



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.

Presented by: The Manager
Introduced: August 17, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, Ordinance 2024-40(am)(b), adopted on February 3, 2025, created Local Improvement District (LID) 210 HESCO Barrier Project Phase 1; and

WHEREAS, to protect thousands of properties, the City and Borough installed, reinforced, rehabilitated, and raised HESCO barriers along the populated banks of the Mendenhall River, in some cases resulting in the removal or displacement of residential property appurtenances; and

WHEREAS, Ordinance 2024-40(am)(b) Section 8 stipulates \$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 City and Borough on riverbank properties.

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

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

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$500,000 be transferred 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.

Section 3. Source of Funds.

Restricted Budget Reserves	\$ 500,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 17, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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).

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$427,990 for 2024 glacier lake outburst flood response and repairs, allocated as follows:

To: Capital Budget

U76-132	Wastewater Flooding Repairs	\$ 406,000
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To: Operating Budget

General Fund:		
Police		\$ 9,704
Streets		3,431
Parks and Landscape		2,707
Engineering		2,016
Community Development		739
Youth Services		555
Manager’s Office		312
Recreation		78
Total General Fund		<u>\$ 19,542</u>

Enterprise Funds:		
Wastewater		\$ 1,179
Water		332
Total Enterprise Funds		<u>\$ 1,511</u>

Internal Service Funds:		
Fleet Maintenance		\$ 937
Total Internal Service Funds		<u>\$ 937</u>

Total Operating Budget		<u>\$ 21,990</u>
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Section 3. Source of Funds

United States Federal Emergency Management Agency (FEMA) \$ 427,990

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 17, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, Ordinance 2024-01(b)(AV) and Ordinance 2025-01(b)(AM) appropriated a total of \$25,845,000 in Alaska Department of Environmental Conservation (ADEC) loan proceeds for HESCO barrier installation, reinforcement, and rehabilitation (loan #445441); and

WHEREAS, ADEC Loan #445441 provides for 50% principal forgiveness upon entry into repayment, resulting in a maximum principal debt obligation for the City and Borough of Juneau of \$12,922,500, excluding accrued interest; and

WHEREAS, this ordinance reserves \$4,033,711 for the future payment of a portion of the loan debt service obligation.

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

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

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$4,033,711 be transferred 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.

Section 3. Source of Funds.

General Funds	\$ 2,533,711
Restricted Budget Reserves	1,500,000
	\$ 4,033,711

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 17, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$582,000 for the HESCO Barriers Additional Phases Capital Improvement Project (D14-105).

Section 3. Source of Funds

Tlingit Haida Regional Housing Authority \$ 582,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: 08/17/2026
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, the City and Borough of Juneau (CBJ) and the University of Alaska Southeast (UAS) are collaboratively working to re-construct an essential water main; and

WHEREAS, the CBJ and UAS have communicated with the Alaska Department of Environmental Conservation (ADEC) and all parties agree that this project is necessary and this Resolution and companion Memorandum of Agreement are appropriate; and

WHEREAS, the adoption of this resolution would authorize the Manager to submit a loan application and enter into a loan agreement with the ADEC to provide funding for the following project:

Project: UAS 16" Water Main Renovation
Funding amount: \$ 1,000,000.00; and

WHEREAS, in order for the CBJ Engineering and Public Works Department to apply for the SRF loan, the Assembly must pass a resolution to (1) authorize the SRF loan application process, and (2) authorize a designated representative of the local government to execute the loan agreement.

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

Section 1. The Manager is authorized to submit a loan application to the State of Alaska Department of Environmental Conservation, which will become a binding obligation in accordance with its terms when signed by both parties. The Manager is authorized to execute the loan agreement with the State of Alaska, not to exceed \$1,000,000.

Section 2. The Manager is authorized to carry out the City and Borough's responsibilities under the loan agreement. The Manager is authorized to delegate responsibility to appropriate CBJ staff to carry out technical, financial, and administrative activities associated with the loan agreement. The CBJ Engineering Department is established as the agent for the City and Borough for administration of this project.

Section 3. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, City Clerk

Presented by: The Manager
Presented: 08/17/2026
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

WHEREAS, CBJC 53.09.300 authorizes the manager to convey or lease an easement in City and Borough of Juneau (CBJ) owned land upon approval by the assembly by resolution; and

WHEREAS, Donald Ritter, the owner of 18120 Point Stephens Rd, applied for a driveway and utility easement on CBJ property in order to provide access and utilities to the property through a pre-existing driveway; and

WHEREAS, the Lands, Housing, and Economic Development Committee reviewed this easement application at the June 7, 2026, meeting and passed a motion of support for granting this easement.

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

Section 1. Authorization. The Manager is authorized to grant an extension of a driveway and utility easement, as generally shown in Exhibit A.

Section 2. Terms and Conditions.

- a. **Purchase Price.** The purchase price of these easements shall be fair market value, which has been determined by the City Manager to be \$1.19/sf or approximately \$2,000.00.
- b. **Other Terms and Conditions.** The Manager may include other terms and conditions deemed to be of public interest.

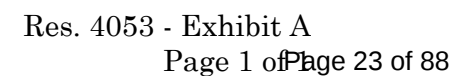
Section 3. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



Presented by: The Manager
Introduced: 08/17/2026
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.**

WHEREAS, the City and Borough of Juneau (CBJ) Utilities Division has spent over \$2M per year during the last two years to safely dispose of residual biosolids from its waste treatment facilities into secure landfills with diminishing capacity and seeks to eliminate this recurring cost; and

WHEREAS, the CBJ Utilities Division seeks to add to its waste treatment systems the capacity to process residual biosolids that currently require expensive shipment and disposal at a secure landfill; and

WHEREAS, the CBJ Utilities Division, in pursuit of its objectives for advanced treatment of residual biosolids, has identified technology appropriate for this purpose and has successfully solicited funding from the State of Alaska Department of Environmental Conservation (ADEC) State Revolving Fund (SRF) program to advance a design phase of this initiative; and

WHEREAS, the adoption of this resolution would authorize the Manager to submit a loan application and enter into a loan agreement with the ADEC to provide funding for the following project:

Project: Design and Construction of a Pyrolysis Unit at the Mendenhall Wastewater Treatment Plant State Revolving Fund Loan

Funding amount: \$1,306,000

Forgiveness: 100%; and

WHEREAS, in order for the CBJ Engineering and Public Works Department to apply for an additional SRF loan, the Assembly must pass a resolution to (1) authorize the SRF loan application process, and (2) authorize a designated representative of the local government to execute the loan agreement; and

WHEREAS, the Assembly previously approved Resolution 3097 which authorized the execution of a loan agreement in the amount of \$1,955,000; however, after that resolution additional funds became available to apply for; and

WHEREAS, the Assembly previously approved Resolution 4021 which authorized the

execution of a loan agreement in the amount of up to \$3,391,000 and the CBJ applied for the loan on November 17, 2025: and

WHEREAS, on April 8, 2026, the SRF program issued a loan in the amount of \$2,878,000 to CBJ: and

WHEREAS, the SRF program has now indicated that there is an opportunity to apply for an additional \$1,306,000 in fully forgivable funds that will bring the loan to a total of \$4,184,000; and

WHEREAS, the SRF program requires a loan amendment application for the additional funding; and

WHEREAS, the Public Works and Facilities Committee, at its regular meeting on July 13, 2026, recommended adoption of this resolution; and

WHEREAS, upon receiving the loan agreement document, Assembly authorization will be required by ordinance to borrow the money.

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

Section 1. The Manager is authorized to submit a loan amendment application to the State of Alaska Department of Environmental Conservation, which will become a binding obligation in accordance with its terms when signed by both parties. The Manager is authorized to execute the loan agreement with the State of Alaska for the Design and Construction of a Pyrolysis Unit at the Mendenhall Wastewater Treatment Plant, not to exceed \$1,306,000, which will bring the full loan amount to \$4,184,000.

Section 2. The Manager is authorized to carry out the City and Borough's responsibilities under the loan agreement. The Manager is authorized to delegate responsibility to appropriate CBJ staff to carry out technical, financial, and administrative activities associated with the loan agreement. The CBJ Utility and Public Works Department is established as the agent for the City and Borough for administration of this project.

