groups and would require policy changes to shift.

Ms. Hughes-Skandijs asked for clarification on prior childcare capacity and expectations for the upcoming summer. Ms. Shibler explained that last summer the school district provided approximately 142 slots and that, without intervention, the current capacity would remain around 60.

Ms. Hall asked about licensing requirements for multiple sites and how eligibility for state childcare assistance would be affected. Ms. Shibler confirmed that each site required separate licensing and that licensure was necessary for families to access state assistance.

Ms. Hall asked about the viability of the program given prior challenges faced by the school district. Ms. Shibler explained that staffing models differ and that the current provider’s year-round operations (Auke Lake Preschool childcare center) may offer greater stability.

Ms. Woll asked whether impacts of discontinuing the school district's program had been fully considered. Ms. Shibler indicated that the decision appeared to have been made quickly and that the impacts may not have been fully anticipated.

Ms. Hughes-Skandijs asked whether multiple providers had been considered when the current operator stepped in. Ms. Shibler stated that outreach was conducted, but only one provider responded.

MOTION by Mr. Steininger to forward Ordinance 2025-01(b)(AI) to the full Assembly for public hearing.

OBJECTION by Mayor Weldon, citing concerns about process, preferential treatment, and use of funds outside established grant programs.

Ms. Woll spoke in support of advancing the ordinance, noting the importance of childcare and indicating her final vote would depend on broader budget considerations.

Ms. Hall spoke in support, emphasizing the community need and the importance of providing safe care options for children.

Mr. Kelly stated he would not stand in the way of the proposal, though he expressed a preference for maintaining the school district program.

Mr. Brooks spoke in support, noting the funding aligns with prior program goals.

Ms. Hughes-Skandijs stated she would support moving the ordinance forward, emphasizing childcare as a critical community priority.

Deputy Mayor Smith acknowledged concerns about process and budget impacts but stated he would support the motion due to the urgency of the need.

Ms. Woll raised concerns about the process used to introduce the ordinance and suggested the Assembly may wish to revisit its procedures.

Attorney Wright and Manager Koester clarified that the ordinance was properly introduced under existing rules, though its use was uncommon.

Roll Call Vote:

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

Nays: Weldon

Motion passed: 8 Yeas, 1 Nay.

[The Assembly took an at-ease from 6:47 p.m. to 6:52 p.m.]

2. Telephone Hill Development and Timeline

Manager Koester provided a summary of the memo included in the packet. She explained that the Assembly was moving forward with demolition of existing structures and the subsequent developer solicitation process. A Request for Proposals (RFP) for demolition was issued on April 6, 2026, with bids due April 27, and an anticipated award date of May 18, 2026. The estimated demolition cost was approximately \$2.3 million. She noted that demolition was only one portion of the overall project, which also included blasting and site preparation for utilities.

Manager Koester explained that staff intended to issue a second RFP to hire a professional firm to develop a Request for Qualifications (RFQ) for developers. This RFQ would incorporate the Assembly's previously discussed statement of objectives and translate those into evaluation criteria, including priorities such as increased density and reduced reliance on City subsidy. She indicated that development of the RFQ would take several months, with a recommended 90-day posting period, potentially resulting in the RFQ issuance in July and awards in October. She noted that litigation related to the project was ongoing, with a jury trial scheduled for August, but confirmed there was no court order preventing the City from proceeding with demolition.

Mr. Steininger questioned the timing of awarding the demolition contract given the pending August jury trial. Manager Koester, with input from Attorney Wright, clarified that there was no legal prohibition on moving forward with demolition at this time.

Ms. Woll asked whether there would be an opportunity to revisit the statement of objectives. Manager Koester responded that staff understood prior direction to be that the document was substantially complete, but noted that refinement could still occur as part of the RFQ development process.

Mayor Weldon then presented a proposed alternative approach. She explained that her proposal was intended to respond to public concerns about additional spending on the project and to expedite resolution. The proposal would divide Telephone Hill into three parcels: one retained by the City for potential workforce or Coast Guard housing (estimated at 20–30 units), and two parcels sold as-is through a competitive process. She noted potential advantages including reduced City expenditures, responsiveness to public input, and flexibility for developers to pursue projects on their own timelines. She acknowledged potential disadvantages, including loss of City control over development outcomes and uncertainty regarding bidder interest.

Ms. Hughes-Skandijs sought clarification regarding references to "homeowners," confirming that the City was the current owner of the properties and that former occupants are no longer residents.

Ms. Woll asked what outcomes the Mayor envisioned for the parcels being sold. Mayor Weldon stated that she anticipated developers purchasing the parcels and determining their own development plans, potentially later seeking City funding through existing housing programs.

Mr. Steininger raised concerns about property boundaries and structures crossing parcel lines.

Manager Koester explained that existing lot configurations were irregular and would likely require replatting for individual parcel sales, but indicated that this would not prevent the broader concept from proceeding.

Ms. Hughes-Skandijs expressed concern that prior feedback from contractors indicated reluctance to engage due to the political sensitivity of the project and questioned whether development would occur under the proposed approach. Mayor Weldon responded that some developers viewed existing structures as potential interim assets and suggested that demolition itself was not the primary concern.

Mr. Brooks suggested a possible modification to parcel boundaries to improve development feasibility and discussed considerations related to bid structure, including whether minimum bid thresholds could limit participation by smaller or community-based entities. Mayor Weldon responded that minimum values were intended as baseline estimates and sealed competitive bidding would ultimately determine market value.

Mr. Brooks asked how the proposal would impact the existing demolition bid. Manager Koester advised that the current bid would likely need to be canceled and reissued in a modified form.

MOTION by Mayor Weldon to forward a draft ordinance authorizing the Manager to dispose of a portion of Telephone Hill Properties through competitive sealed bid to the full Assembly.

OBJECTIONS by Ms. Hughes-Skandijs and Ms. Woll. Ms. Hughes-Skandijs expressed concerns regarding the process, alignment with established project goals, and potential impacts on housing outcomes. Ms. Woll emphasized the importance of prior planning efforts and the need for continued City investment to achieve meaningful housing development.

Mr. Brooks spoke to concerns about project costs and suggested that alternative approaches may better leverage limited resources.

Deputy Mayor Smith indicated opposition, noting uncertainty regarding outcomes and expressing interest in obtaining additional information through the RFQ process.

Ms. Hall spoke in support of the Mayor's proposal, citing fiscal concerns, responsiveness to public input, and the desire to reduce demands on staff resources.

Mr. Steininger spoke in opposition, emphasizing the importance of maintaining flexibility and exploring comprehensive development options before making irreversible decisions.

Additional comments were provided by Ms. Hughes-Skandijs regarding community input, policy considerations, and the importance of maintaining momentum on housing initiatives.

Roll Call Vote:

Yeas: Weldon, Brooks, Hall, Kelly

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

Motion failed: 4 Yeas, 5 Nays

[The gavel was passed to Mayor Weldon]

MOTION by Deputy Mayor Smith to not award the demolition contract for Telephone Hill until after responses to the RFQ are received.

OBJECTION by Ms. Woll, expressing concern that delaying demolition could undermine project certainty and developer interest.

Ms. Hughes-Skandijs also spoke in opposition, citing concerns about sequencing and potential impacts on RFQ responsiveness.

Mr. Brooks spoke in support, emphasizing the value of obtaining broader development input prior to committing resources.

Mr. Steininger supported the motion, citing the importance of avoiding irreversible actions before evaluating available options.

Mr. Kelly also spoke in support, noting the benefit of additional information and flexibility in the process.

AMENDMENT by Deputy Mayor Smith to include language supporting the Manager in prioritizing efforts to solicit and encourage responses to the RFQ.

OBJECTION by Ms. Adkison for the purpose of a question. She asked whether the amendment would change staff's approach. Manager Koester responded that staff would implement Assembly direction in the most efficient and expeditious manner and noted that closely divided decisions can add complexity to administration.

Hearing no further objection, the amendment passed by unanimous consent.

Roll Call Vote:

Yeas: Smith, Kelly, Steininger, Hall, Brooks

Nays: Woll, Adkison, Hughes-Skandijs, Weldon

Motion passed: 5 Yeas, 4 Nays.

The motion to delay awarding the demolition contract until after RFQ responses were received, as amended to include support for the Manager prioritizing efforts to solicit and encourage responses, passed.

Ms. Woll and Ms. Hughes-Skandijs expressed appreciation for the discussion and reaffirmed their commitment to advancing housing solutions.

[The gavel was passed back to Deputy Mayor Smith and a brief at-ease was observed from 7:56 p.m. to 8:06 p.m.]

3. Gondola / Goldbelt Response

Manager Koester presented an update on the gondola project, including Goldbelt's response to questions posed by the Eaglecrest Board. She summarized prior Assembly direction from the April 1 Finance Committee meeting to terminate the Reimbursement Services Agreement (RSA) and pursue repayment to Goldbelt while continuing to explore other investor opportunities. She noted the financial implications, including approximately \$70,000 per month in interest accrual, partially offset by investment returns.

Manager Koester outlined options for addressing project assets, including liquidation of gondola components (estimated at \$1.5–\$2.75 million) or retaining and marketing the nearly complete system to potential investors. She also discussed ongoing costs, including storage of gondola components in Austria and refurbishment work in Colorado, as well as uncertainties related to tariffs and logistics.

Manager Koester reviewed potential non-cash compensation considerations, including land transfers. She noted Goldbelt's interest in certain CBJ properties, including the aerial tramway site and waterfront parcels, and clarified that no authority had been granted to negotiate land transfers. She emphasized that any such actions would require further Assembly direction and coordination with the Docks and Harbors Board and Eaglecrest Board.

