



REGULAR ASSEMBLY MEETING 2026-16 AGENDA

August 17, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

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

Submitted by:

Katie Koester, City Manager

A. FLAG SALUTE

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

D. SPECIAL ORDER OF BUSINESS

E. APPROVAL OF MINUTES

1. 2026-05-27 Special Assembly Meeting Minutes - Draft
2. 2026-06-18 Special Assembly Meeting Minutes - Draft
3. 2026-07-27 Regular Assembly Meeting Minutes - Draft

[Clerk Note: Minutes have been uploaded under Supplemental Materials]

F. MANAGER'S REQUEST FOR AGENDA CHANGES

G. STAFF REPORTS

1. 2026 GLOF Response and Recovery Update

H. 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.)

I. CONSENT AGENDA

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

2. Assembly Request for Consent Agenda Changes

3. Assembly Action

A) Ordinances for Introduction

- 1) Ordinance 2026-01(b)(D) An Ordinance Transferring \$500,000 from CIP D14-101 Outburst Flooding Improvements to the Lands Fund to Establish a Reserve Account for Restoration of Riverbank Property Appurtenances Following Future Removal of HESCO Barriers; Funding Provided by Restricted Budget Reserve Funds.**

Ordinance 2024-40(am)(b) Section 8 stipulates that \$500,000 in reserve funds will be placed in an account to be used upon the removal of the HESCO barrier to rebuild any appurtenance removed by the CBJ on riverbank properties. This appropriation establishes this account and funds the required balance with unspent Restricted Budget Reserve funds from CIP D14-101 Outburst Flooding Improvements. These funds will be held in reserve until future removal of the HESCO barriers and formal enactment of the restoration program.

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

- 2) Ordinance 2025-01(b)(AR) An Ordinance Appropriating \$427,990 to the Manager for 2024 Glacier Lake Outburst Flood Response and Repairs; Funding Provided by the United States Federal Emergency Management Agency (FEMA).**

CBJ was awarded \$427,990 in Federal Emergency Management Agency (FEMA) funding for response and repair costs related to the August 2024 glacier lake outburst flood.

The FEMA grant awards reimburse the following eligible response and repair costs:

Antler Way embankment armoring (\$406,000)

Emergency protective measures: staff overtime incurred responding to disaster (\$21,990)

Additional funding applications related to the August 2024 flood remain under FEMA review and, if approved, may provide further reimbursement of eligible response and recovery costs.

This ordinance was reviewed and forwarded to the Assembly by the Assembly Public Works & Facilities Committee at its [August 3, 2026 meeting](#).

The City Manager recommends this ordinance be introduced and set for public

hearing at the next regular Assembly meeting.

- 3) Ordinance 2026-01(b)(E) An Ordinance Transferring \$4,033,711 from CIP D14-101 Outburst Flooding Improvements to the Debt Service Fund to Establish a Reserve Account for Future Repayment of the Alaska Department of Environmental Conservation HESCO Barrier Loan; Funding Provided by General Funds and Restricted Budget Reserve Funds.**

This ordinance would establish a reserve of \$4,033,711 in the Debt Service Fund using available funds from CIP D14-101 Outburst Flooding Improvements to partially offset the future debt service obligation associated with ADEC Loan #445441, which financed the installation, reinforcement, and rehabilitation of HESCO barriers. The loan, in the original principal amount of \$25,845,000, provides for 50% principal forgiveness upon entry into repayment, resulting in a maximum principal debt obligation for the CBJ of \$12,922,500, excluding accrued interest. The reserved funds will be available for the future payment of a portion of the loan debt service obligation.

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

- 4) Ordinance 2026-01(b)(F) An Ordinance Appropriating \$582,000 to the Manager for the HESCO Barriers Additional Phases Capital Improvement Project; Grant Funding Provided by Tlingit Haida Regional Housing Authority.**

Tlingit Haida Regional Housing Authority (THRHA) was awarded a \$600,000 US Department of Housing and Urban Development Indian Community Development Imminent Threat grant. CBJ has entered into an agreement with THRHA to act as the subrecipient of this grant with a subaward in the amount of \$582,000. During the August 2024 glacial outburst flood, 173 tribally owned residential structures affecting 470 families were affected by the flooding. This grant would contribute toward the repair of 1,300 linear feet of riverbank along the Mendenhall River that was damaged by the 2024 glacier lake outburst flood to protect homes from additional loss and damage.

This ordinance was reviewed and forwarded to the Assembly by the Assembly Public Works & Facilities Committee at its [August 3, 2026 meeting](#).