Section 3. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, City Clerk



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 28, 2026

Licensee: The Mason Jar LLC
DBA: The Mason Jar LLC
VIA email: denny@akmasonjar.com
Local Government: City and Borough of Juneau
Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov; mcb_notice@juneau.org
Community Council: N/A
Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store License Combined Renewal Notice

License Number:	#28012
License Type:	Retail Marijuana Store
Licensee:	The Mason Jar LLC
Doing Business As:	The Mason Jar LLC
Physical Address:	613 & 619 W. Willoughby Ave. Juneau, AK 99801 UNITED STATES
Designated Licensee:	Dennis Lavigne
Phone Number:	907-723-6508
Email Address:	denny@akmasonjar.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2026/2027 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,



Kevin Richard, Director
907-269-0350



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 28, 2026

Licensee: The Mason Jar LLC

DBA: The Mason Jar LLC

VIA email: denny@akmasonjar.com

Local Government: City and Borough of Juneau

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov; mcb_notice@juneau.org

Community Council: N/A

Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store License Combined Renewal Notice

License Number:	#38398
License Type:	Retail Marijuana Store
Licensee:	The Mason Jar LLC
Doing Business As:	The Mason Jar LLC
Physical Address:	5690 Glacier Highway, Unit 19 Juneau, AK 99801 UNITED STATES
Designated Licensee:	Dennis Lavigne
Phone Number:	907-723-6508
Email Address:	denny@akmasonjar.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application

independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2026/2027 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Richard', is positioned above the printed name.

Kevin Richard, Director
907-269-0350



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 22, 2026

Licensee: Treadwell Herb Company LLC
DBA: Treadwell Herb Company LLC
VIA email: treadwellherbco@gmail.com
Local Government: City and Borough of Juneau
Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov; mcb_notice@juneau.org
Community Council: N/A
Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store License Combined Renewal Notice

License Number:	#33270
License Type:	Retail Marijuana Store
Licensee:	Treadwell Herb Company LLC
Doing Business As:	Treadwell Herb Company LLC
Physical Address:	824 Front Street Douglas, AK 99824 UNITED STATES
Designated Licensee:	Julie Hamilton
Phone Number:	907-957-8375
Email Address:	treadwellherbco@gmail.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government

protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2026/2027 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,



Kevin Richard, Director
907-269-0350



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 22, 2026

Licensee: Green Elephant, LLC

DBA: Green Elephant, LLC

VIA email: greenelephantalaska@gmail.com

Local Government: City and Borough of Juneau

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov; mcb_notice@juneau.org

Community Council: N/A

Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store License Combined Renewal Notice

License Number:	#10844
License Type:	Retail Marijuana Store
Licensee:	Green Elephant, LLC
Doing Business As:	Green Elephant, LLC
Physical Address:	101 Mill St. Suite B Juneau, AK 99801 UNITED STATES
Designated Licensee:	Richard Dudas
Phone Number:	907-321-5886
Email Address:	greenelephantalaska@gmail.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application

independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2026/2027 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

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At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,



Kevin Richard, Director
907-269-0350



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 22, 2026

Licensee: Green Elephant, LLC

DBA: Green Elephant, LLC

VIA email: greenelephantalaska@gmail.com

Local Government: City and Borough of Juneau

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov; mcb_notice@juneau.org

Community Council: N/A

Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Standard Marijuana Cultivation Facility License Combined Renewal Notice

License Number:	#10315
License Type:	Standard Marijuana Cultivation Facility
Licensee:	Green Elephant, LLC
Doing Business As:	Green Elephant, LLC
Physical Address:	101 Mill St. Suite A Juneau, AK 99801 UNITED STATES
Designated Licensee:	Richard Dudas
Phone Number:	907-321-5886
Email Address:	greenelephantalaska@gmail.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application

independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2026/2027 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

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At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Richard', is positioned above the printed name.

Kevin Richard, Director
907-269-0350

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 HARITAGE WAY, JUNEAU, ALASKA 99801

TO: Katie Koester
City and Borough Manager

DATE: August 11, 2026

FROM: Stevie Gawryluk 
Contract Administrator

FILE: 2618

SUBJ: BID RESULTS:
Juneau-Douglas Wastewater Treatment Plant Clarifier Building
Structural & Mechanical Upgrades
Contract No. BE26-123

Bids were opened on the subject project on August 6, 2026. The bid protest period expired at 4:30 p.m. on August 07, 2026. Results of the bid opening are as follows:

BIDDERS	BID AMOUNT
Carver Construction, LLC.	\$ 3,182,234.00
Dawson Construction, LLC.	\$ 3,677,380.00
Cornerstone General Contractors	\$ 5,580,160.00
<i>Engineer's Estimate - Base Bid</i>	<i>\$ 5,750,000.00</i>

Project Manager: Steve Tada, Project Manager

Project Description: The Juneau-Douglas Wastewater Treatment Plant (JDWTP) 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.

Funding Source: 2025 General Obligation Bond

CIP Number: U76-133

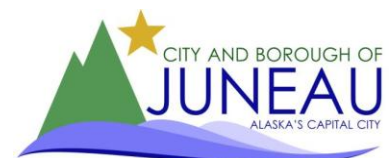
Total Project Funds	\$ 9,669,769
Construction Encumbrance	\$ 3,182,234
Construction Contingency	\$ 318,223
Design Amount	\$ 417,214
Contract Administration/Inspection	\$ 254,579
CBJ Administrative Costs	\$ 95,467

Staff recommends award of this project to Carver Construction, LLC., for the Base Bid amount of \$ 3,182,234.00.

Approved: _____
Katie Koester
City & Borough Manager

Date of Assembly Approval: _____

c: CBJ Procurement



Presented by: The Manager
Introduced: August 17, 2026
Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,
ALASKA

SERIAL NUMBER T-2702

It is hereby ordered by the Assembly of the City and Borough of Juneau,
Alaska, that \$200,997 be transferred:

From: CIP

P41-114	Dimond Park Field House Riverbank Armoring	\$ (200,997)
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To: CIP

P41-106	Adair Kennedy Park	\$ 200,997
---------	--------------------	------------

The \$200,997 consists of:

General Funds	\$ 200,997
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Moved and Approved this _____ day of _____, 2026.

Katie Koester, City Manager

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 17, 2026
Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,
ALASKA

SERIAL NUMBER T-2703

It is hereby ordered by the Assembly of the City and Borough of Juneau,
Alaska, that \$103,315 be transferred:

From: CIP

R72-181	Starlite Court Improvements	\$ (103,315)
---------	-----------------------------	--------------

To: CIP

R72-169	10 th , F, W 8 th Streets Reconstruction	\$ 103,315
---------	--	------------

The \$103,315 consists of:

General Sales Tax	\$ 103,315
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Moved and Approved this _____ day of _____, 2026.

Katie Koester, City Manager

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 07/27/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-38

An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way through Negotiated Sale Agreement with Sealaska Heritage Institute.

WHEREAS, the City and Borough of Juneau (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, Sealaska Heritage Institute responded to the request for public testimony with an offer to purchase the property through a negotiated sale in the amount of \$1,500,000.

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 53.09.260-270, The Manager is authorized to negotiate and execute the sale of the following real property for disposal through the negotiated sale 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 0.25 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.

Section 3. Purchase Price. The purchase price of the property shall be no less than \$1,500,000.

Section 4. Other Terms and Conditions. The Manager may include such other terms and conditions as may be in the public interest and in accordance with CBJ Title 53.

Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: 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, Tideland's 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 Buyer 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 Buyer.
- (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

Staff Requested Amendment 2026-15

Amendment ____.

- (A) **Property Description.** The property is described as in the Juneau Recording District, First Judicial District, State of Alaska, constituting approximately .25 ~~2.35~~ acres, and further described as follows:

Presented by: Hughes-Skandijs
Introduced: 07/27/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-40

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

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Chapter. Chapter 03.35, Continuity of government, is amended as follows:

Chapter 03.35 CONTINUITY OF GOVERNMENT

03.35.020 Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Declared emergency means an emergency proclaimed by the manager, or designee, pursuant to Chapter 3.25 or an emergency described in legislation adopted by the assembly.

Duly authorized deputy means a person who is presently authorized to perform all of the functions, exercise all of the powers, and discharge all of the duties of an office in the event the office is vacant or at such times as it lacks administration due to the death, absence, or disability of the incumbent officer.

Emergency has the same meaning as in Charter section 15.14.

~~*Emergency interim successor* means a person designated pursuant to this chapter for possible temporary succession to the powers and duties, but not the office, of a City and Borough officer in the event that the officer or any duly authorized deputy is unavailable to exercise the powers and discharge the duties of the office.~~

Unavailable means either that a vacancy in office exists and there is no deputy authorized to exercise all of the powers and discharge the duties of the office, or that the lawful incumbent of the office, including any deputy exercising the powers and discharging the duties of an office because of a vacancy, and a duly authorized deputy is absent or unable, for physical, mental, or legal reasons, to exercise the powers and discharge the duties of the office.