Manager Koester recommended appropriating funds to terminate the RSA while continuing negotiations with Goldbelt and exploring other opportunities. She noted that the proposed \$9.5 million appropriation, combined with remaining project funds, would significantly impact the unrestricted fund balance.

Mr. Brooks asked about the feasibility of structuring repayment through a combination of land, lease adjustments, and asset valuation. Manager Koester responded that while creative options existed, they would require additional time and coordination between multiple governing bodies, and that immediate repayment would stop ongoing interest accrual.

Mayor Weldon asked whether lease revenues could offset interest costs. Manager Koester confirmed that lease revenues would not keep pace with the accruing interest.

Ms. Hughes-Skandijs asked for clarification regarding storage costs and potential disposal expenses. Manager Koester explained the ongoing costs associated with storing components overseas and noted that both liquidation and continued marketing of the gondola would require additional expenditures.

Ms. Woll asked about the estimated resale value of the gondola components. Manager Koester responded that the estimate was based on industry input and market uncertainty, noting that the equipment's value had decreased since its original purchase.

Manager Koester discussed the proposed appropriation amounts and remaining project funds, including the need to retain funds to address existing obligations and contingencies.

MOTION by Mayor Weldon to introduce Ordinance 2026-18, terminating the RSA with Goldbelt, and a corresponding appropriating ordinance of \$9.5 million in fund balance and \$2.7 million in remaining gondola project funds, with the intent to bring the ordinances forward at the April 29, 2026 Special Assembly Meeting.

OBJECTION by Ms. Hughes-Skandijs for the purpose of a question regarding the use of remaining project funds versus future appropriations for contingencies. Manager Koester explained the need to retain sufficient funds in the project account to cover existing obligations and accurately reflect total project costs. She clarified assumptions regarding fund balance projections and emphasized the importance of maintaining flexibility for future financial decisions.

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

[The Assembly took an at-ease from 8:37 p.m. to 8:39 p.m.]

G. STAFF REPORTS - None

Special Acknowledgement:

Mayor Weldon took a moment to acknowledge the passing of two longtime Juneau community members, Sid Smith, one of the last of the Smith family associated with the former Valley dairy property, and Jean Overstreet, the wife of former Mayor Overstreet. She expressed condolences to both families and recognized their contributions to the community.

H. NEXT MEETING DATE - MAY 4, 2026 AT 6:00PM

I. SUPPLEMENTAL MATERIALS

J. ADJOURNMENT

With no further business to come before the Assembly Committee of the Whole, the meeting adjourned at 8:47 p.m.



Office of the City Manager

155 Heritage Way

Juneau, Alaska 99801

PHONE: (907) 586-5240

FAX: (907) 586-5385

Katie.Koester@juneau.gov

TO: Deputy Mayor Smith and Committee of the Whole
FROM: Katie Koester, City Manager
DATE: May 4, 2026
RE: Phase 1 Guidance for 2026

The purpose of this memo is to discuss funding for reinforcement and raising of Phase 1 and ongoing maintenance of the HESCO barriers.

Maintenance and Raising of Phase 1 HESCO

Background

USACE informed CBJ that an enduring solution could be anywhere from 10 to 15 years away. Given this information, CBJ EPW then proposed constructing the HESCO barriers to protect against a 90,000 cfs event, or approximately 20-foot flood lake stage, to mitigate against multiple years of GLOFs. Based on their modeling of the probability of a large GLOF event, USACE was supportive of this approach. USACE estimates that there is a 26% chance we will have a flood of this severity in the next 15 years. Inundation maps for an event of 90,000 cfs encompass 3,001 parcels with an assessed value of \$1.5 billion including: over 2,000 residential structures, 145 commercial structures, 45 government facilities (including schools, parks & recreational facilities, wastewater and water infrastructure), 7 churches, 4 Tribal government and corporation facilities, and 4 medical providers.¹

Current Status

Work has already begun to repair and raise the barriers in Phase 1. I sent an email on April 17 to riverfront property owners explaining that CBJ was planning to build to 90,000 CFS to save on overall project costs, with the goal to minimize disruption to property owners year after year. To date this season, CBJ contractors have been removing snow, reconstructing bank armoring damaged in the 2025 GLOF, removing sections of barriers to gain access to perform repair and reconstruction, and raising HESCO barriers in those areas that were immediately available this construction season (primarily Killewich Drive and CBJ-owned property). As we have solidified our plans to protect against a 90,000 cfs GLOF and commenced work in the field, it is apparent that the construction effort and cost are more substantial than originally expected. This is primarily due to the need to install more barriers than originally anticipated to achieve a 90,000 cfs level of protection, unforeseen and unexpected slope and ground stability issues, and more intensive labor and equipment demands to remove existing barriers for access and maintenance activities. CBJ will not be able to build to protect against a 90,000 cfs event this year without appropriation of additional funds.

Available Funding

In FY26, the Assembly transferred \$5M from the Capital Civic Center project to maintenance and construction of the HESCO barriers. These, combined with other project funds from various funding sources, are the funds we are using for the maintenance and raising project (total available around \$11.8M). CBJ already obtained a \$7.8M Alaska Department of Environmental Conservation (ADEC) State

1

Inundation maps for a 63,500 cfs event encompass 1,653 parcels with an assessed value \$839,848,347, including: over 1,371 residential structures, 50 commercial structures, 35 government facilities (including schools, parks & recreational facilities, wastewater and water infrastructure), 5 churches, 4 Tribal government and corporation facilities, and 2 medical providers.

Revolving Fund (SRF) loan last year that is 50% forgivable. You will see a resolution to apply for an additional \$18M SRF loan with 50% forgiveness on the May 18, 2026, Assembly meeting agenda. However, there is a lag between when we are eligible for funding and when the reimbursement is received. Some alternatives for pre-2026 GLOF flood fighting work will require additional interim funding to continue work. I am asking for Assembly direction on how much to spend on HESCO barrier Phase 1 maintenance, fortification and raising barriers this season. Keep in mind that under each of the scenarios below the CBJ contribution would be 50% of the total costs listed below because of the ADEC SRF loan forgiveness.

Alternatives:

1. Reconstruct armoring and HESCO barriers that were damaged in the 2025 GLOF and reinforce sections of Riverside Drive, Killewich Drive, and Marion Drive, where floodwaters are the most powerful. Under this scenario the barriers would protect most other areas against the same level GLOF as 2025 (49,000 cfs). Some additional areas of HESCO barriers, primarily around the Dimond Park Fieldhouse, have also already been raised. **Total anticipated cost - \$7.5 - 9M.**
2. Everything listed above in addition to raising the barriers to protect against a 63,500 cfs event. This means building wider and higher with barriers. **Total anticipated cost - \$14.8M.**
3. Everything listed above in addition to raising the barriers to protect against a 90,000 CFS event. This means additional barrier width and height. **Total anticipated cost - \$19.8M**

USACE is going to build Phase 2 to protect against a 63,500 cfs event before the 2026 GLOF. Further protection will be considered as part of the mid-term solution, likely in the 2027 timeframe. It would likely cost closer to \$10M to build from the 63,000 cfs to 90,000 cfs in this incremental fashion.

Flood Fighting Costs Table

	Work Phase	Barrier Length	Flood protection level	Total Cost	GLOF CIP funds available 03/01/2026	Additional funds needed
	2025 Phase 1 and 1a HESCO Barrier Install including bank armoring	2.4 miles	49k cfs (existing)	\$7.8 M	N/A	N/A
	2026 Phase 2 USACE Install including bank armoring repairs	3.6 miles	63.5k cfs	\$26+ M (est.)	NA	N/A
1	2026 Phase 1 and 1A Alternative 1 (Armoring, HESCO Reinforcement and Repairs)	2.4 miles	49k cfs +	\$7.5 - \$9.0 M (est)	\$11.8M*	\$0**
2	2026 Phase 1 and 1A Alternative 2 (Armoring, HESCO Reinforcement, Raising and Repairs)	2.4 miles	63.5k cfs	\$14.8 M (est.)	\$11.8M*	\$3M**
3	2026 Phase 1 and 1A Alternative 3 (Armoring, HESCO Reinforcement, Raising and Repairs)	2.4 miles	90k cfs	\$19.8 M (est.)	\$11.8M*	\$8 M**
	*Excludes \$3M reserved as local match for USACE G.I. study ** Excludes anticipated \$18M, 50% forgivable DEC SRF loan funding.					

What about other funding sources?

In addition to the ADEC SRF 50% forgivable loan, CBJ and T&H have been aggressive about pursuing grants for both HESCO barrier maintenance and installation. Tlingit-Haida Regional Housing Authority (THRHA) has applied for a second \$1.2M grant for bank armoring and Congressman Begich is close to securing \$3.2M in congressionally directed spending that will help offset maintenance costs.

Senator Murkowski is working to support the enduring solution and the \$8M request for congressionally directed spending (CDS) for geotech and planning submitted by CBJ.

Senator Sullivan's role on the Armed Services Committee has been instrumental in ensuring a high level of responsiveness from the USACE. From the construction of Phase 2 to the provision of flood-response training and equipment ahead of the 2026 GLOF season, these resources allow CBJ to focus on critical flood risk prevention in Phase 1. It is important to acknowledge that although flood fighting has been a tremendous strain on the general fund, none of it would be possible without the support of USACE and Senator Sullivan, as a member of the Appropriations Committee.