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

B) Resolutions

- 1) Resolution 4059 A Resolution Authorizing the Manager to Apply For, and Enter Into, a Loan Agreement of Up to \$1,000,000 with the State of Alaska Department of Environmental Conservation State Revolving Fund for the**

University of Alaska Southeast Water Main Renovation.

The University of Alaska Southeast (UAS) is working collaboratively with the CBJ to renovate a water main on campus. UAS is responsible for all aspects of the project. CBJ is able to access the State Revolving Fund (SRF) loans as a municipality, however UAS cannot directly apply. This Resolution and the Memorandum of Agreement meet the necessary parameters to allow UAS to access SRF loan through the CBJ. The loan will be reported in CBJ's financial reports; however UAS bears full responsibility for the application and repayment of the loan.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4053 A Resolution Authorizing the Manager to Grant a Driveway and Utility Easement Across City and Borough Property within Lot 39, U.S. Survey 3058, Located Along Point Stephens Road.

The CBJ owns lot 39, U.S. Survey 3058 located along Point Stephens Rd. The neighbors applied to acquire an easement through this City property to account for an existing driveway which has been on CBJ property for many years. The applicant has owned the property since 1967, when they received a patent from the federal government, at that time the driveway was in place. The Lands, Housing and Economic Development Committee reviewed this easement application at the June 13th meeting and recommended approval.

The City Manager recommends the Assembly adopt this Resolution.

3) Resolution 4060 A Resolution Authorizing the Manager to Apply For, and Enter Into, a Loan Agreement of Up to \$1,306,000 with the State of Alaska Department of Environmental Conservation State Revolving Fund for the Design and Construction of a Pyrolysis Unit at the Mendenhall Wastewater Treatment Plant.

The CBJ Utility was previously allocated [\\$2,878,000](#) in fully forgivable funding through the Alaska Department of Environmental Conservation (ADEC) State Revolving Fund (SRF) Emerging Contaminants Program for the design and construction of a pyrolysis unit at the Mendenhall Wastewater Treatment Plant.

The SRF program has identified an opportunity to apply for an additional \$1,306,000 in fully forgivable funding, which would increase the total SRF funding available for the project to \$4,184,000. The additional funding would be beneficial but is not expected to fully cover the costs of constructing and integrating the pyrolysis unit into the existing solids-handling process. SRF funding is subject to American Iron and Steel (AIS) and Build America, Buy America Act (BABA) requirements, which may create additional procurement and project-completion challenges. Nevertheless, it is prudent to apply for and secure the additional SRF funding. If the AIS/BABA requirements prove overly restrictive or otherwise make the project infeasible, the SRF funding and corresponding CBJ appropriations can be reversed without consequence.

This resolution was reviewed and forwarded to the Assembly by the Public Works & Facilities Committee at its [July 13, 2026 meeting](#).

The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

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

Marijuana License — Renewals

Licensee: The Mason Jar LLC d/b/a The Mason Jar LLC

License Type: Retail Marijuana License: #28012 Location: 613 & 619 W. Willoughby Ave.

Licensee: The Mason Jar LLC d/b/a The Mason Jar LLC

License Type: Retail Marijuana License: #38398 Location: 5690 Glacier Hwy. Unit 19

Licensee: Treadwell Herb Company d/b/a Treadwell Herb Company

License Type: Retail Marijuana License: #33270 Location: 824 Front St. Douglas

Licensee: The Green Elephant LLC d/b/a The Green Elephant LLC

License Type: Retail Marijuana License: #10844 Location: 101 Mill St. Suite B

Licensee: The Green Elephant LLC d/b/a The Green Elephant LLC

License Type: Standard Marijuana Cultivation Facility License: #10315 Location: 101 Mill St. Suite A

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 marijuana license actions.

D) Bid Awards

1) BE26-123 Juneau-Douglas Wastewater Treatment Plant (JDWWTP) Clarifier Building Structural & Mechanical Upgrades

The Juneau-Douglas Wastewater Treatment Plant (JDWWTP) Clarifier Building Structural & Mechanical Upgrades project would consist of demolition and replacement of the roof structural beams, roofing, and new clarifier mechanisms with associated mechanical and electrical replacement. The work includes various quantities of mobilization, temporary utility relocations within the building to allow access for modifications, selective demolition and disposal, and other miscellaneous improvements and appurtenances necessary for a complete project.

The City Manager recommends award of the JDWWTP Clarifier Building Structural & Mechanical Upgrades (BE26-123) to Carver Construction, the lowest responsive bidder, for a total contract amount of \$3,182,234.

E) Transfers

1) Transfer Request 2702 A Transfer of \$200,997 from CIP P41-114 Dimond Park Field House Riverbank Armoring to CIP P41-106 Adair Kennedy Park.