03.35.030 Reserved. Emergency interim successors; designation.

~~(a) — *Elective officers.* Within 30 days after first entering upon the duties of the office, each member of the assembly, except the mayor and deputy mayor, shall designate three emergency interim successors to office and specify their rank in order of succession.~~

~~(1) — *Successors to mayor.* Successors to the office of mayor shall be the same as provided in Charter 3.9.~~

~~(2) — *Successors to deputy mayor.* Successors to the office of deputy mayor shall be the same as provided in section 11.15.015.~~

~~(b) — *Appointive officers.* Officers in the following positions shall designate such number of emergency interim successors and specify their rank in order of succession after any duly authorized deputy so that there will be not less than three duly authorized~~

~~deputies or emergency interim successors or combination thereof for each officer:~~

~~manager, municipal clerk, finance director, engineering and public works director,~~

~~human resources and risk management director, chief of police, fire chief, attorney,~~

~~and airport manager.~~

~~(e) — *Review of designation.* The incumbent in the case of those elective officers specified in subsection (a) of this section, and the appointing authority in the case of those appointive officers specified in subsection (b) of this section, shall review and, as necessary, promptly revise the designations of emergency interim successors to ensure that at all times there are at least three such qualified emergency interim successors or duly authorized deputies or any combination thereof for each officer specified.~~

~~(d) — *Qualifications.* No person shall be designated or serve as an emergency interim successor unless under the Constitution of this state and Charter or provisions of this Code, that person may hold the office of the person to whose powers and duties the designee is designated to succeed, but no provision of law prohibiting an officer or employee of this City and Borough from holding another office shall be applicable to an emergency interim successor.~~

~~(e) — *Status of emergency interim successor.* A person designated as an emergency interim successor holds that designation at the pleasure of the designator; provided, that the designee must be replaced if removed. A person, the designee as an emergency interim successor, retains this designation as emergency interim successor until replaced by another appointed by the authorized designator.~~

03.35.040 Reserved. ~~Assumption of powers and duties.~~

78 ~~(a) — If in the event of a declared emergency, any officer named in subsections 03.35.030(a)~~
79 ~~and (b) of this chapter and any duly authorized deputy is unavailable, the emergency~~
80 ~~interim successor highest in rank in order of succession who is available shall, except~~
81 ~~for the power and duty to appoint emergency interim successors, exercise the powers~~
82 ~~and discharge the duties of such officer.~~

83 ~~(b) — An emergency interim successor shall exercise these powers and discharge these~~
84 ~~duties only until such time as the lawful incumbent officer or any duly authorized~~
85 ~~deputy or an emergency interim successor higher in rank in order of succession~~
86 ~~exercises, or resumes the exercise of, the powers and discharge of the duties of the~~
87 ~~office, or until, where an actual vacancy exists, a successor is appointed to fill the~~
88 ~~vacancy or is elected and qualified as provided by the Charter.~~

89 **03.35.050 Reserved. Successors; record.**

90 ~~The name, address, and rank in order of succession of each duly authorized deputy shall~~
91 ~~be filed with the municipal clerk and each designation, replacement, or change in order of~~
92 ~~succession of an emergency interim successor shall become effective when the designator~~
93 ~~files with the municipal clerk the successor's name, address, and rank in order of succession.~~
94 ~~The municipal clerk shall keep on file all such data regarding duly authorized deputies and~~
95 ~~emergency interim successors and the successor names shall be open to public inspection.~~

96 **03.35.060 Reserved. Formalities of taking office.**

97 ~~At the time of their designation, emergency interim successors shall take such oath and~~
98 ~~do such other things, if any, as may be required to qualify them to exercise the powers and~~
99 ~~discharge the duties of the office to which they may succeed.~~

100 **03.35.070 Reserved.**

101 **03.35.080 Assembly vacancies in an emergency.**

102 (a) In the event of a declared emergency, if a member of the assembly other than the
103 mayor and deputy mayor is missing for more than three days, the missing assembly
104 member is presumed to be temporarily medically incapacitated. A majority of the
105 remaining assemblymembers may, by motion, declare such office to be temporarily
106 vacant. The vacancy shall be temporarily filled by a person designated and approved
107 by a majority of the remaining assemblymembers. ~~the missing member's designated~~
108 ~~successor pursuant to this chapter.~~

109 (b) In the event of a declared emergency, if a member of the assembly:

- 110 (1) Is missing and presumed dead;
- 111 (2) Is missing for more than three consecutive regular meetings without being
112 excused by the assembly; or
- 113 (3) Is medically incapacitated for more than three consecutive regular meetings
114 without being excused by the assembly; then the assembly may declare such
115 office to be vacant.

116 A vacancy shall be filled pursuant to chapter 11.10.

117 (c) In the event of a declared emergency, if the manager or city attorney:

- 118 (1) Is missing and presumed dead;
- 119 (2) Is missing for more than three consecutive regular meetings without being
120 excused by the assembly; or
- 121 (3) Is medically incapacitated for more than three consecutive regular meetings
122 without being excused by the assembly; a majority of the remaining
123 assemblymembers may, by motion, declare such office to be temporarily

vacant. The vacancy shall be temporarily filled by a person designated and approved by a majority of the remaining assemblymembers.

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

Adopted this ____ day of August, 2026.

Attest:

Beth A. Weldon, Mayor

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: July 27, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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).

WHEREAS, Fiscal Year 2025 Emergency Appropriation Resolution 3072 and Ordinance 2024-01(b)(K) appropriated funds from the Restricted Budget Reserve for August 2024 glacier lake outburst flood response; and

WHEREAS, the City and Borough of Juneau was awarded United States Federal Emergency Management Agency (FEMA) funding to partially reimburse costs incurred for the 2024 flood response; and

WHEREAS, this ordinance deappropriates a portion of the Restricted Budget Reserve funds previously appropriated for 2024 flood response costs that are eligible for reimbursement through FEMA grant funding.

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$526,602 for 2024 glacier lake outburst flood response and repairs, allocated as follows:

To: Capital Budget

D14-105	HESCO Barriers Additional Phases	\$ 127,192
R72-176	Pavement Management	102,281
R72-180	2024 Flood Stormwater System Repairs	<u>50,500</u>
		\$ 279,973

To: Operating Budget

General Engineering	\$ 246,629
---------------------	------------

Section 3. Deappropriation. There is deappropriated from the Manager the sum of \$302,781 for 2024 glacier lake outburst flood response and repairs, allocated as follows:

From: Capital Budget

R72-180	2024 Flood Stormwater System Repairs	(\$ 152,781)
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From: Operating Budget

General Engineering	(\$ 150,000)
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Section 4. Source of Funds

Restricted Budget Reserve	(\$ 302,781)
---------------------------	--------------

United States Federal Emergency Management Agency (FEMA)	\$ 526,602
--	------------

Section 5. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: July 27, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$45,000 for Fiscal Year 2027 museum operations.

Section 3. Source of Funds

Norwegian Cruise Line Donation	\$ 45,000
--------------------------------	-----------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: July 27, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 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.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$50,697 for the Air Traffic Control Tower Capital Improvement Project (A50-117).

Section 3. Source of Funds

Airport Capital Reserves	\$ 50,697
--------------------------	-----------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

2026 3rd Late File Exemption List to the Assembly

Late File Senior & Disabled Veteran Exemptions:

Name	Parcel Number	Property Address
John Buerger	5B1501130005	2375 Jordan Ave Unit 5
Antone Ferrell	5B2401470100	8169 Thunder St
Barbara Lindh	1C060U04C030	800 F St Unit C-3
John Miller	1C030J110010	411 Coleman St
Kristina Monson	8B3301000100	16525 Pt Lena Loop Rd
Marie Parfitt	5B1201190140	5997 North St
Rebecca Penrose	5B1601350120	2523 Teslin St
Clinton Scott	2D030L010010	112 5 th St
Howard Starbard	5B1601230020	9505 Antler Way
Margaret Wilkinson	4B310104B030	3105 National Park Srv Rd Unit B3
Rosemarie Alexander-Isett	5B2401580272	4018 Deborah Dr
Ardyne Womack	5B1201180050	6011 Lemon St

Late File Senior & Disabled Veteran Hardship Exemptions:

Name	Parcel Number	Property Address
William Carrillo	5B2101040150	2815 Marsha Ave
Marilyn Doyle	5B2101320091	3356 Park Pl
Kris Gress	5B1601270020	2563 Meadow Ln
Martha Hopson	2D040T110060	1109 5 th St
Cynthia Hudson	7B1001100081	4404 Abby Way
Louis Keller	6D0801050051	6493 N Douglas Hwy
Margi Maki	5B2501720040	8912 Birch Ln
Margaret Martin	6D0901020100	7940 N Douglas Hwy
William Morris	4B1801010030	2290 Fritz Cove Rd
Christina Smith	1C070A100040	336 Gold St
Ward Taylor	5B2501060040	9020 Long Run Dr
Elizabeth Tompkins	1C040A260020	416 6 th St
John Vavalis	4B1701140100	2555 Engineer Cutoff Rd
Dennis Wink	4B1901040010	1101 Mendenhall Peninsula Rd



CBJ CLERK

AUG 10 2026

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DMC

OFFICE OF THE MUNICIPAL CLERK

155 Heritage Way, Room 215

Phone: (907)586-5278 Fax: (907)586-4552

email: city.clerk@juneau.gov

Notice of Appeal

This appeal is governed by CBJ 01.50, the Municipal Appellate Code. This code establishes the standards and procedures for appeals.¹ Anyone who files an appeal should be familiar with the appellate code. The clerk can give you a copy of the code.