Recommendation:

Authorize Alternative 2 to reinforce and raise Phase 1 HESCO barriers and associated bank armoring in time for the 2026 GLOF to protect against a 63,500 cfs GLOF.

The funding sources will include funds already appropriated in the HESCO barrier maintenance CIPs with additional funds from the \$18M 50% forgivable DEC SRF loan funds.



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

TO: Deputy Mayor Smith and Committee of the Whole
FROM: Katie Koester, City Manager
DATE: May 4, 2026
RE: Funding Memo on LID versus GLOF Service Area

Background

At the September 2025 COW, the USACE committed to funding Phase 2 HESCO barriers, a project CBJ had determined necessary to continue to protect the Valley from annual GLOF flooding while working on an enduring solution. This was a huge win for the community – otherwise we were going to have to find funding for what we had estimated was a \$17M project (USACE cost estimate is \$30M for Phase 2). However, it has introduced fairness concerns with the property owners in Phase 1 local improvement district (LID) who feel like they are unfairly shouldering the burden of protecting the central valley.

Local Improvement District

The LID portion of Phase 1 (excluding Phase 1A) cost \$6.6M to construct in 2025. The Phase 1 LID has not been certified. The Assembly made the decision to postpone certifying (and thereby charging property owners) the LID for a number of reasons: a) when the LID was created, we knew that the barriers would be protecting more than 400 homes, but did not know what those boundaries were; and b) there is still a pending lawsuit by Mr. Bower and Mr. Hatch challenging the rationale for the placement of HESCO barriers on their property, which could incur additional costs. We have more information now about both the potential severity of the annual GLOF and what the HESCO barriers are designed to protect. The Assembly voted to split the cost of the LID 60/40 between CBJ/homeowners with a not to exceed assessment of \$6,292 per lot. The Assembly has not yet decided how to allocate the saving from grants (e.g. to the homeowners or to CBJ or somewhere in between). However, Phase 1 maintenance and raising, the work being done this year, is not an eligible LID expenditure.

Ongoing Maintenance of Barriers

All maintenance of the HESCO barriers, whether installed by USACE or CBJ, will be the burden of CBJ to maintain. As we saw in the 2025 event, maintenance of the barriers can be very expensive. As King County Washington experienced in spring of 2026, adequate maintenance of barriers is essential not only to avoid catastrophic flooding, but also associated liability. It is difficult to estimate the budget for ongoing maintenance of the barriers once they are constructed, however it is safe to assume it is in the millions. CBJ will need to find a funding source for what is essentially a new service – flood control.

The Assembly could consider nullifying the LID and proposing a different mechanism for funding ongoing maintenance of the barriers. The LID format is not designed for maintenance and would not be an eligible expense.

Taxes to pay for new services

The establishment of service areas is lined out in Article 11 of the Charter. The Assembly could develop a service area and levy a separate mill rate on that area for the purpose of providing a higher level of service than can be provided on an areawide basis. A 1 mill rate within the boundaries of the 20-foot inundation map would generate approximately \$1.2M annually. It would have to be approved by the voters registered to vote in those boundaries. This means unlike an LID, property owners that have an asset within the boundaries, but do not live in the service area, would not have a say on their tax rate.

The argument has been made that the GLOF is an existential threat to the community of Juneau – and not just the residents and businesses in the central valley, which is why so much public funds and effort have been dedicated to GLOF response, recovery and mitigation. In the same vein, an area wide tax (property or sales) would be an appropriate mechanism to pay for flood control services. Whatever mechanism used could have parameters such as a sunset date.

GLOF recovery, response, and short-term mitigation is not the only flood related expenditures CBJ faces. Work on an enduring solution will require local match. The USACE cost estimate for a lake tap is north of \$1B; however, our local mining community has developed a rough order of magnitude estimate that ranges from \$225-\$300M. The mid-term solution, which USACE is currently in the process of developing options for – could require acquisition of homes, which would be the responsibility of CBJ, as well as ongoing maintenance for those solutions.

Recommendation:

Begin discussion on how to pay for ongoing flood mitigation/ HESCO maintenance.



CBJ Assembly Committee of the Whole Work Session

Mendenhall Glacial Lake Outburst Flooding (GLOF): Hydrology & Technical Study Update



John Rajek, P.E.

Chief, Geotechnical & Engineering Services Branch
USACE – Alaska District



Daryl Downing

EM Project Manager
USACE – Seattle District



Mike Records, P.E.

Mendenhall GLOF Technical Lead
USACE – Alaska District



U.S. ARMY



US Army Corps
of Engineers®

4 May 2026



GLOF Hydrologic Analysis for Design Criteria Development

- Factors Analyzed:**

- Mendenhall Glacier evolution
- Suicide Basin evolution
- Local topography and flow pathways
- GLOF release rates and hydrograph characteristics
- Comparable GLOF systems in similar settings
- Atmospheric river events and associated precipitation impacts

Design Mendenhall River GLOF Peak Discharge Events

AEP	Discharge (cfs)	95% Confidence Interval (cfs)	
0.2%	121,000	93,000	190,000
0.5%	109,000	86,000	170,000
1%	99,000	79,000	150,000
2%	90,000	72,000	130,000
4%	81,000	64,000	110,000
10%	70,000	57,000	96,000
20%	62,000	53,000	85,000
50%	51,000	40,000	58,000
80%	44,000	33,000	50,000
95%	39,000	24,000	47,000



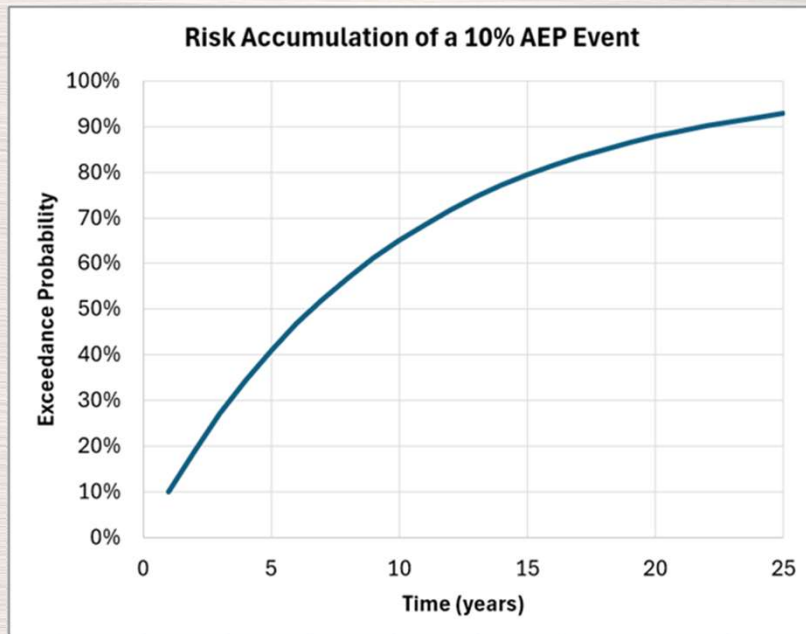
US Army Corps of Engineers

AEP = Annual Exceedance Probability
cfs = cubic feet per second



GLOF Hydrologic Analysis Supporting Risk-Informed Design

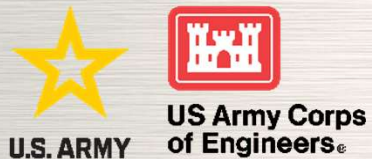
Annual Exceedance Probabilities over Time: Risk Accumulates



Chance of Exceedance in XX Years

	1% AEP	2% AEP	4% AEP	10% AEP
5 Years	5%	10%	18%	41%
10 Years	10%	18%	34%	65%
15 Years	14%	26%	46%	79%
20 Years	18%	33%	56%	88%
25 Years	22%	40%	64%	93%
30 Years	26%	45%	71%	96%
35 Years	30%	51%	76%	97%
40 Years	33%	55%	80%	99%
45 Years	36%	60%	84%	99%
50 Years	39%	64%	87%	99%

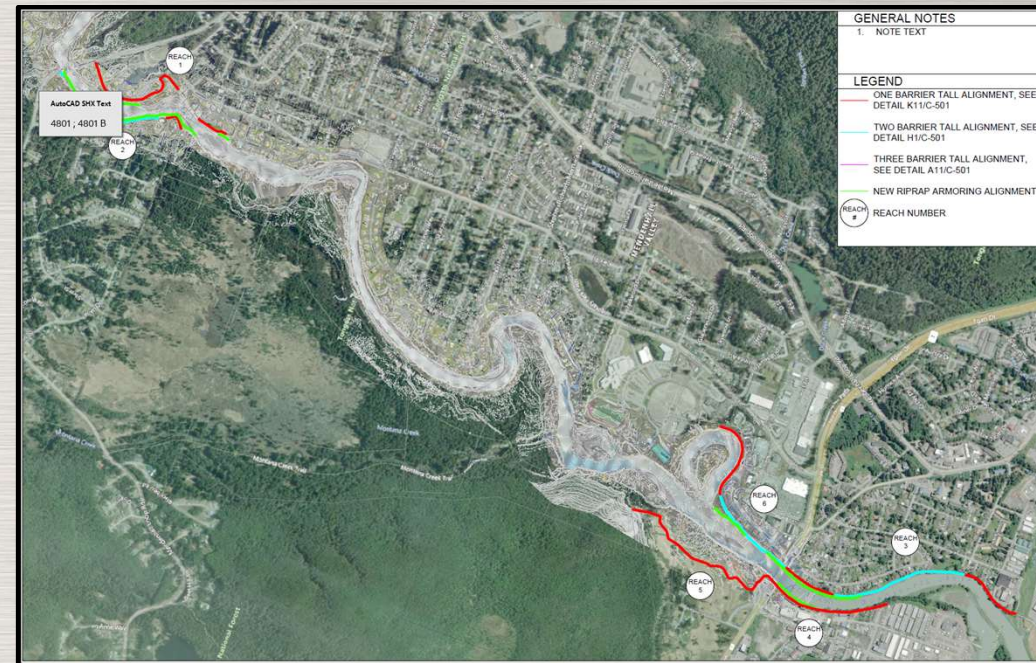
- Cumulative risk over time can be significant.
- Failure of the Gabion Basket Temporary Flood Barrier (GBTF) could worsen flooding compared to baseline conditions due to the sudden release of water that could be temporarily impounded behind the barrier.





