REGULAR ASSEMBLY MEETING 2026-10 MINUTES

May 18, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

MEETING NO. 2026-10: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 6:02 p.m. by Mayor Weldon. The meeting was conducted as a hybrid format, allowing for both in-person attendance and virtual participation.

A. FLAG SALUTE – Led by Ms. Hall

B. LAND ACKNOWLEDGEMENT - Led by Mr. Brooks

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 Smith; Assemblymembers Alicia Hughes-Skandijs, Christine Woll, Paul R. Kelly, Ella Adkison, Neil Steininger, Maureen Hall, and Nathaniel (Nano) Brooks.

Assemblymembers Absent: None

Staff Present: Deputy City Manager Robert Barr; City Attorney Emily Wright; Municipal Clerk Breckan Hendricks; Port Director Carl Uchytil; Lands Manager Dan Bleidorn; and Meeting Tech Kevin Allen.

D. SPECIAL ORDER OF BUSINESS

1. Proclamation in Recognition of National Infrastructure Week

Deputy Mayor Smith read a proclamation declaring May 18–22, 2026 as National Infrastructure Week on behalf of Mayor Weldon and the Assembly. The proclamation highlighted the critical role of infrastructure in community well-being, job creation, and economic competitiveness. Port Director Uchytil offered brief remarks emphasizing that virtually everything consumed daily passes through some form of infrastructure.

2. Proclamation in Recognition of Older Americans Month

Deputy Mayor Smith read a proclamation designating May 2026 as Older Americans Month, recognizing that seniors represent 30 percent of Juneau's population and contribute significantly through volunteerism, civic engagement, and intergenerational relationships. Deb Craig, Chair of the Juneau Commission on Aging, offered brief remarks on the Commission's ongoing efforts to make Juneau an age-friendly community.

E. APPROVAL OF MINUTES

1. April 6, 2026 Regular Assembly Meeting Minutes - Draft

MOTION by Mr. Kelly to approve the April 6, 2026 Regular Assembly Meeting Minutes, requesting unanimous consent. ***Hearing no objection, the minutes were approved by unanimous consent.***

F. MANAGER'S REQUEST FOR AGENDA CHANGES - None

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

Maureen Conerton (Auke Bay) suggested postponing further spending on the Telephone Hill development due to budget challenges, citing similar downsizing by Juneau Totem due to rising costs.

Caitlin Riley (Downtown) highlighted unaddressed concerns in communications with the Assembly, particularly budget priorities and unsafe public stairs which pose a hazard.

Deb Craig (West Juneau) criticized a recent tax cut as a lack of faith in CBJ's spending and suggested budget adjustments, including reducing certain projects. She advocated for Eaglecrest as a vital community resource.

Luke Thorington (Juneau) emphasized the impact of high housing costs on youth retention in Juneau, advocating for maintaining recreational resources and exploring cruise ship dock leasing as a financial strategy.

Tony Tengs (Downtown) supported the Mayor's proposal to sell Telephone Hill properties to enhance housing and preserve neighborhood character.

Sharon Denton (Valley) advocated for sustained financial support for Eaglecrest, opposing a revenue-sharing termination with Goldbelt.

David Ignell (West Juneau) proposed revising the Land Acknowledgement to align with traditional beliefs on land ownership by the Creator.

Larry Talley (Flats) pointed out the negative feasibility of the Telephone Hill development according to market analysis and urged for transparent planning requirements.

Bruce Garrison (Valley) supported maintaining all cultural and recreational facilities, urging the Assembly to carefully consider community feedback.

Nona Dimond (Mountainside) urged thoughtful discussion about Eaglecrest's future, emphasizing its cultural value over financial metrics, and called for collaborative long-term planning.

Jill Still (Flats) shared how Eaglecrest was integral to her family's move to Juneau. She and her son William advocated for continuing its support.

Ben Still (Flats) praised Eaglecrest's role in youth development and supported the suggested $1.68 million funding.

Terra Stark (West Juneau) sought clarity on recent actions of the HRAC regarding Telephone Hill development recommendations.

Brock Tabor (Downtown) affirmed increased user fees might be needed for recreational facilities, urged creative problem-solving, and referenced his column on civic contributions.

Bruce Simonson (Downtown) sought the RFQ for Telephone Hill to require clear, factual details on housing and costs and consider retaining current housing.

Molly Emerson (Downtown) argued returning Telephone Hill to private ownership could resolve ethical concerns over its intended public use.

Julie Bednarski (Douglas) supported Eaglecrest, noting its significance to her life and family in Juneau.

Olena Zyuba (Valley) questioned tax exemptions for large enterprises during budget constraints, suggesting scrutiny on tax status distinctions.

Mary Alice McKeen (Downtown) highlighted financial challenges facing the Telephone Hill project, advocating for rigorous developer transparency.

Renee Culp (Valley) expressed gratitude for reconsidering LID cost structure on flood responses and suggested cruise-related revenues as a funding source.

Susan Clark (Flats) outlined frequent expenditure on the Telephone Hill project and urged revisiting the ongoing investments amid fiscal concerns.