Attach a copy of the decision being appealed. Do not attach any other documents, exhibits, or additional pages to this form, except for any pages needed to continue the answers to the requested information below. The clerk will accept this form only if the appropriate filing fee is attached. The fee to file an appeal to the assembly is \$500.00. To be timely, an appeal must be filed within 20 days of the date the decision being appealed is filed with the clerk.

Action Being Appealed

Board decisions are appealable: board recommendations and most staff decisions are not.

- ☐ Agency Appealed From: City and Borough of Juneau Planning Commission

- ☐ Description and Date of Decision: Denial of preliminary plat application SMP2026 0001, Chilkat Vistas Subdivision Phase IV — Tract A1; seven single-family lots; Robbie Road extension. Heard July 28, 2026. Notice of Decision dated July 31, 2026, filed with the City Clerk August 4, 2026. Copy of the Notice of Decision attached. Full description on attached Continuation Pages.

Concerned Parties

Identify the people who have an interest in the action being appealed: yourself and others.

- | | | | | |
|--|--------------------------------------|----------------|-----|-------------------------|
| ☐ Party Filing Appeal | Mailing Address | Telephone | Fax | Email |
| Chilkat Vistas LLC,
by Michael P. Heumann, Owner | 1015 Otter Run
Juneau, AK 99801 | (971) 261-8014 | — | chilkatvistas@gmail.com |
|
☐ Parties Who Won the Decision Appealed | Mailing Address | Telephone | Fax | Email |
| City and Borough of Juneau
Planning Commission | 155 Heritage Way
Juneau, AK 99801 | — | — | — |

1 01.50.070 STANDARD OF REVIEW AND BURDEN OF PROOF. (a) The appeal agency may set aside the decision being appealed only if:

- (1) The appellant establishes that the decision is not supported by substantial evidence in light of the whole record, as supplemented at the hearing;
 - (2) The decision is not supported by adequate written findings or the findings fail to inform the appeal agency of the basis upon which the decision appealed from was made; or
 - (3) The agency failed to follow its own procedures or otherwise denied procedural due process to one or more of the parties.
- (b) The burden of proof is on the appellant. (Serial No. 92-36 □ 2 (part), 1992).1

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Issues on Appeal²

Concisely describe the legal and factual errors that form the basis for your appeal. Do not argue them: argument will be heard later.

See attached Continuation Pages: Issues on Appeal Nos. 1 through 5.

Relief Requested

What should the Assembly do with the action being appealed: send it back, modify it, or something else?

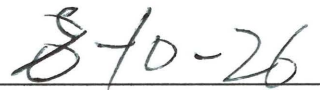
Set aside the decision of the Planning Commission and approve SMP2026 0001 subject to the four conditions and the plat notes recommended in the Director's memorandum of July 20, 2026.

In the alternative, remand the application to the Planning Commission with direction to act upon it consistent with the Director's analysis and findings.



Signature

If you are representing any group, or a person other than yourself, you must sign a notarized statement that you are authorized to represent them.



Date

2 01.50.030(b)(5) COMMENCEMENT OF ACTION.

The notice of appeal shall include a concise statement of the legal and factual errors in the decision that form the basis of the appeal.

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AUG 10 2026

NOTICE OF APPEAL — CONTINUATION PAGES RECEIVED

Appeal to the Assembly under CBJ 01.50 — attached to and part of the Notice of Appeal form
 Appellant: Chilkat Vistas LLC, by Michael P. Heumann, Owner · Decision appealed: Denial of preliminary plat application SMP2026 0001 (Chilkat Vistas Subdivision Phase IV), CBJ Planning Commission, Notice of Decision dated July 31, 2026, filed with the City Clerk August 4, 2026

DESCRIPTION AND DATE OF DECISION (continued from form)

Denial of preliminary plat application SMP2026 0001, Chilkat Vistas Subdivision Phase IV — subdivision of Tract A1 to create seven (7) single-family residential lots and extend Robbie Road. Legal description: CHILKAT VISTAS TR A1; CHILKAT VISTAS PHASE 2 TR A2. Parcel Nos. 7B1001160013 and 7B1001160012. Heard July 28, 2026. Notice of Decision dated July 31, 2026, signed by Chair Erik Pedersen on August 4, 2026, and filed with the City Clerk on August 4, 2026. A copy of the Notice of Decision is attached.

ISSUES ON APPEAL (continued from form)

A concise statement of the legal and factual errors in the decision that form the basis of the appeal, per CBJ 01.50.030(b)(5).

1. Every applicable approval criterion was satisfied. The Director's report addressed each criterion of CBJ 49.15.402(c)(4) — compliance with CBJ 49.15.411, subdivision development standards, suitability of building sites for the D15 district, street names, and the determinations of the Director of Engineering and Public Works — and made an affirmative finding on every one. The report further found that Phase IV "meets all development criteria set forth in the Richland Manor Settlement Agreement." No criterion was found unmet.
2. The decision is not supported by adequate written findings. The Planning Commission adopted no findings in support of denial. The Notice of Decision records only that a motion to approve failed 4–3 and that no additional motions were made. Nothing in the decision informs the Assembly of the basis upon which the application was denied. [CBJ 01.50.070(a)(2)]
3. The decision is not supported by substantial evidence in light of the whole record. The record contains the Director's analysis and findings, the concurrence of the Director of Engineering and Public Works, and a staff recommendation of approval with conditions. The record contains no analysis or finding that any approval criterion under CBJ 49.15.402(c)(4) is unmet. [CBJ 01.50.070(a)(1)]
4. Approval was withheld on considerations outside the approval criteria. The matters raised at hearing — the condition of previously approved Phases I through III, current excavation on Phase 3, erosion control on land not within this application, the adequacy of an existing street intersection, and asserted effects on neighbouring properties — correspond to no criterion in CBJ 49.15.402(c)(4). Staff advised the Commission on the record that such matters were outside the scope of the item before it and, as to hillside endorsement mitigation, outside the Commission's purview. No provision of CBJ 49.70.210, or of any other authority identified in the record, conditions approval of a preliminary plat on review of previously approved and constructed subdivision phases. [CBJ 01.50.070(a)(1), (a)(3)]

5. The Commission did not follow the procedure prescribed for a denial in the staff report before it. Alternative action 2 of that report required the Commission to “deny the permit and adopt new findings ... that support the denial.” No such findings were adopted. [CBJ 01.50.070(a)(3)]

CBJ CLERK

AUG 10 2026

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Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

www.juneau.org/community-development/planning-commission

155 Heritage Way • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: July 31, 2026
File No.: SMP2026 0001

Chilkat Vistas LLC
6000 Thane Road
Juneau, AK 99803
chilkatvistas@gmail.com

Proposal: Applicant requests a review for Phase IV, Chilkat Vistas Subdivision, proposing the subdivision of Tract A1 to create seven (7) single-family residential lots and extend Robbie Road.

Property Address: No existing address

Legal Description: CHILKAT VISTAS TR A1; CHILKAT VISTAS PHASE 2 TR A2

Parcel Code No.: 7B1001160013; 7B1001160012

Hearing Date: July 28, 2026

At its regular public meeting on July 28, 2026, Commissioner Derr made a motion to approve the Director's analysis and findings of SMP2026 0001 subject to the conditions and plat notes recommended in the July 20, 2026 memorandum and an additional condition 5 that prior to road construction a hillside endorsement permit must be issued which evaluates the impacts of prior Phases I through III. The motion failed 4-3 and no additional motions were made. Therefore, SMP2026 0001 was denied.

Attachments: July 20, 2026 memorandum from David Peterson, Senior Planner, through Scott Ciambor, Director, to the CBJ Planning Commission regarding SMP2026 0001.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. An appeal must be filed by 4:30 p.m. within 20 days after the date this decision is filed with the City Clerk.

According to CBJ 49.15.402 (c) (5) the applicant may submit a revised plat application, without paying additional fees, within 180 days from the date of the notice of decision.