Short-Term (Pre-2026 GLOF Season)

- Implement riverbank armoring.
- Extend the 2025 gabion basket temporary flood barrier to provide protection up to 63,500 cfs, with select segments designed to withstand higher peak discharges.
- Provide technical assistance to support repairs and targeted enhancements.



US Army Corps
of Engineers®



Medium-Term (Pre-2027 GLOF Season)

Develop temporary GLOF flood risk reduction measures for implementation prior to the 2027 GLOF season, with potential applicability beyond that period.

Evaluate each concept's effectiveness by modeling performance under peak flow scenarios of 63,500 cfs, 81,000 cfs, and 90,000 cfs.

Concept Elements	Description
Gabion Basket Temporary Flood Barrier (GBTF) Improvements	Design an improved GBTF barrier system. Increase the durability, reliability, and service life of the GBTF existing system.
Flood Risk Management Measures within Mendenhall River	Improve floodwater conveyance capacity. Potential reduction in peak discharge impacts. Evaluate the feasibility of straightening river oxbows.
Sheet Pile Wall System	May reinforce existing barriers to reduce risks of overtopping, piping, erosion, and debris impact. Enhances long-term resilience and adaptability of the overall flood protection system.
Combination of Flood Risk Management Measures	Integrate multiple concepts to develop an optimized, medium-term flood risk reduction measure.



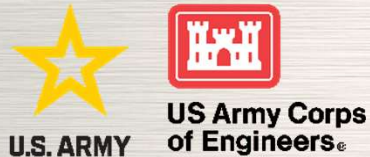
US Army Corps
of Engineers®



Mendenhall GLOF Technical Study Update

Purpose: Develop flood-control measures to mitigate Mendenhall GLOF impacts in the Mendenhall Valley and provide technical analysis to support future decisions and actions.

- Assess hazards, risks, consequences, and cost.
- Document ongoing flood-fighting activities.
- Identify short-, medium- and long-term risk reduction measures.
 - Suicide Basin Lake Tap Tunnel
 - Flood-Control Dam
 - Floodwalls
 - Hybrid Dam / Floodwalls
 - Infrastructure Relocation
- **Next Major Milestone:** Submission of Draft Technical Study to USACE Headquarters for review, scheduled for early August 2026.





QUESTIONS?



Suicide Basin 30 Sept 2025



U.S. ARMY



US Army Corps
of Engineers®



BACKUP SLIDES



U.S. ARMY



US Army Corps
of Engineers®

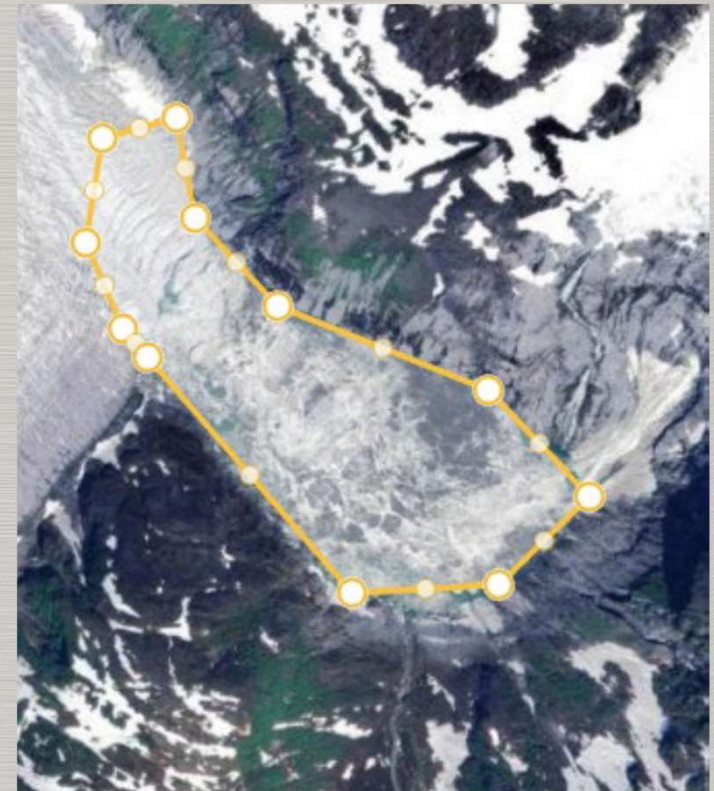


GLOF Design Event Development

- **Basin Volume Evolution**
- **Expansion mechanisms:**
 - Basin widening and lateral expansion
 - Melting and breakup of icebergs within the basin
- **Contraction mechanisms:**
 - Thinning and weakening of the Mendenhall Glacier ice dam
 - Reduction in retained water volume due to Mendenhall Glacier structural ice loss



Possible Expansion

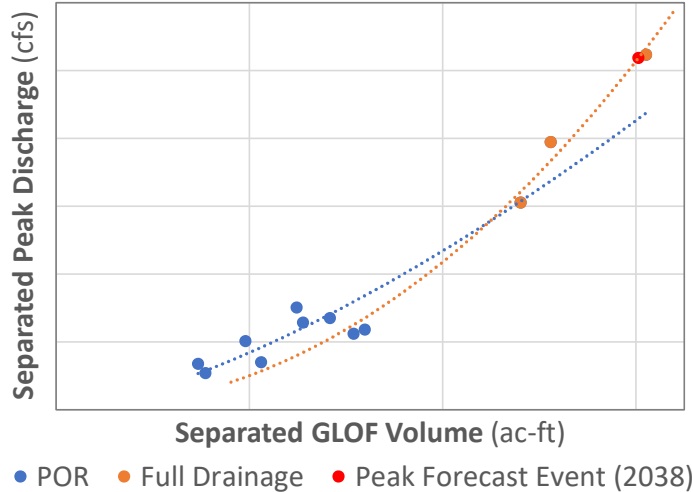


US Army Corps
of Engineers®

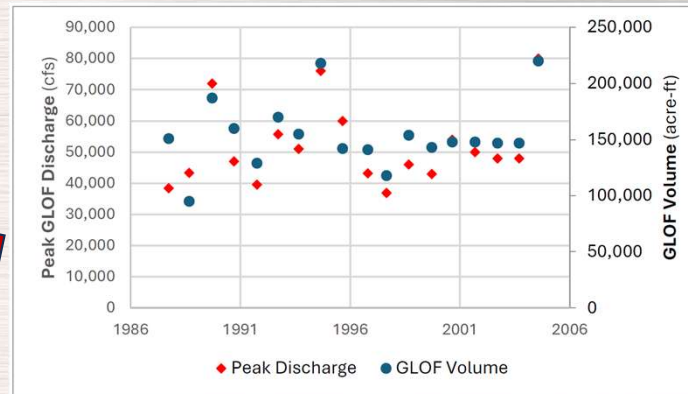


GLOF Design Event Development

SuiBasin GLOF Discharge vs. Volume



Lake No Lake GLOF Record

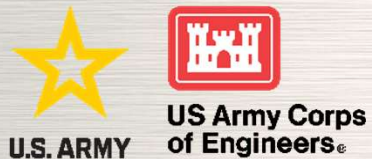
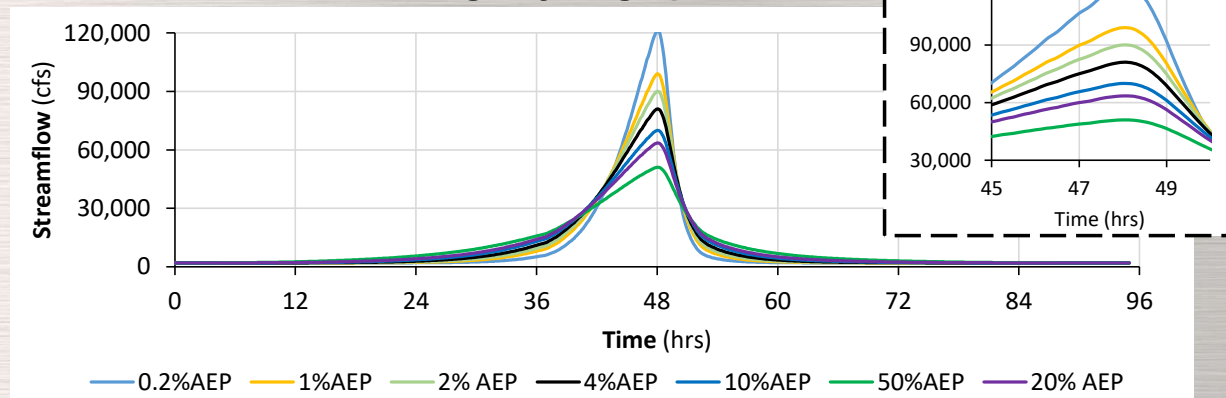


Design Mendenhall River GLOF Peak Discharge Events

AEP	Discharge (cfs)	95% Confidence Interval (cfs)	
0.2%	121,000	93,000	190,000
0.5%	109,000	86,000	170,000
1%	99,000	79,000	150,000
2%	90,000	72,000	130,000
4%	81,000	64,000	110,000
10%	70,000	57,000	96,000
20%	62,000	53,000	85,000
50%	51,000	40,000	58,000
80%	44,000	33,000	50,000
95%	39,000	24,000	47,000

*AEP = annual exceedance probability

Peak Discharge Hydrographs





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

TO: Deputy Mayor Smith and Committee of the Whole
 FROM: Katie Koester, City Manager
 DATE: May 4, 2026
 RE: Disposition of Pulse Gondola

On [April 15th the Assembly Finance Committee](#) discussed the status of the Gondola project and options for terminating the [Revenue Sharing Agreement \(RSA\)](#) with Goldbelt. Direction was given to terminate the RSA and repay Goldbelt with a combination of fund balance and project funds, leaving enough remaining in the project account to care for either marketing the gondola at Eaglecrest to a third party or surplus the gondola and associated parts. Ordinance 2025-01(b)(AL), appropriating funds to pay off the RSA and Ordinance 2026-18 terminating the RSA were both introduced and referred to the COW.