This request would transfer \$200,997 from the Dimond Park Field House Riverbank Armoring CIP to the Adair Kennedy Park CIP. This transfer provides additional funding for the football field, soccer field and track lighting project. Preliminary cost estimates range from \$1.3-\$1.9 million depending on the lighting manufacturer, configurations, and required pole foundations. This request will bring the project funding up to \$1.5 million. The Dimond Park Field House Riverbank Armoring CIP is complete and ready to close.

This transfer was reviewed and forwarded to the Assembly by the Assembly Public Works & Facilities Committee at its [August 3, 2026 meeting](#).

The Manager recommends approval of this transfer.

2) Transfer Request 2703 A Transfer of \$103,315 from CIP R72-181 Starlite Court Improvements to CIP R72-169 10th, F, W 8th Streets Reconstruction.

This request would transfer \$103,315 from the Starlite Court Improvements CIP to the 10th, F, W 8th Streets Reconstruction CIP. These funds will provide for additional project contingency for the 10th, F, W 8th Streets Reconstruction work, as unforeseen site conditions have added additional costs to the project. The Starlite Court Improvements CIP is complete and ready to close.

This transfer was reviewed and forwarded to the Assembly by the Assembly Public Works & Facilities Committee at its [August 3, 2026 meeting](#).

The Manager recommends approval of this transfer.

J. PUBLIC HEARING

1. Disposition of 155 Heritage Way (City Hall)

The City Manager recommends that the Assembly take public testimony and discuss Ordinance 2026-15 and Ordinance 2026-38 concurrently before taking action on each ordinance separately.

A) Ordinance 2026-38 An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way through Negotiated Sale Agreement with Sealaska Heritage Institute.

Following the Assembly discussion at the [March 16, 2026](#) Committee of the Whole (COW) meeting, the Assembly discussed options for disposing of the City Hall property located at 155 Heritage Way. The [Manager's memo](#) for that meeting outlines the various methods of disposal available to the City. As a result of that discussion, the

Assembly forwarded Ordinance 2026-15, authorizing disposal of the property to the highest bidder with a minimum bid of \$2,500,000 for public hearing.

The Assembly continued its discussion of the property disposition at the [July 13, 2026, COW meeting](#). Following those discussions, Sealaska Heritage Institute offered to purchase the property through a negotiated sale for \$1,500,000. The COW directed the introduction of this ordinance authorizing the Manager to dispose of 155 Heritage Way through a negotiated sale agreement with Sealaska Heritage Institute.

Ordinance 2026-38 provides the Assembly with an alternative method of disposing of the property to that authorized in Ordinance 2026-15. Both ordinances are scheduled for public hearing at the August 17, 2026, Regular Assembly meeting, and only one disposal method may be ultimately approved.

The Systemic Racism Review Committee reviewed this ordinance at its [August 4, 2026 meeting](#).

The City Manager recommends the Assembly take public testimony and adopt either Ordinance 2026-38 or Ordinance 2026-15.

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

This ordinance authorizes the Manager to dispose of the City Hall property located at 155 Heritage Way following the City's decision to consolidate CBJ downtown office space at 801 W. 10th Street (the Burns Building). Proceeds from the sale will help replenish the General Fund for the costs associated with the purchase and renovation of the two floors of the Burns Building.

Ordinance 2026-15 was introduced at the [March 9, 2026, Regular Assembly meeting](#) and referred to the Assembly Committee of the Whole (COW). The COW reviewed the ordinance at its [March 16](#) and [July 13, 2026](#), meetings. Public testimony was previously taken on [April 6, 2026](#). A second public hearing is scheduled for the August 17, 2026, Regular Assembly meeting.

Ordinance 2026-38, authorizing disposal of the property through a negotiated sale agreement with Sealaska Heritage Institute, is also before the Assembly for consideration as an alternative method of disposal. Only one disposal method may be ultimately approved.

The Systemic Racism Review Committee reviewed this ordinance at its [August 4, 2026 meeting](#).

The City Manager recommends the Assembly take public testimony and adopt either Ordinance 2026-38 or Ordinance 2026-15.

2. Ordinance 2026-40 An Ordinance Amending Chapter 03.35, the Continuity of Government Code, to Improve City and Borough of Juneau Procedures for Emergencies.

This ordinance, proposed by Assemblymember Hughes-Skandijs, amends the continuity of government code to remove the requirement to pre-designate successors and to codify that the Assembly will appoint successors as needed.

The Systemic Racism Review Committee reviewed this ordinance at its [August 4, 2026 meeting](#).

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

3. Ordinance 2025-01(b)(AQ) An Ordinance Appropriating \$526,602 to the Manager for 2024 Glacier Lake Outburst Flood Response and Repairs, and Deappropriating \$302,781 from the Manager for 2024 Glacier Lake Outburst Flood Response and Repairs; Funding Provided by the United States Federal Emergency Management Agency (FEMA).