H. Erik Pedersen

Erik Pedersen, Chair
Planning Commission

8/4/26

Date

Chilkat Vistas LLC
File No.: SMP2026 0001
July 31, 2026
Page 2 of 2

CBJ CLERK

AUG 10 2026

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Nicolette Chappell
Filed With City Clerk

8/4/2026
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



SPECIAL ASSEMBLY MEETING 2026-11

DRAFT - MINUTES

May 27, 2026 at 12:00 PM

Zoom Webinar Only

A. CALL TO ORDER

MEETING NO. 2026-11: The Special meeting of the City & Borough of Juneau Assembly was called to order at 12:00 p.m. by Mayor Weldon. The meeting was conducted virtually.

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 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: City Manager Katie Koester and Municipal Clerk Breckan Hendricks.

D. MANAGER'S REQUEST FOR AGENDA CHANGES/APPROVAL OF THE AGENDA - None

E. CONSENT AGENDA

1. Public Request for Consent Agenda Changes Other Than Ordinances for Introduction - None

2. Assembly Request for Consent Agenda Changes

MOTION by Ms. Woll to pull Ordinance 2026-25 from the consent agenda, noting that several members had expressed interest in discussing the ordinance at the Finance Committee meeting scheduled for June 3rd prior to its public hearing. *Hearing no objection, the motion was adopted by unanimous consent.*

3. Assembly Action

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

A) Ordinances for Introduction

1) Ordinance 2026-28 An Ordinance Amending the Uniform Sales Tax Code to Repeal the Sellers' Compensatory Collection Amount.

This ordinance was reviewed by the [Assembly Finance Committee on May 13th](#) and set for introduction at a special meeting. This ordinance removes the \$30 compensation available to sellers utilizing the online portal.

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

2) Ordinance 2026-25 An Ordinance Amending the Uniform Sales Tax Code to Repeal the Exemption of Commission Charged by an Agent of Travel, Lodging, or Tours Under CBJC 69.05.040.

This ordinance was reviewed by the [Assembly Finance Committee on May 13th](#) and set for introduction at a special meeting. This ordinance would repeal the exemption for commissions charged by an agent in its entirety.

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

[Clerk Note: This item was pulled off the Consent Agenda by Assemblymember Woll]

Assembly Action:

MOTION by Ms. Woll to introduce Ordinance 2026-25, set it for public hearing at the next regular Assembly meeting, and refer it to the Finance Committee at its June 3rd meeting for discussion. Mayor Weldon noted that a concern had arisen regarding a potential double taxation issue associated with this ordinance, requiring coordination with the Finance Director and Sales Tax staff to confirm the ordinance's intent. **Hearing no objection, the motion was adopted by unanimous consent.**

3) Ordinance 2026-26 An Ordinance Amending the Uniform Sales Tax Code to Modify the Geographic Parameters for the Sale of Goods Aboard Cruise Ships Under CBJC 69.05.040.

This ordinance was reviewed by the [Assembly Finance Committee on May 13th](#) and set for introduction at a special meeting. This ordinance defines the geographic boundaries for sales of goods within CBJ waters.

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

4) Ordinance 2026-27 An Ordinance Amending the Uniform Sales Tax Code to Amend the Cap on Single Goods and Services Under CBJC 69.05.040.

This ordinance was reviewed by the [Assembly Finance Committee on May 13th](#) and set for introduction at a special meeting. This ordinance addresses the threshold for the exemption on single goods and single services.

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

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Steve Ball, General Manager with Coeur Alaska's Kensington Mine, advised against eliminating the sales tax cap, highlighting Kensington Mine as one of Juneau's top taxpayers and employers, contributing nearly \$3 million in local taxes in 2025 and employing around 400 people. Removing the cap might raise the mine's tax burden by about \$5 million—280% higher—costs they cannot transfer to customers. He noted limited direct CBJ services due to the mine's remote operations. Responding to Mr. Brooks, Mr. Ball mentioned that raising the cap from \$15,000 to \$30,000 would add approximately \$250,000 annually in taxes.

Jean McBrian (Downtown Juneau), a Friends of the Juneau Douglas City Museum board member, appealed for full funding of museum staff. She warned that limited staffing without a director or curator would stifle the museum's mission of preserving Juneau's history. Replying to Deputy Mayor Smith, Ms. McBrian affirmed that the Friends aid in funding grants and programs beyond the museum's main operating budget.

G. ASSEMBLY COMMENTS AND QUESTIONS - None

H. SUPPLEMENTAL MATERIALS

- I. INSTRUCTION FOR PUBLIC PARTICIPATION** The public may participate 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 11am the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

J. ADJOURNMENT

With no further business to come before the Assembly, the meeting adjourned at 12:11 p.m.

Signed: _____
Breckan L. Hendricks,
Municipal Clerk

Signed: _____
Beth A. Weldon,
Mayor



SPECIAL ASSEMBLY MEETING 2026-13

DRAFT - MINUTES

June 18, 2026 at 12:00 PM

Zoom Webinar Only

A. CALL TO ORDER

MEETING NO. 2026-13: The Special meeting of the City & Borough of Juneau Assembly was called to order at 12:00 p.m. by Mayor Weldon. The meeting was conducted virtually.

B. LAND ACKNOWLEDGEMENT- Led by Deputy Mayor Smith

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, Maureen Hall, and Nathaniel (Nano) Brooks.

Assemblymembers Absent: Neil Steininger

Staff Present: City Manager Katie Koester; Deputy City Manager Robert Barr; City Attorney Emily Wright; and Municipal Clerk Breckan Hendricks.

D. MANAGER'S REQUEST FOR AGENDA CHANGES/APPROVAL OF THE AGENDA - None

E. CONSENT AGENDA

1. **Public Request for Consent Agenda Changes Other Than Ordinances for Introduction - None**
2. **Assembly Request for Consent Agenda Changes - None**
3. **Assembly Action**

MOTION by Deputy Mayor Smith to adopt the Consent Agenda as presented and asked for unanimous consent. *Hearing no objection, the Consent Agenda was adopted.*

A) Resolutions

- 1) **Resolution 4050 A Resolution of the City and Borough of Juneau Declaring a Local Emergency in Response to the 2026 Glacier Outburst Flood and a Request for State Assistance.**

On [August 6, 2024](#), the Assembly adopted Resolution 3071, a local emergency declaration issued in response to the historic 2024 glacier outburst flood. Since that time, the Assembly has declared an ongoing emergency due to the continuing threat to the community of the annual floods and the need to identify and implement both an interim and enduring solution. Most recently, Resolution 4033 extended the local emergency through July 11, 2026. Resolution 4050 declares a local emergency for the anticipated 2026 glacier outburst flood (GLOF) and requests continued state assistance to support flood preparedness, response, and mitigation efforts and extends the local emergency declaration for 180 days following its adoption.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4051 An Emergency Appropriation Resolution Appropriating \$3,500,000 to the Manager for School Roof Repairs Required Due to the 2026 Winter Storm Disaster; Funding Provided by Risk Management Funds.

Engineering and design work has been completed on one of the two schools which had roof damage as a result of the 2026 Winter Storm disaster. Work is nearing completion on the second. Preliminary estimates indicate total project costs may be as high as \$3.5M. The majority of these costs will be reimbursed by property insurance. Due to the work spanning two fiscal years and the magnitude of the repair, additional risk fund appropriation authority may be needed, which this resolution provides. This is presented to the Assembly as an emergency appropriation so that the most disruptive work can be completed before school starts in the fall.

The City Manager recommends the Assembly adopt this Resolution.

3) Resolution 4052 A Resolution Supporting the Homeporting of Two Major United States Coast Guard Cutters, Including the CGC STORIS, in Juneau, and Affirming the Community's Commitment to Supporting Coast Guard Personnel and Their Dependents.

This non-binding resolution communicates the City & Borough of Juneau unwavering support of the US Coast Guard and advocating for an additional major cutter to be homeported alongside the CGC STORIS. This resolution reaffirms Juneau's commitment to collaborate with federal agencies, the local Navy League, and regional partners to ensure exceptional housing, schooling, and community support for incoming service members and their families.

The City Manager recommends the Assembly adopt this Resolution.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

One member of the public was scheduled to provide testimony but did not join the Zoom webinar. Therefore, no public testimony was received.

G. STAFF REPORTS

1. Update on Citizens Initiatives

The Clerk's review of the [1% Seasonal Sales Tax initiative petition](#) signatures is nearing completion. If the petition is determined sufficient prior to this meeting, the Certificate of Petition will be uploaded to the agenda packet under Supplemental Materials.