Eleanor Cullum (Valley) emphasized safety aspects provided by Eaglecrest in reducing avalanche risks and retaining residents.

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

<u>MOTION</u> by Deputy Mayor Smith to approve the Consent Agenda as presented, requesting unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

A) Ordinances for Introduction

1) Ordinance 2026-19 An Ordinance Authorizing the Manager to Amend the Existing Site Lease With Vertical Bridge, LLC, for the Construction, Operation and Maintenance of a Telecommunication Tower Facility at Eaglecrest Ski Area.

This ordinance would authorize the Manager to amend the existing lease with Vertical Bridge, LLC for the telecommunications facility at Eaglecrest Ski Area (3000 Fish Creek Road), increasing the leased area from approximately 402 square feet to 1,000 square feet and extending the lease term to support installation of a new, taller communications tower to improve coverage for Eaglecrest and North Douglas. The amendment includes updated rent provisions, a one-time $5,000 amendment fee, and standard lease conditions. The Assembly Lands Committee passed a motion of support on February 23, 2026, to amend the lease of City and Borough property located at 3000 Fish Creek Road.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

2) Ordinance 2025-01(b)(AK) An Ordinance Appropriating $2,878,000 to the Manager for the Mendenhall Wastewater Treatment Plant Improvements Capital Improvement Project; Loan Funding Provided by the State of Alaska Department of Environmental Conservation, Clean Water State Revolving Fund.

This ordinance would appropriate $2,878,000 of Alaska Department of Environmental Conservation loan funds to the Mendenhall Wastewater Treatment Plant (MWWTP) Improvements CIP. The funds would contribute toward the design and construction of a pyrolysis unit at the Mendenhall Wastewater Treatment Plant. During the last two years, the CBJ has spent over $2M annually to safely dispose of residual biosolids from its waste treatment facilities into secure landfills with diminishing capacity. The installation of the pyrolysis unit would eliminate this recurring cost.

FY26 Resolution 4021 authorized CBJ to apply for and enter into a loan agreement with the Alaska Department of Environmental Conservation. The Clean Water State Revolving Funds were approved and offer 100% loan forgiveness with a fee of 0.5% of the disbursed loan funds.
The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

3) Ordinance 2026-20 An Ordinance Amending the Uniform Sales Tax, Hotel-Motel Tax, and Real and Property Tax Codes Relating to Returns, Penalties and Interest, and Definitions.

This is a housekeeping ordinance and contains technical changes to the Sales Tax and Property Tax code to provide clearer directions to the public for more effective and efficient processing of transactions. This ordinance provides

additional definitions and links the date of payment for purposes of determining timely payments to the date received by the CBJ rather than postmarks, which has caused increasing confusion with the use of bill paying services that often send payments without postmarks.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

4) **Ordinance 2026-21 An Ordinance Updating the Uniform Alaska Remote Seller Sales Tax Code.**

On May 20, 2025, the Assembly required marketplace facilitators to collect and remit sales taxes and hotel bed taxes on behalf of their sellers. On March 30, 2026, the membership of the Alaska Remote Sellers Sales Tax Commission (ARSSTC) approved changes to the Uniform Remote Sales Tax Code. These changes allow communities to optionally delegate sales tax reporting, collection, and enforcement for online marketplace facilitators, including short term rentals, vehicle sharing, food delivery, etc. to the ARSSTC. This ordinance would delegate CBJ sales tax regulation as it relates to all online marketplace facilitators to the ARSSTC, for both sales taxes as well as hotel bed taxes. ARSSTC is better positioned to oversee these online corporations that are facilitating sales into numerous jurisdictions and can manage it more effectively and efficiently. While the CBJ's authority to assess, collect, and remit remote sales tax will be delegated to the Commission, the CBJ retains its authority to establish and modify local sales tax rates and exemptions.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

5) **Ordinance 2026-22 An Ordinance Updating Portions of Title 69 to Comply with the March 31, 2026, Changes Recommended by the Alaska Remote Sellers Sales Tax Commission.**

This is a housekeeping ordinance and contains technical changes to Title 69 in order to align with the Alaska Remote Sellers Sales Tax Commission (ARSSTC) Uniform Remote Sales Tax Code. On March 30, 2026, the membership of the Alaska Remote Sellers Sales Tax Commission (ARSSTC) approved changes to the Uniform Remote Sales Tax Code.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

6) **Ordinance 2025-01(b)(AM) An Ordinance Appropriating $18,015,000 to the Manager for the HESCO Barriers Additional Phases Capital Improvement Project; Funding Provided by the Alaska Department of Environmental Conservation, Clean Water Nonpoint Source Loan State Revolving Fund.**

Resolution 4045 introduced on May 18, 2026, amends the loan application authorized under Resolution 3093 with the Alaska Department of Environmental Conservation to increase the loan amount from $7,830,000 to $25,845,000, for a total increase of $18,015,000 for the HESCO Barrier Project. This ordinance is being introduced prior to the official loan amendment to allow sufficient time for construction before the estimated 2026 GLOF. CBJ anticipates an executed amendment prior to public hearing and adoption on June 8, 2026.