CBJ was awarded \$526,602 in Federal Emergency Management Agency (FEMA) funding for response and repair costs related to the August 2024 glacier lake outburst flood. This ordinance appropriates the FEMA funding and deappropriates Restricted Budget Reserve funds that were previously appropriated in FY2025 for the 2024 glacier lake outburst flood response.

The FEMA grant awards reimburse the following eligible response and repair costs:

View Drive stormwater system repairs (\$102,281)
Rivercourt Way embankment armoring (\$127,192)
Debris removal (\$246,629)
Emily Way pipe disconnect sinkhole repair (\$50,500)

Additional funding applications related to the August 2024 flood remain under FEMA review and, if approved, may provide further reimbursement of eligible response and recovery costs.

The Public Works and Facilities Committee reviewed this request at the [July 13, 2026 meeting](#). The Systemic Racism Review Committee reviewed this ordinance at its [August 4, 2026 meeting](#).

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

4. Ordinance 2026-01(b)(B) An Ordinance Appropriating \$45,000 to the Manager for Fiscal Year 2027 Museum Operations; Funding Provided by a Donation from

Norwegian Cruise Line.

This ordinance appropriates \$45,000 in Norwegian Cruise Line donation revenue for continued museum operations during cruise seasons. These funds will provide for part-time limited positions to help maintain museum operational hours.

The Systemic Racism Review Committee reviewed this ordinance at its [August 4, 2026 meeting](#).

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

5. Ordinance 2026-01(b)(C) An Ordinance Appropriating \$50,697 to the Manager for the Air Traffic Control Tower Capital Improvement Project; Funding Provided by Airport Capital Reserve Funds.

This ordinance appropriates \$50,697 from the Airport Capital Reserve as the local match for the Air Traffic Control Tower CIP. The project will replace the existing tower roof, roof hatch, and access ladder, all of which date back to the original 1987 tower construction. The FAA has awarded \$963,247 through the Airport Terminal Program, for a total estimated project cost of \$1,013,944. This appropriation will provide for project design, which is anticipated to begin in 2026, with construction expected in 2027 upon receipt and appropriation of the executed FAA grant agreement.

The Airport Board of Directors approved this request at the [July 9, 2026 meeting](#). The Systemic Racism Review Committee reviewed this ordinance at its [August 4, 2026 meeting](#).

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

K. UNFINISHED BUSINESS

L. NEW BUSINESS

1. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications

There are twenty-six (26) property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment. The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

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

to the Assemblymembers only.

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

2. Notice of Appeal - Chilkat Vistas

At its Regular meeting on [July 28, 2026](#), the Planning Commission considered [SMP2026 0001](#) and made a motion to approve the Community Development Director's analysis and findings, subject to the conditions and plat notes recommended in the July 20, 2026 [memorandum](#), with an additional condition requiring issuance of a hillside endorsement permit prior to road construction to evaluate the impacts of prior Phases I through III. The Planning Commission consists of nine members, and five affirmative votes are required to pass a motion. The motion failed on a 4-3 vote and, because no further motions were made, SMP2026 0001 was denied. The Notice of Decision was filed with the Municipal Clerk on August 4, 2026, and a Notice of Appeal to the Assembly was timely filed.

In accordance with the Appeals Code, the Assembly must decide whether to accept or reject the appeal. If you determine, after liberally construing the notice of appeal in order to preserve the rights of the appellant, that there has been a failure to comply with the appellate rules, or if the notice of appeal does not state grounds upon which any of the relief requested may be granted, you may reject the appeal.

If the appeal is accepted, you must decide whether the Assembly will hear the appeal itself or if it will assign the appeal to a hearing officer. If you decide to hear the appeal yourselves, a presiding officer should be appointed. If the appeal is denied the Planning Commission's recommendation stands.

In hearing an appeal, the Assembly would sit in its quasi-judicial capacity and must avoid discussing the case outside of the hearing process. (See CBJC [01.50.230](#), Impartiality.)

The City Attorney recommends the Assembly accept the appeal and designate a presiding officer.

M. ASSEMBLY REPORTS

- 1. Mayor's Report**
- 2. Committee, Liaison Reports, Assemblymember Comments and Questions**
- 3. Presiding Officer Reports**

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

O. EXECUTIVE SESSION

P. SUPPLEMENTAL MATERIALS

1. 2026-05-27 Special Assembly Meeting Minutes - Draft
2. 2026-06-18 Special Assembly Meeting Minutes - Draft
3. 2026-07-27 Regular Assembly Meeting Minutes - Draft

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

R. 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.