CBJ Charter § 7.10(a) states, in part: “When an initiative or referendum petition has been determined sufficient, the clerk immediately shall submit it to the Assembly. If the assembly fails to adopt a proposed initiative measure without any change in substance within forty-five days after the date the petition was determined sufficient, it shall submit the proposed initiative or referred measure to the electorate of the municipality.”

Clerk Hendricks reported that the 1% Seasonal Sales Tax initiative petition had been certified and forwarded to the Assembly. She also reported that the Mill Rate Cap initiative petition had been returned to her office and that signature review commenced the previous day.

H. ASSEMBLY COMMENTS AND QUESTIONS

I. SUPPLEMENTAL MATERIALS

1. Final Certification of 1% Seasonal Sales Tax

J. **INSTRUCTION FOR PUBLIC PARTICIPATION** The public may participate 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 11am the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

K. ADJOURNMENT

With no further business to come before the Assembly, the meeting adjourned at 12:05 p.m.

Signed: _____
Breckan L. Hendricks,
Municipal Clerk

Signed: _____
Beth A. Weldon,
Mayor



ASSEMBLY MEETING NO. 2026-15

DRAFT - MINUTES

July 27, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

MEETING NO. 2026-15: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 6:59 p.m. by Mayor Weldon. The commencement of the meeting experienced a delay attributable to a power outage impacting downtown Juneau. The meeting was conducted as a hybrid format, allowing for both in-person attendance and virtual participation.

A. FLAG SALUTE - Led by Mr. Kelly

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 Smith; Assemblymembers Alicia Hughes-Skandijs, Paul R. Kelly, Ella Adkison, Neil Steininger (via Zoom, departed at 7:56 p.m.), Maureen Hall (via Zoom), and Nathaniel (Nano) Brooks.

Assemblymembers Absent: Christine Woll.

Staff Present: City Manager Katie Koester; Deputy City Manager Robert Barr; City Attorney Emily Wright; Port Director Carl Uchtyl; Municipal Clerk Breckan Hendricks; and Meeting Tech Kevin Allen.

D. SPECIAL ORDER OF BUSINESS

1. Proclamation: United States Coast Guard Appreciation Month

Deputy Mayor Smith read a proclamation declaring August 2026 as United States Coast Guard Appreciation Month, recognizing the annual Buoy Tender Roundup scheduled for August 16–21, 2026, and the anticipated commissioning of CGC Storis to Juneau. Coast Guard Sector Southeast Alaska Commander Captain Nadolny accepted the proclamation on behalf of the Coast Guard, accompanied by Command Master Chief Lena Shearer, Lieutenant JG Moore, and Commander Davis. Port Director Uchtyl presented the Juneau Maritime Festival Tug-of-War Trophy to Captain Nadolny, noting the Coast Guard had held the trophy for six consecutive years.

2. Recognition of Juneau Fireworks Crew and Volunteers

The Mayor recognized the Juneau Fireworks Crew and supporting businesses for their volunteer efforts in producing the 4th of July fireworks display in honor of the nation's 250th

anniversary. Port Director Uchytel read a plaque presented on behalf of CBJ acknowledging the crew's decades of volunteer service. Letters of appreciation were distributed to crew members present. The following sponsor businesses were recognized: Aggpro, Eagle Raven Global, DIPAC Macaulay Salmon Hatchery, Bluhm Services, Trucano Construction, Pyramid Abatement, Dahlberg Design, Breeze Inn, AML, NAO, Amak Towing, Spice Juneau, and A1 Hearth and Stone. Nimmy Philips with the Downtown Business Association also offered remarks of appreciation on behalf of the downtown business community.

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

1. 2026-06-24 Special Assembly Meeting No. 2026-14 Minutes - Draft

2. 2026-06-08 Regular Assembly Meeting No. 2026-13 Minutes - Draft

F. MANAGER'S REQUEST FOR AGENDA CHANGES

Manager Koester requested the addition of a verbal update on flood preparedness under Staff Reports. The addition was accepted without objection.

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.)

Deborah Craig (Chair, Juneau Commission on Aging) highlighted ongoing service failures by Capital AKcess, the ADA paratransit provider, pointing to missed pickups, reservation issues, limited phone capacity, and inadequate awareness of disability needs. She criticized the renewal of the contractor's agreement amid unresolved problems and urged an immediate CBJ review and potential phone survey of users.

Carol Bookless (Douglas) voiced concerns about the below-value sale of City Hall, land leases for affordable housing, wastewater treatment costs, planned demolition of Telephone Hill, and potential GLOF (Glacial Lake Outburst Flood) mitigation methods. She encouraged broader consideration of alternatives before major decisions.

KJ Metcalf (North Douglas), representing Veterans for Peace Chapter 100, stated that he was prevented from displaying a sign at the July 4th parade by organizers, with support from JPD. He requested the formation of a committee to review and address parade speech regulations.

Douglas Mertz (North Douglas), a retired civil rights attorney, supported Metcalf, emphasizing the city's responsibility in parade speech policy enforcement and noted poor reasoning in the borough's legal opinion compared to broader protections under Alaska law. He sought an apology to Metcalf, a task force on parade rules, and civil rights law consultation.

Craig Wilson (Twin Lakes), president of Veterans for Peace Chapter 100, asserted the parade committee overstepped by unilaterally altering the parade's focus and adding unclear content rules, seeking a restatement of Resolution 2265 and an Assembly liaison's involvement in parade planning.

Yvette Soutiere (Star Hill) asked the Assembly to have JPD enforce CBJ codes related to animal cruelty and bear nuisances, advocating for consistent fines to mitigate bear conflicts and potentially increase city revenue.

Peter Metcalfe (Governor's Mansion neighborhood) reported on a nearby long-standing encampment causing trash, attracting bears, and hosting illicit drug activities. He called for a task force to address the issue similar to the Bergmann Hotel case.

H. CONSENT AGENDA

- 1. Public Request for Consent Agenda Changes Other Than Ordinances for Introduction - None**
- 2. Assembly Request for Consent Agenda Changes - None**
- 3. Assembly Action**

MOTION by Deputy Mayor Smith to approve the consent agenda as presented and requested unanimous consent. *Hearing no objection, the consent agenda was approved.*

A) Ordinances for Introduction

- 1) Ordinance 2026-39 An Ordinance Amending Title 85, Waters and Harbors, to Include Provisions Governing Cruise Ship Docking and Disembarkation.**

This ordinance is sponsored by Assemblymembers Woll, Hughes-Skandijs, and Kelly. It restricts the total number of large cruise ships over 950 passengers calling within the boundaries of the City and Borough of Juneau to five per day. This codifies the negotiated limit recommended by the 2020 Visitor Industry Task Force Final Report and formalized by the 2023 Memorandum of Agreement between CBJ and the cruise lines calling on Juneau.

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

- 2) Ordinance 2021-01(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 City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

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

4) Ordinance 2026-38 An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way through Negotiated Sale Agreement with Sealaska Heritage Institute for \$1,500,000.

At the [March 16, 2026 Committee of the Whole meeting](#), the Assembly discussed options for selling 155 Heritage Way, City Hall. The [memo](#) from the March 16 meeting outlines various methods of disposal available. As an outcome of that meeting, the Assembly moved [Ordinance 2026-15](#), for the disposal of City Hall to the highest bidder with a minimum bid of \$2,500,000, to the [April 6 Regular Assembly meeting](#) for public testimony. No testimony was received. Ordinance 2026-15 was further discussed at the [July 13, 2026 Committee of the Whole meeting](#). In response to the Assembly discussions, Sealaska Heritage Institute has offered to purchase the property through a Negotiated Sale for \$1,500,000. At that meeting, the Committee of the Whole passed a motion to introduce an ordinance for the disposal of 155 Heritage Way through Negotiated Sale to Sealaska Heritage Institute of \$1,500,000. Both ordinances will be scheduled for public hearing at the next regular Assembly meeting.

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

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

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

B) Resolutions

1) Resolution 4054 A Resolution Supporting an Application for Funding from the State of Alaska Department of Transportation and Public Facilities Harbor Facility Grant Program of \$500,000 for Echo Cove Launch Ramp Float Installation Project.

This resolution is in support of a Docks & Harbors ADOT Harbor Facility Grant application to install a boarding float at Echo Cove Launch Ramp. An Assembly resolution is not required for the ADOT Facility Grant but is encouraged as it increases an applicant's score. Improvements to the Echo Cove facility were initiated by Territorial Sportsmen, Inc., and has support from other user groups.

The Docks & Harbors Board reviewed this resolution at its regular Docks and Harbors Board meeting on [June 25, 2026](#) and recommended approval by the Assembly.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4055 A Resolution Supporting an Application for Funding from the State of Alaska Department of Transportation and Public Facilities

Harbor Facility Grant Program for \$2,000,000 for Phase IV of the Statter Harbor Improvements Project.