The loan funding will support continued fortification of the HESCO flood barriers used to protect the residential areas and public infrastructure, which includes work associated with the fortification, repair, and raising of the existing HESCO barriers and riverbank armoring to protect the barriers from catastrophic failure due to riverbank failure. The Clean Water Nonpoint Source Revolving Funds offer 50% loan forgiveness with a fee of 0.5% of the disbursed loan funds.

The appropriation will be allocated to capital projects in accordance with the Assembly's direction on flood protection levels. Authority above the summer 2026 HESCO work will be directed to a new capital project and held in reserve until the Assembly authorizes additional work along with the loan repayment mechanism.

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

7) **Ordinance 2026-23 An Ordinance Amending Title 42 Penal Code Relating to the Offense of Failure to Appear.**

This ordinance makes housekeeping amendments to the CBJ Code relating to the offense of Failure to Appear (FTA). The ordinance clarifies that Failure to Appear is a Class B misdemeanor, allowing CBJ to prosecute individuals who fail to attend court hearings related to an open criminal case. The amendment aligns the offense classification with the associated underlying misdemeanor offense and promotes consistency within the CBJ penal code. The ordinance also relocates the FTA provision to the appropriate title and code section to improve the organization and consistency of the Code.

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

8) **Ordinance 2025-01(b)(AN) An Ordinance Appropriating $99,728 to the Manager for Crossing Guard Services through June 30, 2026; Funding Provided by Marine Passenger Fee Funds.**

At the May 6, 2026 Assembly Finance Committee meeting, the Body directed staff to introduce an ordinance that funds expanded crossing guard services for the remainder of FY26. The expanded service will cost an additional $250,976 for the remainder of the fiscal year. Travel Juneau has $151,248 left in fund balance for the crossing guard program, requiring an additional $99,728 in funding for services through June 30, 2026. Funding for the FY27 expanded program is included in the FY27 proposed budget.

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

9) **Ordinance 2024-40(am)(b)(A) An Ordinance Amending 2024-40(am)(b) Creating a Local Improvement District No. 210 HESCO Barrier Project Phase 1.**

This ordinance modifies the apportionment of costs set forth in the Local Improvement District No. 210. This ordinance proposes a change to the cost split from 40/60 to 0/100, with CBJ now bearing the full cost of the installation of the barrier improvements. The armoring costs for four individual properties as well as the reserve funds remain unchanged.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

B) **Resolutions**

1) **Resolution 4045 A Resolution to Amend the Loan Application Authorized Under Resolution 3093 with the Alaska Department of Environmental Conservation, Clean Water Nonpoint Source Loan State Revolving Fund, for the HESCO Barrier Project.**

This resolution provides Assembly Authorization for the City Manager to apply for and execute an amendment of up to $18,015,000 in loan funding from the Alaska Department of Environmental Conservation (ADEC), Clean Water Nonpoint Source Loan State Revolving Fund (SRF) to continue fighting the Glacial Outburst Flooding from Suicide Basin. This loan amendment includes a 50% subsidy (forgiveness). This additional funding will help continue fortification of the HESCO Flood barriers used to protect the residential areas and public infrastructure, which includes work associated with the fortification, repair, and raising of the existing HESCO barriers, and riverbank armoring repairs to protect the HESCOs from catastrophic failure due to riverbank failure. This amendment will bring the total of the ADEC SRF loan amount to $25,845,000, of which $12,922,500 is forgivable.
The City Manager recommends the Assembly adopt this Resolution.

2) **Resolution 4046 A Resolution Approving the Alaska Intergovernmental Remote Seller Sales Tax Agreement Amendments.**

This resolution is housekeeping in nature. On March 30, 2026, the membership of the Alaska Remote Sellers Sales Tax Commission (ARSSTC) approved changes to the Uniform Remote Sales Tax Code. Pursuant to its membership agreement with ARSSTC, CBJ is required to adopt these amendments. This resolution provides the City Manager with the necessary authority to submit the required documentation to maintain membership in ARSSTC.
The City Manager recommends the Assembly adopt this Resolution.

3) **Resolution 4047 A Resolution Amending the Personnel Rules.**

This resolution would approve an amendment to the City and Borough of Juneau (CBJ) Personnel Rules, which, along with the collective bargaining agreements, govern the rights and responsibilities of CBJ employees, supervisors, and

managers. This revision of the Personnel Rules involves changing the pay schedule for FY26 for management-level sworn officers at the Juneau Police Department (JPD) from a 3% increase to a 5% increase in pay, effective on May 18, 2026. This change impacts the Commander, Deputy Police Chief, and Chief of Police job classifications and avoids pay compression with the recent 5% sworn officer union pay increase. There are additional housekeeping changes to the Personnel Rules that include new language for the new Battalion Chief job classification at Capital City Fire and Rescue. These changes to the Personnel Rules can be funded within the previously approved Fiscal Year 2026 budget.
Resolution 4047 Attachment A - Amended Personnel Rules
The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

1) Liquor/Marijuana Licenses

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

Liquor License — New

Licensee: Forbidden Peak Brewery LLC d/b/a Forbidden Peak Brewery LLC
License Type: Restaurant/Eating Place License: #60146 Location: 11798 Glacier Hwy.
Licensee: 1800 Shell Juneau, LLC d/b/a 1800 Shell Juneau
License Type: Beverage Dispensary Tourism License: #60361 Location: 1800 Shell Simmons Dr.