Policy decisions remain around what to do with the gondola system originally intended for Eaglecrest. There are two basic options to be considered: A) Terminate the gondola project and sell all parts and equipment; or B) Allow time to find an investor in the project, whether Goldbelt or a third-party investor interested in the project

Both options have variations and associated costs but pursuing option "A" - if successful - precludes pursuing option "B" which has the most upside for the future of Eaglecrest. It deserves repetition that the parts currently stored in Austria are essential to the designed gondola for Eaglecrest.

The purpose of this memo is to outline the options and associated estimated costs.

Option A: Terminate the Eaglecrest Gondola Project and sell all parts and equipment

Item	Costs/Recovery	Estimated Value	Timeline
Relocation & Storage	Free storage until June, at which point need to relocate to a less expensive country*	(\$250,000)* transport and one year storage Subsequent years storage (\$1,800/mo.)	
Gondola parts in Juneau	Inventory parts for resale	(\$50,000)	6 months
Ship hangers & grips to Colorado (1 container)	Needed for refurbished cars	(\$60,000)	6 months
Gondola cars in Colorado	Storage After March 2027	(\$ 7,200) / year - dry indoor storage	1-2 years
Sell towers, crossarms & parts in Austria	15% commission*	\$474,300 after 15% commission*	1-3 years
Recovery of shipping	70% recovery of prepaid shipping	\$850,000*	6 months
Sale of Juneau gondola	Parts & Cars	\$630,000 net of 15% commission	2 -3 years
Potential sale/recovery		\$1,954,300	
Projected expenses		367,200	
Net of all actions above		\$1,587,100	2-3 years

*Source Steelhead Systems – current agent

Option B: Seek investors for the Eaglecrest Gondola Project

The project will incur expenses if we take time (at least a year) to market the gondola at Eaglecrest to a third party. These primarily include storage of the tower parts in Austria (\$250,000), storage of the refurbished cars in Colorado once complete (\$7,200), shipping a limited number of necessary parts currently in Austria to be installed on the refurbished gondola cars (\$60,000) and the development of a prospectus to demonstrate the viability of the project and related expenses (\$100,000). This direction is predicated on significant policy decisions that have not yet been made.

Item	Cost to keep option open ⁱ	timeline
Store towers in Europe	\$(250,000)	1-3 years
Gondola cars in Colorado	(\$ 7,200)	1 year storage
Market gondola (prospectus, broker, travel)	(\$ 100,000)	1-2 years
Ship grips & hangers to Colorado for cars	(\$ 60,000)	6 months
Total option B costs	(\$417,200)	
Recovery is from gondola revenue once in operation	Depends on the terms of a negotiated agreement	3-5 years

If successful in finding an investor, CBJ would get some value out of its investment in the gondola, conceivably including return of some portion of funds used to terminate the RSA. Generally speaking, the policy directions can be divided into two categories:

- 1) **Market the gondola as a stand-alone summer operation:** In this case, the interested party may be someone in the cruise/visitor industry. This would be achieved through a commercial use permit that would have to be approved by the State (like the zip line). A prospectus and marketing strategy would need to be developed to implement this option.
- 2) **Market the Gondola and Eaglecrest Ski Area operations to a third-party with the intent to take on both winter and summer operations:**

Questions that need to be answered to further this option:

- a. Governance. What is the role of the Eaglecrest board with a third-party operation? Eaglecrest board is in CBJ charter. Charter does not specify their role -but it is unlikely a for profit company would have a role for a citizen advisory board.
- b. Land use. Eaglecrest was acquired with Land and Water Conservation Funds – we cannot sell it without finding and designating new recreational land. This would be expensive, take time, and is far from guaranteed.ⁱⁱ A lease term would need to be long enough to allow significant capital investment. The limitations of the LWCF may preclude even a long-term lease option.
- c. Must-haves from a third-party operation. This is difficult – the more limitations you put on private enterprise, the less likely you are to find an interested party. Nevertheless, there are bare minimums that the community would be interested in – winter operations being a principal one.

Available funding

After the passage of the ordinances to terminate the RSA, the gondola project will have \$766,000 remaining of encumbered and unencumbered funds. These will be used to execute either option A or B with the gondola project. Any remaining funds not associated with a defined cost will be transferred back to their original source (general fund balance).

Recommendation:

- 1) Forward Ordinance 2025-01(b)(AL) and Ordinance 2026-18 to the May 18 Regular Assembly meeting for Public Hearing.
- 2) Discuss options for the pulse gondola parts. Give direction on Option A (surplus gondola) or Options B (1-market as summer only)/ B (2-market Eaglecrest to third part operator).

ⁱ This table tallies the cost for CBJ to pursue either version of option B. It is important to note that if there is a third party who is willing to install the gondola in Juneau, they will incur over \$1M in tariffs, handling of tower parts from Austria and fuel surcharge.

ⁱⁱ The entire boundaries of Eaglecrest are considered 6(f) and subject to conservation restrictions. According to ADNR, the only way to release the land from 6(f) protection is to process a conversion with facilitation through the State of Alaska and approval by the U.S. Department of Interior National Park Service. A conversion can be expensive and time consuming, taking years to negotiate. The protected Eaglecrest lands would need to be appraised at fair market value using Uniform Standards for Federal Land Acquisition and be replaced by acceptable lands of greater or equal fair market value according to these same standards. The replacement property cannot have been used as recreational land. An environmental analysis of each property would need to be conducted, with a public comment process. This all would be at the cost of CBJ.

Presented by: The Manager
Presented: 04/29/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-18

An Ordinance Authorizing the Manager to Enter Negotiations to Terminate the Revised Revenue Sharing Agreement Authorized by Ordinance 2023-08.

WHEREAS, in 2023, the City and Borough entered into a revenue sharing agreement with Goldbelt, Inc. for the installation and associated infrastructure of a gondola at the Eaglecrest Ski Area; and

WHEREAS, under the terms of the agreement, Goldbelt, Inc. provided \$10 million dollars in funding in capital contributions in exchange for a revenue sharing agreement (Exhibit A, signed on June 8, 2023); and

WHEREAS, the original cost estimates for the gondola were approximately \$9-10 million dollars; however, in March of 2026, the City and Borough was notified that costs estimates had increased to over \$37 million dollars due to tariffs, increased material costs, and increased labor costs; and

WHEREAS, the revenue sharing agreement provides that the City and Borough may elect to terminate the agreement if the Assembly fails to appropriate the funds necessary to construct or operate the Gondola Project, Section 18; and

WHEREAS, the revenue sharing agreement requires the City and Borough provide notice to Goldbelt, Inc. and repay the \$10 million dollars plus an agreed upon termination fee, under Section (5)(b)(i), within 60 days of the effective date of the termination of the agreement.

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. The City and Borough Assembly has failed to appropriate the necessary funds to construct or operate the Project.

Section 3. The City Manager is directed to notify Goldbelt Inc. of the City and Borough's termination of the revenue sharing agreement. The City Manager is further directed to initiate and negotiate all necessary actions to repay Goldbelt Inc. under the terms of the agreement within 60 days of the effective date of this ordinance.

Presented by: The Manager
Introduced: April 29, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating up to \$12,200,000 to the Manager to Repay Goldbelt, Inc. for the Installation and Associated Infrastructure of a Gondola at the Eaglecrest Ski Area, and Deappropriating \$2,700,000 from the Manager for the Eaglecrest Gondola Capital Improvement Project; Funding Provided by General Funds and Goldbelt, Inc. Investment Funds.

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

WHEREAS, Ordinance 2026-18, if adopted, authorizes the City Manager to enter negotiations to terminate the revised revenue sharing agreement between the City and Borough of Juneau and Goldbelt, Inc. authorized by Ordinance 2023-08; and

WHEREAS, the revenue sharing agreement requires the City and Borough of Juneau to repay Goldbelt, Inc.'s \$10 million dollar investment plus an agreed upon termination fee, under Section (5)(b)(i), within 60 days of the effective date of the termination of the agreement.

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$12,200,000 to repay Goldbelt, Inc. for the installation and associated infrastructure of a gondola at the Eaglecrest Ski Area.