This resolution is in support of a Docks & Harbors ADOT Harbor Facility Grant application to replace aging floats & piling at the Statter Harbor “horseshoe” as well as zinc anodes for pilings without cathodic protection. An Assembly resolution is not required for the ADOT Facility Grant but is encouraged as it increases an applicant’s score. The Statter Harbor “horseshoe” is the oldest infrastructure left in the harbor from the 1960’s.

The Docks & Harbors Board reviewed this resolution at its regular Docks and Harbors Board meeting on [June 25, 2026](#) and recommended approval by the Assembly.

The City Manager recommends the Assembly adopt this Resolution.

3) Resolution 4057 A Resolution Repealing and Reestablishing the Assembly Rules of Procedure.

This resolution repeals and reestablishes the Assembly Rules of Procedure to clarify parliamentary procedures and current practices, and improve meeting administration. The proposed amendments include clarifying committee authority and meeting procedures, establishing a process for filling empowered board vacancies, documenting existing Charter requirements and current practices, making technical and housekeeping revisions, and updating provisions related to public participation, and committee operations.

These proposed amendments were discussed at the [July 13, 2026, Committee of the Whole](#).

The City Manager recommends the Assembly adopt this Resolution.

4) Resolution 4058 A Resolution Repealing Noncode Ordinances Nos. 2020-32(c)(am) and 2023-20(b), and Reestablishing the Systemic Racism Review Committee.

This Resolution removes the sunset clause and re-establishes the SRRC.

The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

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

Liquor License — 2 Transfers

Transfer From: Abigail May LaForce Barnett d/b/a Zerelda's Bistro

Transfer To: Queen of the North, LLC d/b/a Queen of the North Wine Cafe

License Type: Restaurant Eating Place License: #5278 Location: 9106 Mendenhall Mall Rd. Suite B

Transfer From: No Creek Jack Inc. d/b/a Duck Creek Market

Transfer To: Thibodeau's Market, Inc. d/b/a Duck Creek Market

License Type: Package Store License: #2976 Location: 9951 Stephen Richards Dr.
Package Store Endorsements: shipping #60019, delivery #60020, re-packaging

#60021, sampling #60022

Liquor License — 2 Renewals

Licensee: Green Lantern LLC (No DBA: Renda Heimbigner)

License Type: Restaurant Eating Place License: #851 Location: No Premises

Licensee: Alaskan Hotel & Bar Inc. d/b/a Alaskan Hotel

License Type: Beverage Dispensary - Tourism License: #1378 Location: 167 S. Franklin St.

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

The City Manager recommends the Assembly waive its right to protest the above-listed liquor license actions.

D) Bid Awards

1) BE27-025 CBJ Interior Improvements - Burns Building

This project consists of interior improvements to Floors 1 and 2 of the William J. Burns Building, located at 801 W. 10th Street, Juneau, Alaska. The project includes upgrades to the HVAC and electrical systems, as well as limited interior construction and finish replacement, to bring public-facing areas, accessible routes, and key building systems up to current code and ADA compliance standards. The majority of the work will take place on floors 1 and 2, with limited work required in the Mechanical Penthouse. Upon completion, the project will consolidate eleven City and Borough of Juneau departments and approximately 147 personnel within approximately 46,000 square feet of combined floor area.

The City Manager recommends award of the CBJ Interior Improvements - Burns Building (BE27-025) to Carver Construction, the lowest responsive bidder, for a total contract amount of \$4,416,700.92.

E) Transfers

1) Transfer Request 2701 A Transfer of \$275,000 from CIP W75-064 Crow Hill Reservoir Inspect and Rehabilitate to CIP W75-082 Crow Hill Water Electrical Upgrades.

This request would transfer \$275,000 from the Crow Hill Reservoir Inspect and Rehabilitate CIP to new CIP Crow Hill Water Electrical Upgrades. These funds will provide for necessary repairs and improvements to the Crow Hill water systems' power distribution network, which is currently experiencing failures. Until remedied, these issues present a work safety hazard and compromise the function of the water storage and distribution systems. The Crow Hill Reservoir Inspect and Rehabilitate CIP will retain sufficient funding for remaining project work.

This transfer of project funding is consistent with the intent of the 2017 1% Sales Tax Initiative approved by voters in the October 3, 2017 municipal election.

The Public Works and Facilities Committee reviewed this request at the [March 16, 2026 meeting](#).

The City Manager recommends approval of this transfer.

F) City/State Project Review

1) CSP2026 0001: The Alaska Department of Transportation and Public Facilities State Project Review for construction of a modified, partially signalized intersection at Egan Drive and Yandukin Drive.

This item was heard at the [June 23, 2026, Planning Commission meeting](#), where the Commission adopted the analysis and findings contained in the [June 3, 2026, Staff Report](#) and approved a State Project Review for construction of a modified partially signalized intersection at Egan Drive and Yandukin Drive, as described in the project description and drawings submitted with the application with no conditions. The [Notice of Decision](#) was filed with the Municipal Clerk on June 29, 2026, making the permit effective on that date.

Under CBJ Code, the Planning Commission's decision becomes final 90 days after the application is received unless modified or disapproved by the Assembly. The 90-day review period has elapsed making this an informational item.

The City Manager submits this item to the Assembly for information only.

I. PUBLIC HEARING

1. Ordinance 2026-35 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount Not to Exceed \$16,000,000 to Finance Capital Improvements at Various Schools within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 6, 2026.

This ordinance would send a bond package to the voters to consider in the municipal election on October 6, 2026. This ordinance would send one general obligation bond proposition of up to \$16.0 million for school capital improvements in the borough. School improvement projects identified include reroofing projects at several schools, security and safety upgrades districtwide, boiler room renovation and upgrades at several schools.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 6, 2026 election ballot during the May 20, 2026, Assembly Finance Committee meeting. The Assembly Finance Committee

reviewed this ordinance at its [June 3, 2026 meeting](#). The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

Public Comment:

Rebecca Braun urged the Assembly to delay the bond measure, expressing concern that adding bonds to an already crowded ballot—alongside a mill rate cap initiative and the 3% temporary sales tax renewal—could jeopardize passage of all measures. She argued the city should prioritize stabilizing its revenue foundation.

Assembly Action:

MOTION by Ms. Hughes-Skandijs adopt Ordinance 2026-35.

Objection by Ms. Hall, citing alignment with Ms. Braun's rationale. Ms. Hall emphasized her support for maintaining facilities and schools and expressed opposition to deferring this matter, underscoring the importance of stabilizing revenue.

Deputy Mayor Smith objected, highlighting concerns about smaller funding measures potentially falling short in supporting schools and students in the long run. His objection was not against the bond but a caution regarding its timing, suggesting that smaller measures might create a false impression that current bonds adequately address future needs.

AMENDMENT #1 by Deputy Mayor Smith to refer Ordinance 2026-35 to the Assembly Finance Committee for consideration during the FY28 budget process.

Objections by Ms. Hughes-Skandijs and Mr. Brooks, arguing that deferral perpetuates deterioration of school facilities and that it is the Assembly's duty to put the question before voters, not to preemptively decide for them.

Mr. Kelly, having been alerted to a procedural concern by a DEED employee, raised the issue that the ordinance's ballot language, as drafted, did not meet Alaska statutory requirements necessary to qualify for state bond debt reimbursement. City Attorney Wright responded, confirming that meeting those requirements would have necessitated additional information on the ballot, approval from the Department of Education and Early Development (DEED), and a concurrent school board vote—all of which could not be accomplished before the Friday ballot printing deadline. She confirmed that, absent those steps, the bonds could still be issued but would not be eligible for state reimbursement. As a result, Mr. Kelly indicated his reluctant support for referring the ordinance to ensure the district receives maximum benefit.

Roll Call Vote on Amendment #1: Yeas: Smith, Adkison, Kelly, Hall, Weldon (5); Nays: Hughes-Skandijs, Brooks (2). **Amendment carried. 5-2.**

Roll Call Vote on Main Motion as Amended: Yeas: Smith, Adkison, Kelly, Hall, Weldon (5); Nays: Hughes-Skandijs, Brooks (2). **Motion carried. 5-2.**

2. Ordinance 2026-36 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount Not to Exceed \$9,400,000 to Finance Water and Wastewater Utilities Capital Improvements within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 6, 2026.