Liquor License — Renewals

Licensee: Alaska Cache Liquor Inc. d/b/a Alaska Cache Liquor
License Type: Package Store License: #271 Location: 156 S. Franklin St.
Endorsement Type: (Package Store) Repackaging #15475/Delivery #15476
Licensee: Imperial Bar, Inc. d/b/a Imperial Bar
License Type: Beverage Dispensary License: #550 Location: 241 Front St.
Licensee: AK Grizzly Bar, LLC d/b/a AK Grizzly Bar
License Type: Beverage Dispensary License: #772 Location: 210 Admiral Way
Licensee: No Creek Jack, Inc. d/b/a Duck Creek Market
License Type: Package Store License: #2976 Location: 9951 Stephen Richards Memorial Dr.
Endorsement Type: (Package Store) Shipping #60019/Delivery #60020/Repackaging #60021/Sampling #60022
Licensee: Carr-Gottstein Foods Co. d/b/a Oaken Keg Spirit Shops #1820
License Type: Package Store License :#3507 Location: 3011 Vintage Blvd.
Licensee: South of the Bridge, LLC d/b/a Louie's Douglas Inn
License Type: Beverage Dispensary License: #3695 Location: 915 3rd St. Douglas
Licensee: Tailwind JNU, LLC d/b/a Tailwind Concessions
License Type: Beverage Dispensary Tourism License: #5631 Location: 1873 Shell Simmons Dr. Suite 220 Area B
Endorsement Type: Restaurant #15186

Licensee: Tailwind JNU, LLC d/b/a Capital City Tavern
License Type: Beverage Dispensary Tourism License: #5649 Location: 1873 Shell Simmons Dr. Suite 220 Area A
Licensee: Thibodeau's Market Inc. d/b/a Thibodeau's Home Liquor
License Type: Package Store License: #521 Location: 465 W. Willoughby Ave
Licensee: Thibodeau's Market Inc. d/b/a Kenny's Liquor Market
License Type: Package Store License: #661 Location: 621 Willoughby Ave
Licensee: Thibodeau's Market Inc. d/b/a Liquor Barrel
License Type: Package Store License: #1129 Location: 5235 Glacier Hwy
Licensee: Thibodeau's Market Inc. d/b/a Thibodeau's Valley Liquor
License Type: Package Store License: #4422 Location: 9106 Mendenhall Mall Rd
Licensee: Thibodeau's Market Inc. d/b/a Thibodeau's Liquor
License Type: Package Store License: #4742 Location: 8717 Mallard St.
Licensee: Catapult, Inc. d/b/a Flight Deck
License Type: Restaurant/Eating Place License: #3733 Location: 2 Marine Way Suite 128
Licensee: Tailwind, Inc. d/b/a Hangar on the Wharf
License Type: Beverage Dispensary License: #3755 Location: 2 Marine Way
Endorsement Type: Multiple Fixed Counter #4788 & #4797, Restaurant #15593
Licensee: Up The Creek, Inc. d/b/a Twisted Fish Company
License Type: Beverage Dispensary License: #4842 Location: 550 S. Franklin St
Endorsement Type: Restaurant #15597

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

I. PUBLIC HEARING

1. **Ordinance 2026-02 An Ordinance Appropriating Funds from the Treasury for FY27 School District Operations.**

This ordinance will appropriate to the School District an FY27 operating budget of $97,248,400. This is an overall increase in the budget of $2,270,000 from the FY26 Amended Budget. The FY27 school budget is supported with a combination of funding sources including CBJ local funding of $37,910,900, state and federal funding of $47,554,500. The local funding consists of $35,801,900 for general operations and $2,109,000 for programs and activities not subject to the state funding cap.

State statute requires the Assembly to determine the total amount of local educational funding support to be provided and provide notification of the support to the School Board within 30 days of the School District's budget submission. The school district's budget was submitted April 1, 2026. During the April 29, 2026, Special Assembly meeting, the Assembly approved the local funding portion of $35,801,900 for school district general operations. At its May 6, 2026, meeting, the Assembly Finance Committee reviewed and forwarded to the Assembly Ordinance 2026-02, which includes $2,109,000 for programs and activities not subject to the state funding cap.

By Charter, the Assembly is required to appropriate the School District's budget no later than May 31, 2026.

The Systemic Racism Review Committee reviewed this ordinance at its April 7, 2026, meeting.

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

Public Comment: No public comment was received.