Section 3. Deappropriation. There is deappropriated from the Manager the sum of \$2,700,000 for the Eaglecrest Gondola Capital Improvement Project (E28-102).

Section 4. Source of Funds

Goldbelt, Inc. Investment Funds (from E28-102)	(\$ 2,700,000)
General Funds	\$ 9,500,000
Goldbelt, Inc. Investment Funds	\$ 2,700,000

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



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

TO: Deputy Mayor Smith and Committee of the Whole
 FROM: Katie Koester, City Manager
 DATE: May 4, 2026
 RE: Disposal of 155 Heritage way – City Hall

[Ordinance 2026-15](#), An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way, was introduced on March 9 after referral from the Lands, Housing, and Economic Development (LHED) Committee, discussed at the March 16 Committee of the Whole (COW), forwarded to the April 6 Regular Assembly meeting for public hearing and referral back to the COW. Ordinance 2026-15, as written, authorizes sale of City Hall by sealed bid with a minimum bid of \$2.5M.

The [memo from the March 16 COW](#) outlines various methods of disposal available. In summary, the methods range from sealed competitive bid (least restrictions and highest revenue potential) to authorizing negotiations with an interested party (highest level of control on desired outcomes for the property). If the Assembly would like to pursue something in-between, you can place conditions on the sale that would be clearly advertised and used as the evaluation criteria for disposal. Keep in mind, the more restrictive the conditions, the more difficult enforcement becomes and the less potential revenue.

During the March 16 COW meeting, members debated the pros and cons of a sealed competitive bid process, with some advocating for conditions that encourage year-round activity. Consequently, the body moved Ordinance 2026-15 to the next Assembly meeting to allow for public testimony. No testimony was received at the April 6 regular meeting.

The Assembly has been approached by Sealaska Heritage Institute who is interested in purchasing City Hall for \$1.5M with the added option to lease out the second floor for a future site of the City Museum (approximately 8,000 square feet – 2,000 square feet larger than the current museum). At market rate, this adds around \$250,000 to the Museum budget (currently \$500,000). It is difficult to imagine a scenario where CBJ is able to recoup personnel and lease costs in ticket sales, regardless of location.

Assembly members have asked what the costs to mothball City Hall would likely be. As you recall from the budget conversations there are 3 levels of mothballing: Level 1 reduced occupancy/ caretaker status; Level 2 partial shutdown/ protective minimum and Level 3 full shutdown/ deep mothball. For the purposes of estimating, I assumed that the public restrooms would remain open, which means we would have to leave that wing of the building operational and could not do a full Level 3 shutdown. The more measures we take to shutdown systems, the less likely they will be able to be brought back online without damage and expense. Or to put it another way, if the idea is to sell the property with the building maintaining utility – only Level 1 mothballing should be considered. A vacant building is more susceptible to damage and vandalism! The FY27 budget includes funding to operate City Hall.

Level of mothballing	Annual cost
Level 1- caretaker status	\$85,000
Level 2 – partial shutdown	\$50,000

Recommendation: Discuss Ordinance 2026-15, An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way and amend as desired.

ⁱ There is a widely misunderstood operational reality: an unoccupied building is not always easier or cheaper to maintain than an occupied one. In some cases, a vacant facility demands more from maintenance staff, not less:

- Occupied buildings have staff who notice and report problems early. Vacant buildings have no such early warning system. By the time an issue is detected during a scheduled inspection, it has often escalated into a more costly repair.
- Vandalism, unauthorized entry, and weather-related damage require active monitoring and response that occupant presence would otherwise deter or catch quickly.
- Life safety systems — fire alarm, sprinklers, freeze-stat controls — require periodic inspection and verification that falls entirely on Facilities staff with no supplement from occupant awareness.
- A mothballed building still generates scheduled inspections, glycol replenishment, envelope monitoring, and system checks. These are not zero-cost activities and they do not scale down proportionally with reduced occupancy.

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



HESCO Phase 1 & Armoring

Repair, Reconstruction, and Raising

Denise Koch & Nate Rumsey
CBJ, Engineering & Public Works
Denise.Koch@juneau.gov
907-586-0800 ext. 4180

JUNEAU GLACIAL LAKE OUTBURST FLOOD (GLOF)

Looking Forward

GLOFs Getting **Bigger, More Damaging** Every Year

GLOF Severity and Damage			
Year	Lake Stage	Peak Discharge	Major Damage (Residences)
2023	14.99ft	34,000cfs	~30
2024	15.99ft	42,000cfs	~300
2025	16.65ft	~50,000cfs	6

A new record every year for the last three years...

we need all the help we can get.



- **Overview/Status**
 - ~\$25M SRF Loans currently in progress:
 - 50% forgivable due to 2024 Federal Emergency Declaration.
- **\$6.8M SRF Loan approved in May, 2025.**
 - Initial reimbursement requested (reimbursement imminent).
- **\$18M SRF Loan (May 18 Assembly agenda).**

- **Scope:** Repair and reinforce Phase 1 armoring and HESCO barriers and riverbank armoring to provide continued protection against an "imminent threat" GLOF event, to include raising barrier heights as necessary to prevent overtopping
- **Status:** Four contractors under contract
 - Work has commenced but construction season delayed due to snow accumulation and frozen conditions.
 - Armoring, and selected HESCO repair, reinforcement, and raising work has commenced.

...

Phase 1 Project Cost Estimates

	Work Phase	Barrier Length	Flood protection level	Cost	GLOF CIP funds available 3/01/2026	Additional funds needed
	2025 Phase 1 and 1a HESCO Barrier Install including bank armoring	2.4 miles	49k cfs (existing)	\$7.8 M	N/A	N/A
	2026 Phase 2 USACE Install including bank armoring repairs	3.6 miles	63.5k cfs	\$26+ M (est.)	NA	N/A
1	2026 Phase 1 and 1A Alternative 1 (Armoring, HESCO Reinforcement and Repairs)	2.4 miles	49k cfs +	\$7.5 - \$9.0 M (est)	\$11.8M*	\$0**
2	2026 Phase 1 and 1A Alternative 2 (Armoring, HESCO Reinforcement, Raising and Repairs)	2.4 miles	63.5k cfs	\$14.8 M (est.)	\$11.8M*	\$3M**
3	2026 Phase 1 and 1A Alternative 3 (Armoring, HESCO Reinforcement, Raising and Repairs)	2.4 miles	90k cfs	\$19.8 M (est.)	\$11.8M	\$8M**

*Excludes \$3M reserved as local match for USACE G.I. study

** Excludes anticipated \$18M, 50% forgivable DEC SRF loan funding.

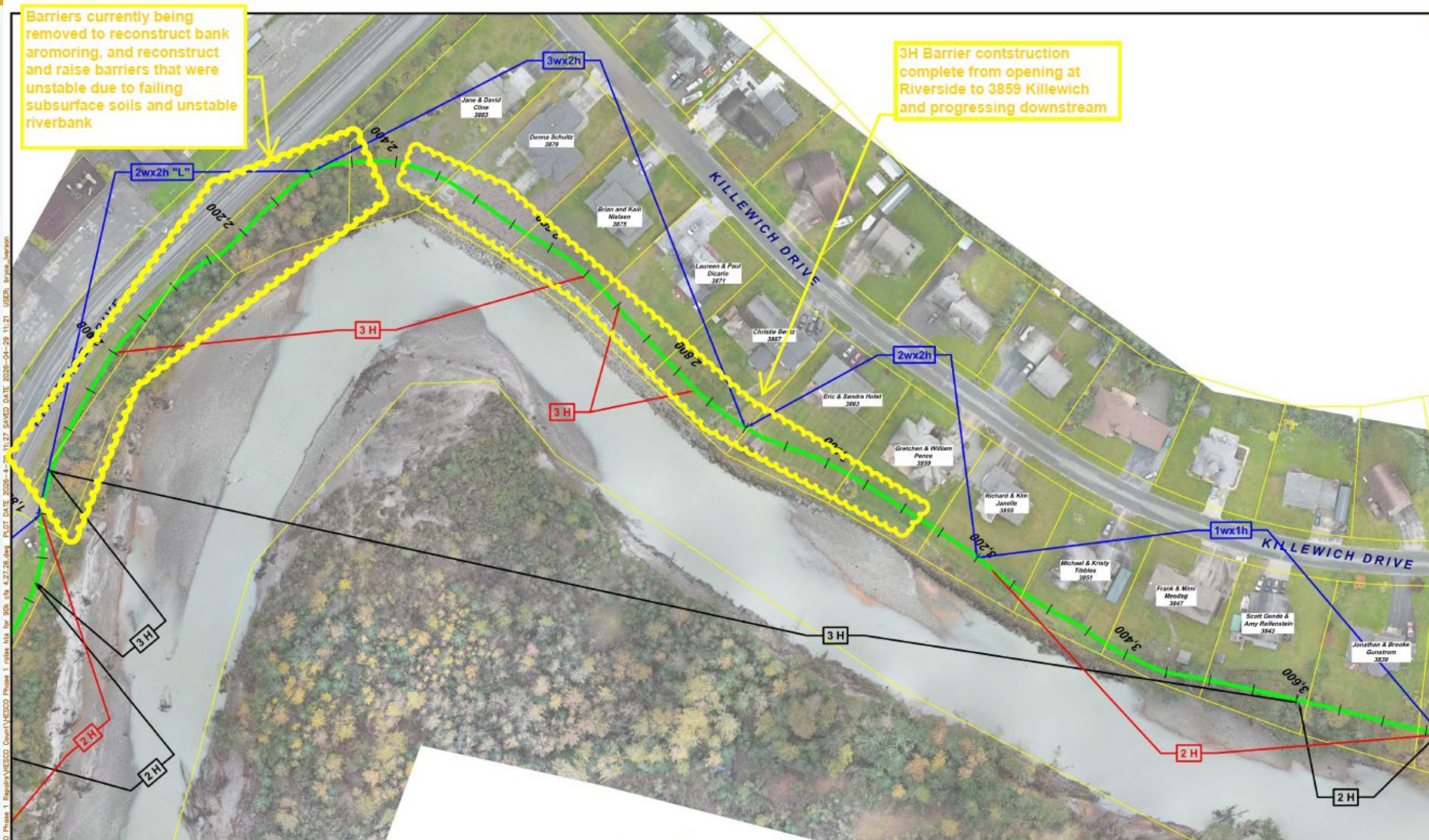
...Phase 1 Why does it cost so much?