Assembly Action:

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2026-02, requesting unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

2. **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.**

This ordinance would appropriate up to $270,000 of general funds for a grant to Southeast Childhood Collective for summer childcare programs in Juneau. This one-
time appropriation is intended to establish a targeted grant program to stabilize the three existing school-age care sites (Auke Bay Elementary School, Harborview
Elementary School, Sít' Eetí Shaanáx̱ (Glacier Valley) Elementary School) and support the startup of up to two additional sites. Stabilization funds would cover personnel and program development, updated classroom materials, and scholarships for low-income families while programs are awaiting licensing so they can accept childcare assistance.

The Assembly Committee of the Whole reviewed this ordinance at its April 13, 2026 meeting.

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

Public Comment: No public comment was received.

Assembly Action:

MOTION by Ms. Woll to approve Ordinance 2025-01(b)(AI), requesting unanimous consent.

OBJECTION by Mayor Weldon, who expressed concern that the appropriation benefits a sole proprietor and that initiating a new program during a period of budget cuts and potential city job losses was inappropriate.

Roll Call Vote: Yeas: Woll, Brooks, Hall, Steininger, Adkison, Kelly, Hughes-Skandijs, Smith (8); Nays: Weldon (1) **Motion carried 8–1.**

3. Ordinance 2026-18 An Ordinance Authorizing the Manager to Enter Negotiations to Terminate the Revised Revenue Sharing Agreement Authorized by Ordinance 2023-08.

This ordinance authorizes the City Manager to terminate the Revised Revenue Sharing Agreement (RSA) with Goldbelt, Inc., related to the gondola project at Eaglecrest Ski Area.

The project is not feasible to complete with public funds due to significant cost increases. Under the terms of the RSA, the City and Borough may terminate the agreement, provided that notice is given and the $10 million capital contribution, along with just short of three years of interest at 7%, is repaid in accordance with the agreement.

At the April 1, 2026, Assembly Finance Committee meeting, direction was given to terminate the RSA. The Assembly Committee of the Whole reviewed the ordinance on April 13, 2026, and forwarded it to the full Assembly for introduction. The ordinance was introduced at the April 29, 2026 meeting and referred back to the Committee of the Whole. The Committee of the Whole then reviewed it again on May 4, 2026 and forwarded to the full Assembly for public hearing.

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

Public Comment: Matt Davis (Douglas) questioned whether the agreement could be renegotiated before termination and cautioned against what he characterized as "cutting and running" from the investment. Mayor Weldon clarified that terminating the RSA does not preclude future negotiations with Goldbelt or a third party. Rick Harris (Valley) argued the ordinance may be premature, given that a forthcoming marketing study could better inform decision-making on Eaglecrest's future. Liam Carnahan (North Douglas) expressed that the financial burden created by the RSA—particularly the 7 percent interest rate—rested with the Assembly rather than Eaglecrest, and asked that Eaglecrest not be blamed for circumstances outside its control. Molly Emerson (the Flats) expressed support for the ordinance and encouraged the Assembly to move forward, absorb the loss, and think creatively about Eaglecrest's future.

Assembly Action: Mr. Brooks moved the ordinance but maintained an objection, stating his preference to wait one more year given the broader financial pressures and his desire to keep funds available for potential emergencies such as a glacial lake outburst flood (GLOF) or infrastructure failures. Ms. Hughes-Skandijs asked for clarification on the termination fee structure, which the City Attorney confirmed was fully encompassed in the ordinance amount. Ms. Woll spoke in support, noting that interest would continue to accumulate—approximately another $1 million over a year—and that future negotiations with Goldbelt could and should occur on equal footing once the RSA was concluded. She expressed concern about making decisions under financial duress. Mr. Kelly also spoke in support and encouraged community members to engage with the Eaglecrest board on the ski area's future.

MOTION by Mr. Brooks to adopt Ordinance 2026-18, with an objection maintained by Mr. Brooks.

Roll Call Vote: Yeas: Hughes-Skandijs, Woll, Kelly, Adkison, Steininger, Hall, Smith, Weldon (8); Nays: Brooks (1) **Motion carried 8–1.**

4. **Ordinance 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.**

Ordinance 2026-18, introduced on April 29, 2026, would authorize the City Manager to terminate the revised revenue sharing agreement between the City and Borough of Juneau and Goldbelt, Inc. As part of the termination, CBJ is required to repay Goldbelt's $10 million investment plus interest. This ordinance appropriates up to $12.2 million for Goldbelt's repayment. Funding is provided by the following sources: $2.7 million in deappropriated funds from the Eaglecrest Gondola CIP and $9.5 million in unrestricted general funds.

The Assembly Committee of the Whole reviewed and forwarded this ordinance at its May 4, 2026 meeting.

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

Public Comment: Liam Carnahan spoke a second time, sharing that he had personally offered to lead construction of the gondola and met with the Eaglecrest general manager, but the board had chosen another path. He expressed sadness at the outcome.

Assembly Action: Ms. Hughes-Skandijs spoke at length, noting she was one of the original votes against the gondola purchase and had been an outspoken critic at the time. She acknowledged that once the Assembly makes a decision, she considers it the collective will and had genuinely tried to see the project succeed. She emphasized the importance of studying what went wrong and when, to avoid a similar magnitude of mistake in the future. She stated: "I am sorry that things went this way." Mr. Kelly echoed the need to study the process after resolution. Mr. Brooks again raised concerns about depleting the general fund during a period of potential emergencies, stating his preference to preserve funds for health-and-safety situations. Mayor Weldon noted she was among those who voted for the gondola, framing the decision as an attempt—however ultimately unsuccessful—to address Eaglecrest's long-term financial trajectory. The City Attorney confirmed that partial payment would not satisfy the termination terms, which require full repayment.

MOTION by Ms. Adkison to adopt Ordinance 2025-01(b)(AL), requesting unanimous consent. An objection was maintained by Mr. Brooks.

Roll Call Vote: Yeas: Adkison, Steininger, Hall, Kelly, Woll, Hughes-Skandijs, Smith, Weldon (8); Nays: Brooks (1) **Motion carried 8–1.**

5. **Ordinance 2025-01(b)(AG) An Ordinance Appropriating up to $558,000 to the Manager for the National Resources Conservation Service View Drive Buyout Program Planning; Funding Provided by General Funds or Restricted Budget Reserves.**

During the March 9, 2026 Regular Assembly Meeting, the Assembly directed staff to enter into an agreement with the U.S. Department of Agriculture's Natural Resource Conservation Service (NRCS) to participate in the Emergency Watershed Protection (EWP) Program, which would buyout private properties on View Drive, located in the Mendenhall Valley. Due to View Drive's unique location along the Mendenhall River, flood preventative measures, such as HESCO barriers and bank stabilization, would not be effective in protecting private properties from damage caused by glacial lake outburst floods. This appropriation would provide funding to determine cost estimates for the buyout of private properties on View Drive.
The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment: Randy Hurtte (View Drive) described experiencing three consecutive years of flooding, including 2–3 feet of water inside his home. He noted that the buyout could be beneficial but expressed uncertainty about whether homeowners could realistically come up with the 25 percent upfront cost, and questioned whether the timeline was achievable before the next flood season. Angela Smith (View Drive) described the emotional difficulty of facing potential loss of her home, which she had purchased when it was mapped above the 100-year floodplain and no flood insurance was required. She expressed hope that the city would communicate with View Drive residents individually throughout the process and urged the Assembly to proceed with the program.

Mr. Brooks asked whether residents would prefer the buyout or elevation of their homes; both testifiers indicated that home elevation did not appear to be a viable or timely option. Ms. Hall acknowledged the extraordinary stress on affected residents. Deputy Manager Barr confirmed, in response to a question from Mayor Weldon, that homeowners cannot use the buyout proceeds to cover the local 25 percent cost share—it must be paid upfront—and the City

Attorney confirmed that the city cannot condition NRCS program participation on a homeowner's financial capacity.

Assembly Action:

MOTION by Mr. Steininger to adopt Ordinance 2025-01(b)(AG) with funding provided by Restricted Budget Reserve. Objections were raised by Ms. Woll and Ms. Hughes-Skandijs.

The Assembly debated the funding source. Ms. Woll moved an amendment to change the funding source from the Restricted Budget Reserve to General Funds, arguing that using the Restricted Budget Reserve without a repayment plan was inconsistent with the Reserve's intended purpose as an emergency fund with a plan for replenishment. Mr. Steininger, who had originally proposed the Restricted Budget Reserve, argued that the current projected negative general fund balance and the disaster-response nature of the expenditure justified that source. Ms. Adkison and Deputy Mayor Smith ultimately supported the amendment. Ms. Hughes-Skandijs stated that the difficult budget decisions necessary to achieve a sustainable general fund balance had not yet been made. She also expressed a principled concern about whether government intervention was the appropriate course given the number of parcels involved and the overall cost. She acknowledged the personal hardship for affected residents while noting the financial and policy complexity.

AMENDMENT by Ms. Woll to change the funding source to General Funds.

Roll Call Vote on Amendment: Yeas: Woll, Brooks, Adkison, Kelly, Smith (5); Nays: Steininger, Hall, Hughes-Skandijs, Weldon (4). **Amendment carried 5–4.**

Roll Call Vote on amended ordinance: Yeas: Steininger, Woll, Kelly, Adkison, Hall, Brooks, Smith, Weldon (8); Nays: Hughes-Skandijs (1) **Motion carried 8–1.**

6. **Ordinance 2026-16 An Ordinance Amending Chapter 20.40, Commercial Passenger Vehicles, to Add an Allowable Fee Related to the Glacier Visitor Center.**

   This ordinance updates the Commercial Passenger Vehicle (CPV) code to allow taxicabs operating under a U.S. Forest Service special use permit at the Mendenhall Glacier Recreation Area to add the official daily use fee to their passenger rates, which is paid directly to USFS by taxi operators. Because current CPV regulations do not account for these USFS permit fees, this amendment aligns CBJ code with USFS requirements.
   The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment: No public comment was received.