Work Item	Unit	Cost/Unit	Status Quo		63.5k cfs		90k cfs	
			Qty	Total	Qty	Total	Qty	Total
Barrier Install	LF	\$225	8000	\$1,800,000	28000	\$6,300,000	47000	\$10,575,000
Site preparation	LF	\$500	1000	\$500,000	2500	\$1,250,000	2500	\$1,250,000
Barrier removal/reinstallation	LF	\$250	5000	\$1,250,000	8000	\$2,000,000	8000	\$2,000,000
Armoring	LF	\$1,200	2500	\$3,000,000	2500	\$3,000,000	2500	\$3,000,000
HESCO Contingency		20%		\$710,000.0		\$1,910,000.0		\$2,765,000.0
Armoring Contingency		10%		\$300,000.0		\$300,000.0		\$300,000.0
Totals:				\$7,560,000		\$14,760,000		\$19,890,000*

NOTE These estimates reflect the cost to perform work this season. Incremental raising of barriers over multiple construction seasons will cost more, due to the need to remobilize, reestablish construction access, and remove and reinstall larger sections of HESCOS.

...

63,500 vs. 90,000 cfs - Constructability



Riverside Dr. To
Killewich Dr.

Proposed barrier heights are preliminary and may change

LEGEND
 Currently Installed
 63.5k cfs Height
 90k cfs Height



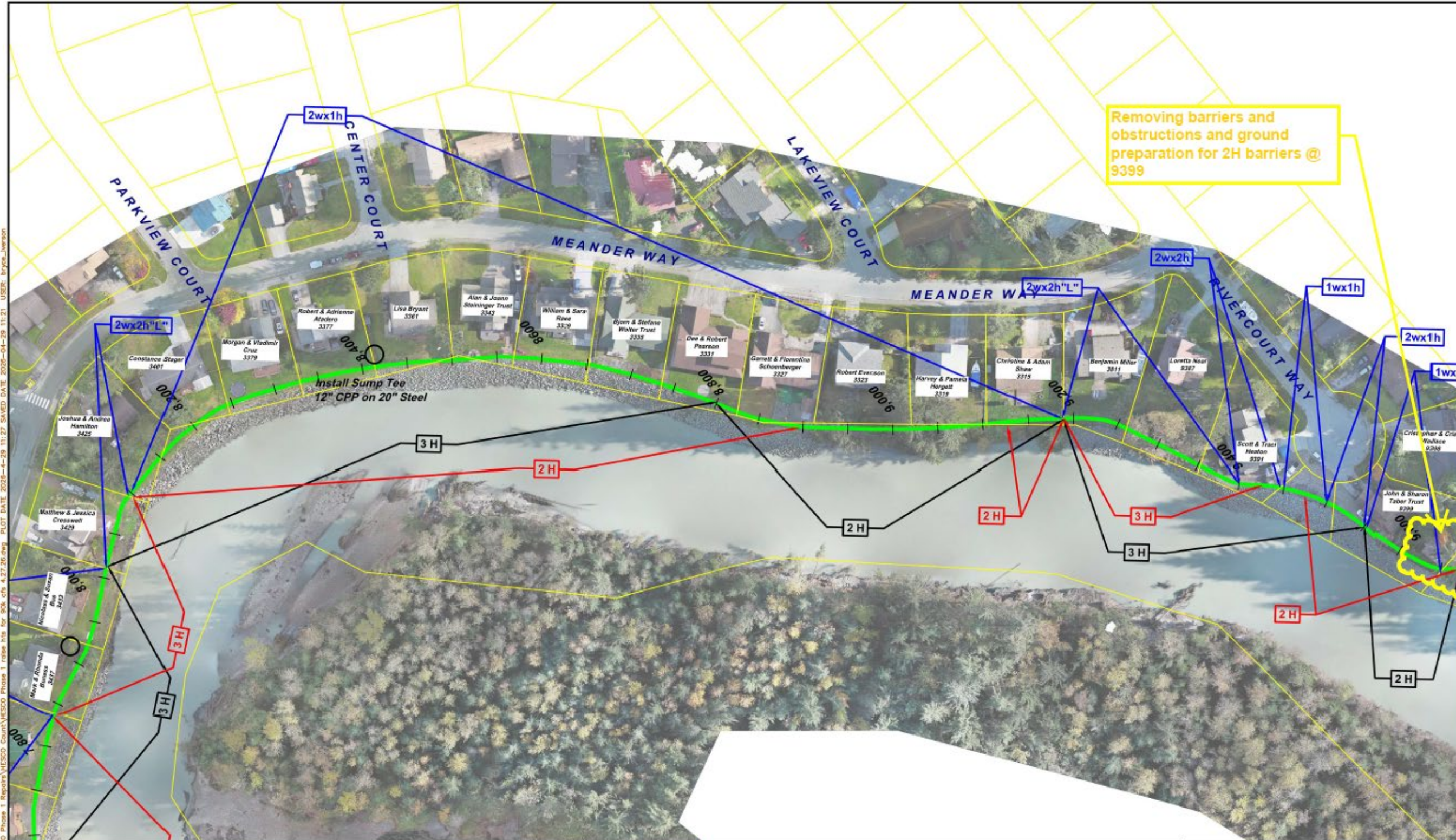
CITY AND BOROUGH OF
JUNEAU
ALASKA'S CAPITAL CITY

Phase 1 HESCO
Raise 2026
STA 1,800 - 3,800

MENDENHALL RIVER FLOOD MAPPING
JUNEAU, ALASKA
April 29, 2026

SHEET
2 OF 7

...



Meander Way



LEGEND
Currently Installed
63.5k cfs Height
90k cfs Height

... Phase 1 Project Decision Factors

- **What GLOF severity can/should CBJ protect against?**
 - 90,000 cfs, 63,500 cfs, or Status quo?
- **What factors should be considered when making these decisions.**
 - USACE Technical Advice (Engineering and Flood fighting).
 - H&H Modeling and Analysis.
 - Risk to life and property.
 - Immediate and cumulative impact on affected property owners and the community.
 - Initial construction vs. lifecycle costs.
 - Constructability.
 - Length of time temporary measures will remain in place.

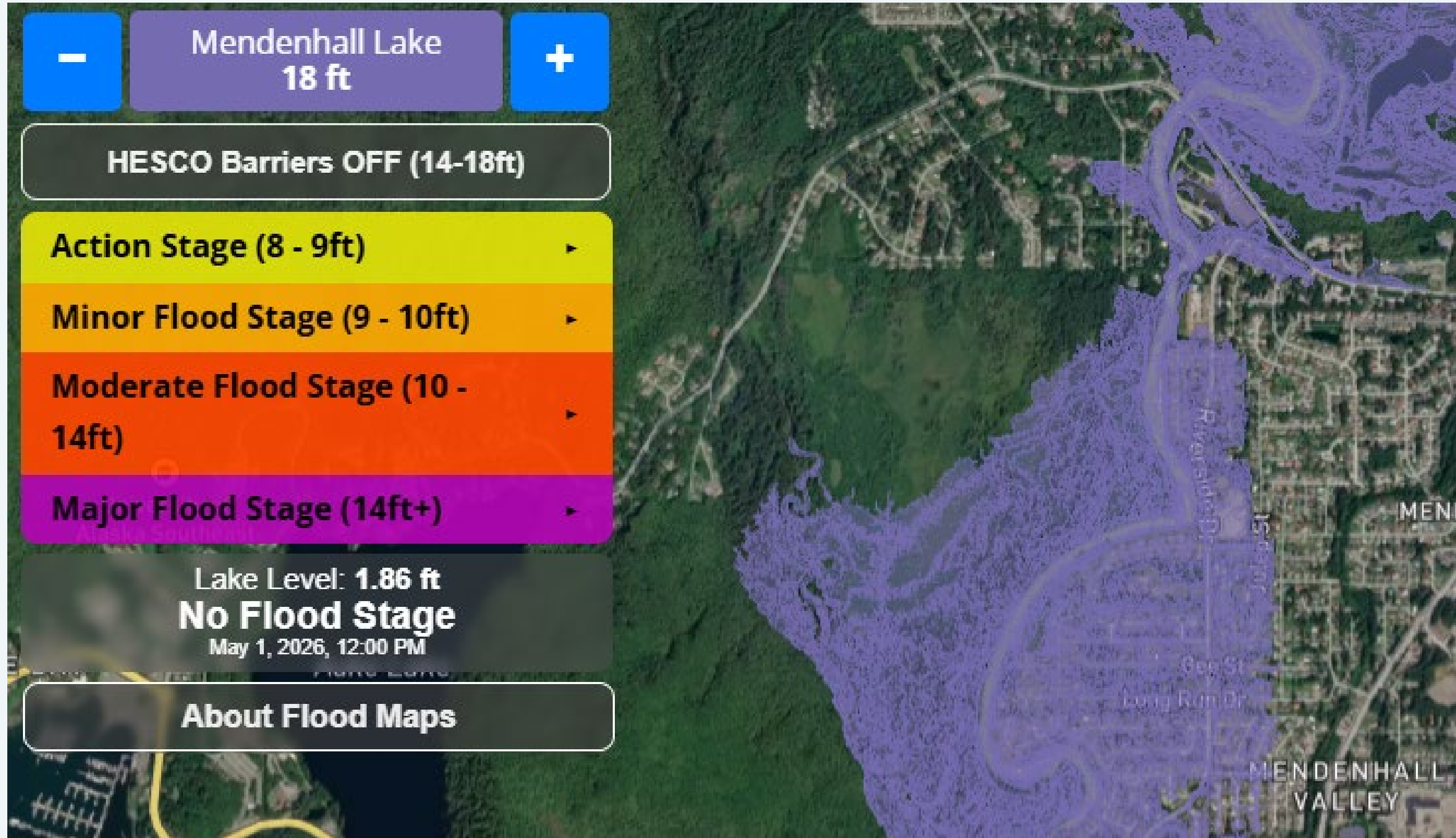
...