Assembly Action:

MOTION by Ms. Hall to adopt Ordinance 2026-16, requesting unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

7. **Ordinance 2025-01(b)(AJ) An Ordinance Appropriating $80,000 to the Manager for the Ramp Improvements & Remain Overnight Aircraft Parking Apron Capital Improvement Project; Funding Provided by Airport Capital Reserve Funds.**

This ordinance appropriates $80,000 from Airport Capital Reserve to the Ramp Improvements & Remain Overnight Aircraft Parking Apron CIP. The funding will provide for grant ineligible expenses and support final project close-out. This project is expected to be completed later this year.

The Airport Board of Directors approved this request at the March 12, 2026 meeting.

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

Public Comment: No public comment was received.

Assembly Action:

MOTION by Mr. Kelly to adopt Ordinance 2025-01(b)(AJ), requesting unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

8. **Ordinance 2026-17 An Ordinance Authorizing the Manager to Convey Less than 1 Acre of Property with the Legal Description of ASLS 78-171 LT 3A FR on Mendenhall Peninsula Road to Mark Sams for Fair Market Value.**

Applicant requests a Property Disposal Review for the purchase of less than 1 acre of City & Borough of Juneau-owned land (PAD2025 0001).

At the Regular Planning Commission meeting on January 27, 2026, the Planning Commission adopted the Director's analysis and findings and recommended approval
of the proposed property disposal to the Assembly, with an additional finding to address drainage. The Director's findings conclude that the proposed land disposal is in
general conformity with the 2013 Comprehensive Plan and the 2016 CBJ Land Management Plan, and that the proposal received a motion of support from the Assembly Lands, Housing, and Economic Development (LHED) Committee meeting on September 29, 2025, to proceed to the full Assembly for review.

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

Public Comment: Herman "Mac" Meiners Jr. (Mendenhall Peninsula Road), a neighboring property owner, raised concerns about drainage problems on the peninsula, low water pressure at the upper reaches of the road, and existing access arrangements that route traffic through his property via a platted easement. Mark Sams (Mendenhall Peninsula Road) explained that he purchased the property several years ago and is seeking additional land solely to enable a home addition for a growing family. He stated he was not experiencing water pressure problems and expressed willingness to work with the city on drainage as part of the building permit process.

Assembly Action: Questions from the Assembly focused on drainage and the Planning Commission's additional findings. Deputy Mayor Smith noted that the January Planning Commission minutes indicated drainage concerns would be addressed at the building permit stage. Lands Manager Bleidorn confirmed that the land sale itself does not trigger a drainage plan requirement, but that a neighboring city-owned parcel with road frontage could potentially accommodate a drainage easement as part of finalizing the lot lines. Mr. Sams acknowledged he did not yet have a specific drainage plan but expressed willingness to develop one as part of the permitting process. Mayor Weldon objected, citing the unresolved drainage issue and the observation that other avenues might achieve the applicant's goals without requiring the land sale. Ms. Woll noted for the record that while she lives on the same street, her property is a quarter to half mile away and does not abut this parcel, and therefore she did not believe she had a conflict of interest.

MOTION by Deputy Mayor Smith to adopt Ordinance 2026-17, requesting unanimous consent. An objection was maintained by Mayor Weldon.

Roll Call Vote: Yeas: Smith, Hughes-Skandijs, Woll, Hall, Steininger, Adkison (6); Nays: Brooks, Kelly, Weldon (3) **Motion carried 6–3.**

J. UNFINISHED BUSINESS

K. NEW BUSINESS

1. LEED Exemption Request for CBJ Offices Interior Improvements (Burns Building)

Deputy Manager Barr explained that CBJ code requires formal LEED certification for major construction or renovation projects exceeding $5,000,000. An exemption process exists when the formal certification process is deemed unnecessary. In this case, staff sought the exemption due to the tight project budget, noting that the documentation, design, and materials-tracking costs associated with LEED certification would strain project finances without materially changing the sustainability outcomes. Mr. Barr noted that the actual sustainability improvements being made—full LED lighting replacements, CO_2-based ventilation controls, upgraded digital building automation, and updated mechanical systems—would meet LEED standards substantively, even without the formal certification process. He also committed to returning to the Juneau Commission on Sustainability (JCOS) to present a closeout sustainability report detailing the improvements achieved.

Public Comment: No public comment was received

Assembly Action:
Ms. Hughes-Skandijs asked whether the city had ever completed a project over $5,000,000 without either seeking LEED certification or an exemption, and raised the question of whether the LEED code provision merits re-examination. Mr. Brooks expressed concern about whether sufficient funding exists to complete the project as planned, noting that the original intent of the Burns Building funds was always to do the renovation "the right way." Deputy Manager Barr acknowledged the cost estimates look low to him given per-square-foot renovation numbers, but stated that at 65 percent design completion, current estimates indicate the project is on budget.

MOTION by Ms. Hughes-Skandijs to exempt the CBJ Offices Interior Improvements (Burns Building) project from LEED certification, with the understanding that staff will prepare a closeout sustainability report documenting the achievement of building improvements, requesting unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

2. **Saldonett Request to Purchase CBJ Property Located at 2nd Street and Franklin Street:**

   The Manager's Office received a completed application from Saldonett LLC for the purchase of the CBJ property located at 2nd Street and Franklin Street. The proposal consists of 27 parking spaces and 55-60 apartments. According to 53.09.260 (a) "The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. 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 it is determined by the full Assembly to consider this disposal through direct negotiations, it is important to consider that the proposal submitted provides a preliminary concept which would be updated pending Planning Commission and further Assembly Committee review. Any substantial changes to the proposal would be brought back to the LHED Committee for discussion and the Committee would receive regular updates from the applicant and staff.

   At the May 4, 2026 meeting the Lands, Housing and Economic Development Committee provided a motion in favor of entering into direct negotiations with the original proposer and forwarded this to the Full Assembly for review. If a positive motion is received the next step will be for this application to be reviewed the Community Development Department and the Planning Commission.
   The Manager recommends the Assembly pass a motion of support to enter into direct negotiations with the original proposer.

Public Comment: No public comment was received

Assembly Action:

MOTION by Ms. Woll to pass a motion of support to enter into direct negotiations with the original proposer regarding the Saldonett LLC application for the CBJ property at 2nd Street and Franklin Street, requesting unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

L. STAFF REPORTS

No staff reports were presented.

M. ASSEMBLY REPORTS

1. Mayor's Report

Mayor Weldon noted the passing of Tango, a 12-year-old Seadogs ground search dog well known in the community.

2. Committee, Liaison Reports, Assemblymember Comments and Questions

Committee Reports
Committee of the Whole: Deputy Mayor Smith reported receiving a presentation on flood mitigation from the U.S. Army Corps of Engineers.

Finance Committee: Ms. Woll mentioned an upcoming meeting to finalize the FY27 budget, with bond ordinances also scheduled. A backup meeting is set for May 27, 2026..

Lands, Housing, & Economic Development (LHED) Committee: Ms. Hughes-Skandijs stated work on short-term rental amendments is ongoing. The Committee discusses Coast Guard housing needs regularly.

Public Works Committee: Ms. Adkison noted the meeting's cancellation. Visitor Industry Task Force focuses on cruise impact metrics, with input from cruise lines expected.

Human Resources Committee: Mr. Kelly reported that the committee reviewed Ordinance 2026-11 regarding interference with firefighter services and discussed the upcoming August 31, 2026, sunset of the Systemic Racism Review Committee. He also noted that Resolution 4047 was forwarded from committee and subsequently approved by the Assembly.

Liaison Reports
Ms. Hughes-Skandijs shared details about an upcoming Arbor Day event and reported that the Chamber of Commerce was reviewing past audits. She also noted public interest in revisiting marine passenger fee usage.

Ms. Woll shared that the Airport Board is finalizing its master plan and that the Parks and Recreation Advisory Committee reviewed a design update for Jackie Park, which will host a community event on June 6.

Mr. Brooks highlighted new flood tracking software discussed at a Local Emergency Planning Committee meeting. He also discussed the Burns Building LEED project at JCOS and noted that the school board had finalized its budget.

Ms. Hall reported missing the Docks and Harbors meeting and reminded the Assembly of upcoming harbor ribbon cuttings. She also reported that Bartlett Regional Hospital is experiencing capacity issues related to elder care needs.

Mr. Kelly reported attending the police memorial ceremony honoring fallen law enforcement officers. He expressed interest in public discussion regarding potential changes to marine passenger fee uses, reported on SEASWA's expansion efforts in Southeast Alaska, and shared concerns raised by the Juneau Commission on Aging regarding potential recreation facility closures and transportation services for older adults.

Deputy Mayor Smith reported on Planning Commission consent agenda items and ongoing work by the Title 49 Advisory Committee regarding permissible use revisions. He also noted an upcoming meeting of the Juneau Coalition on Housing and Homelessness.

3. Presiding Officer Reports

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

O. EXECUTIVE SESSION

MOTION by Deputy Mayor Smith to enter Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality, requesting unanimous consent. ***Hearing no objection, the motion was approved by unanimous consent.*** The Assembly entered Executive Session.

1. Executive Session - Update on Collective Bargaining (IAFF)

The City Manager recommends the Assembly recess into executive session to discuss an update to collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality.
Suggested Motion: I move that the Assembly enter into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality and ask for unanimous consent.

P. SUPPLEMENTAL MATERIALS

1. April 6, 2026 Regular Assembly Meeting Minutes - Draft

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

R. ADJOURNMENT

There being no further business, open session adjourned at 9:39 p.m. The Executive Session adjourned at 10:00 p.m.

Signed: ______________________________
Breckan L. Hendricks,
Municipal Clerk

Signed: ______________________________
Beth A. Weldon,
Mayor