GLOF Severity and Inundation

GLOF Inundation - Affected Properties		
	63.5k cfs	90k cfs
Number of Parcels	1653	3001
Number of Structures	1456	2265
- Residential	1371	2067
- Commercial	50	145
- Government	35	53
Total Assessed Value	\$839,848,347	\$1,521,429,663

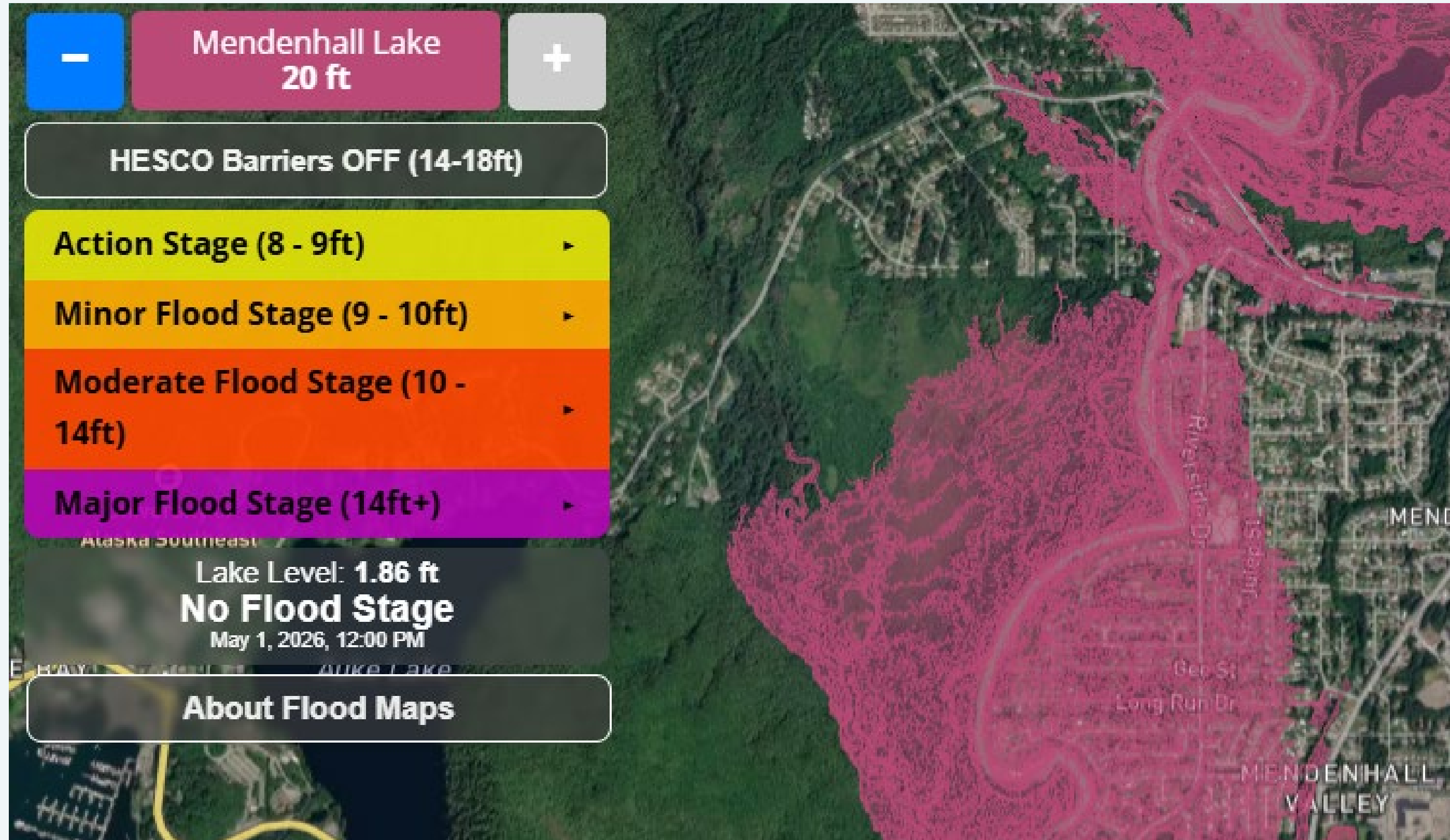


GLOF Severity and Inundation



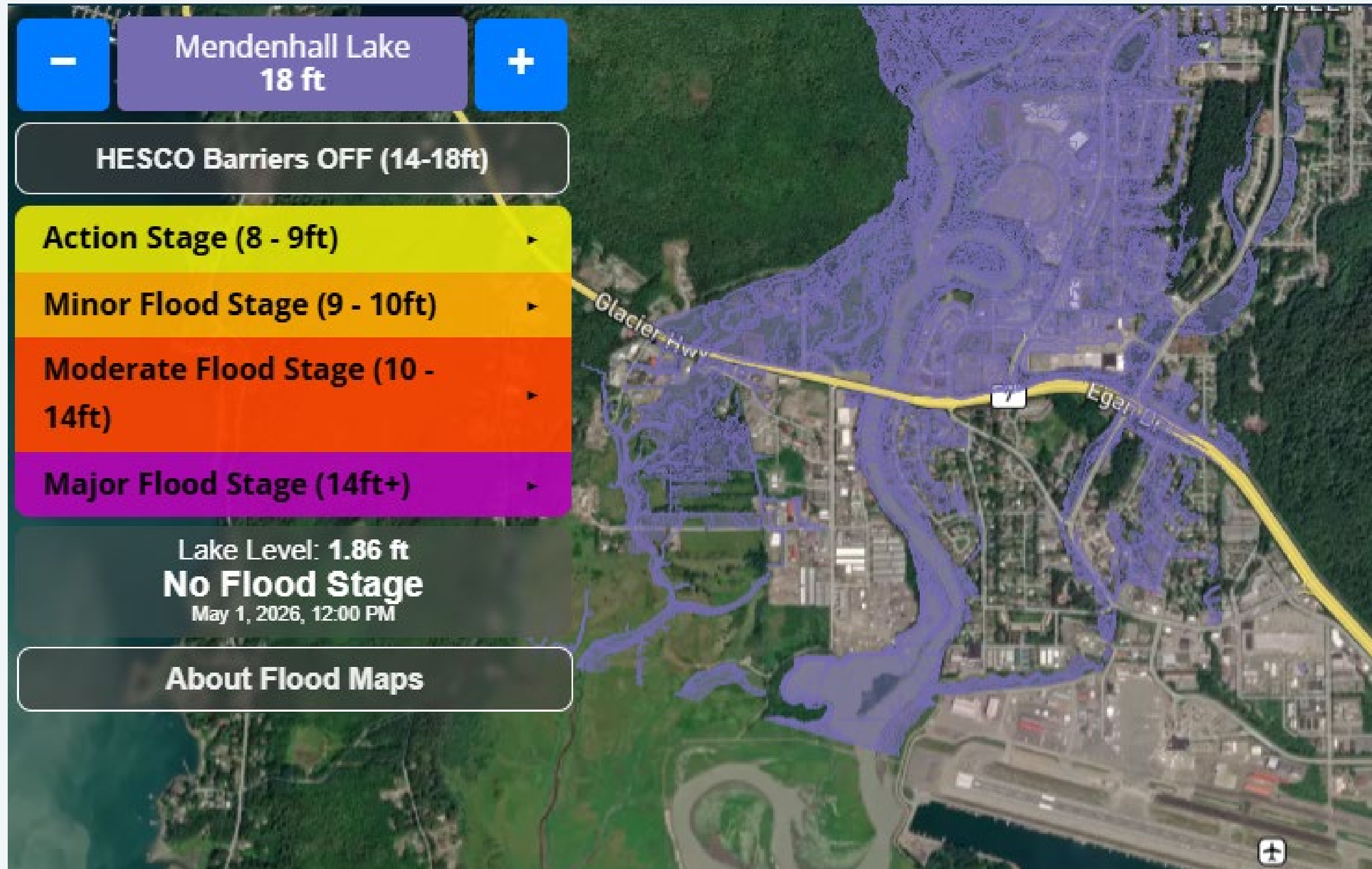


GLOF Severity and Inundation



...

GLOF Severity and Inundation





GLOF Severity and Inundation