This ordinance would send one general obligation bond proposition of up to \$9.4 million for water and wastewater utility infrastructure improvements, including, but not limited to, work at the Mendenhall Wastewater Treatment Plant. As part of the utility rate-setting process, the Assembly determined a rate structure that would require cash infusion from outside the utility in order to maintain the water and wastewater infrastructure. This bond proposal addresses the capital project needs in the short-term. Project costs exceeding the bond amount will be funded from Water and/or Wastewater fund balance.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 6, 2026 election ballot during the May 20, 2026, Assembly Finance Committee meeting. The Assembly Finance Committee reviewed this ordinance at its [June 3, 2026 meeting](#). The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#). **The City Manager recommends the Assembly take public testimony and refer this ordinance to the Assembly Finance Committee for consideration during the FY28 budget process.**

Public Comment:

Mike Riederer (Lena), suggested that bonds and mill rate increases are separate financial instruments and recommended that the Assembly consider presenting the bond measure separately on the ballot.

Assembly Action:

MOTION by Mr. Brooks to refer Ordinance 2026-36 to the Assembly Finance Committee for consideration during the FY28 budget process. Mr. Brooks subsequently objected and proposed an amendment.

AMENDMENT #1 by Mr. Brooks to place the bond on the 2026 ballot, arguing that the Utilities' infrastructure is in poor condition and that emergency expenditures this year—such as the Blackerby water main failure—underscored the need.

Objection raised by Deputy Mayor Smith, emphasizing the Manager's recommendation and insight concerning the Utilities Division's capacity to spend the funds within the following year, given the current extent of ongoing projects.

Roll Call Vote on Amendment #1: Yeas: Brooks(1); Nays: Smith, Hughes-Skandijs, Kelly, Adkison, Hall, Weldon (6) . **Amendment failed. 1-6.**

Hearing no further objection, the main motion, to refer Ordinance 2026-36 to the Assembly Finance Committee for consideration during the FY28 budget process was adopted by unanimous consent.

- 3. Ordinance 2026-13 An Ordinance Providing for the Levy and Collection of a Temporary 3% Areawide Sales Tax on the Price of All Taxable Sales of Goods and Services Delivered within the City and Borough of Juneau, to be in Effect Five Years from July 1, 2027, through July 1, 2032; and Calling for an Election on Whether Such Sales Tax Shall Be Levied.**

The CBJ currently levies a 5% sales tax, consisting of a permanent 1% tax, a temporary 1% tax, and a temporary 3% tax. Voters have authorized the temporary 3% tax every five years, and it is currently scheduled to expire on July 1, 2027. Revenue from the temporary 3% tax provides a stable funding source for municipal services, including police, fire, parks, libraries, and capital improvement projects. This ordinance would place the temporary 3% sales tax before the voters on the ballot for the October 6, 2026, Municipal Election.

This ordinance was reviewed by the Assembly Finance Committee at its [April 22, 2026 meeting](#). The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

Public Comment: No public comment received.

Assembly Action:

MOTION by Ms. Adkison to adopt Ordinance 2026-13 and requested unanimous consent.

Hearing no objection, the motion was adopted by unanimous consent.

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

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

Public Testimony was taken at the [April 6, 2026 Regular Assembly meeting](#), after which the ordinance was referred to the Human Resources Committee (HRC) for

further review. The HRC considered the ordinance at its [May 18, 2026, meeting](#), and forwarded it back to the full Assembly.

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

Public Comment: No public comment received.

Assembly Action:

MOTION by Mr. Kelly to adopt Ordinance 2026-11 and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

5. Ordinance 2026-32 An Ordinance Amending the Uniform Sales Tax Code to Repeal the Exemption of Sales by Non-profit Organizations.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#) and discussed at its [June 3, 2026](#) meeting. This ordinance narrows exemptions available to non-profits to only include governments and social services.

A Law recommended amendment has been included in your packet for consideration.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

Public Comment:

Bob Urata (Twin Lakes) requested consideration of an exemption threshold based on annual earned revenue, such as \$1 million, to protect smaller organizations from disproportionate administrative burden.

Chuck Smythe (Montana Creek Area) urged the Assembly to table the ordinance pending broader community engagement, citing the role nonprofits play in making Juneau a livable city.

Bruce Garrison (Glacier Spur Road), a former state tax auditor, raised concerns about audit and enforcement capacity and noted a significant number of nonprofits may not be registered with the city.

Charlotte Truitt (Twin Lakes), Executive Director of the Juneau Symphony, provided detailed cost estimates, noting the Symphony would incur approximately \$6,000 in compliance costs to collect an estimated \$12,500 in taxes, and warned that the October 1 implementation date was not feasible for many organizations.

Rick Harris (Valley) raised concerns about the ambiguity of the term "social services" as used in

the ordinance, recommended that the Assembly adopt the City Attorney's alternative draft rather than the version before them.

Assembly Action:

MOTION by Deputy Mayor Smith to refer Ordinance 2026-32 to the September 2 Assembly Finance Committee for consideration. He acknowledged that many nonprofits had only recently learned of the ordinance and that its definitions and implementation timeline required further work.

Objection by Ms. Hughes-Skandijs to note her concern about the ordinance being repeatedly deferred. Mayor Weldon indicated that she and possibly Mr. Steininger had potential amendments, but they were not prepared to introduce them that evening. Ms. Hughes-Skandijs ultimately withdrew her objection, urging that any referral result in a genuine decision rather than another delay.

Ms. Hall voiced her support of the Deputy Mayor's motion, emphasizing the necessity for enhanced community notice and acknowledging the complexity and need for further refining of the proposed legislation.

Hearing no further objection, the motion to refer Ordinance 2026-32 to the September 2 Assembly Finance Committee meeting for consideration was adopted by unanimous consent.

6. Ordinance 2026-34 An Ordinance Amending Real and Personal Property Tax to Adjust the Senior Citizen and Disabled Veteran Hardship Exemption.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#). This ordinance modifies the income requirement to 250% of the federal poverty guidelines. For an individual, that amount is \$49,875; for a family, the amount is \$67,625. Currently, the income threshold is \$120,000.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#) and had the following comment to share with the Assembly: *The SRRC reviewed Ordinance 2026-34 and recommends to the Assembly that they consider broader hardship definitions when considering property tax exemptions and other exemptions in the future.*

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

Public Comment: No public comment received.

Assembly Action:

MOTION by Ms. Hall to adopt Ordinance 2026-34. Objection by Mayor Weldon for the purpose of an Amendment.

[Clerk Note: Mayor Weldon passed the gavel to Deputy Mayor Smith]

AMENDMENT #1 by Mayor Weldon to set the threshold at 300% of the federal poverty guidelines, which would equate to \$59,850 for an individual and \$81,150 for a family, resulting in 143 eligible parcels compared to 95 at the 250% level and 320 at the current threshold. The Mayor noted this represented a more gradual reduction from the existing level.

Objections by Ms. Hughes-Skandijs and Ms. Adkison, citing that 250% is a recognized benchmark already embedded in CBJ's sales tax rebate program and represents a meaningful and consistent standard. Deputy Mayor Smith and others supported the Mayor's more gradual approach out of concern for the impact on fixed-income seniors.

Roll Call Vote on Amendment #1: Yeas: Weldon, Kelly, Hall, Brooks, Smith (5); Nays: Hughes-Skandijs, Adkison (2) . **Amendment carries. 5-2.**

[Clerk Note: Deputy Mayor Smith returned the gavel to Mayor Weldon]

Hearing no further objection, the motion to adopt Ordinance 2026-34 as amended was adopted by unanimous consent.

7. Ordinance 2026-29 An Ordinance Amending Real and Personal Property Tax Code to Repeal the Historic Property Repair Exemptions.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#). This ordinance removes the exemption for repair and rehabilitation of historic property in its entirety.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

Public Comment: No public comment received.

Assembly Action:

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2026-29 and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

8. Ordinance 2026-30 An Ordinance Amending Real and Personal Property Tax to Adjust the Commercial Fixed-Wing and Rotary-Wing Aircraft Flat Tax.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#). This ordinance updates the flat tax for commercial fixed-wing and rotary-wing aircraft over a period of three years, to bring all rates up to current CPI.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

Public Comment: No public comment received.

Assembly Action:

MOTION by Mr. Brooks to adopt Ordinance 2026-30 and requested unanimous consent.

Hearing no objection, the motion was adopted by unanimous consent.

9. Ordinance 2026-31 An Ordinance Amending Real and Personal Property Tax to Amend the Property Tax Exemptions for Vessels.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#). This ordinance narrows the property tax exemption for vessels and establishes a flat property tax for commercial vessels (other than those exempted) based on length.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

Public Comment: No public comment received.

Assembly Action:

MOTION by Ms. Adkison to adopt Ordinance 2026-31 and requested unanimous consent.

Hearing no objection, the motion was adopted by unanimous consent.

10. Ordinance 2026-33 An Ordinance Amending the Uniform Sales Tax Code to Repeal the Exemption of Agent Commissions for Negotiated Sale or Lease.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#). This ordinance repeals the exemption for agent commissions in its entirety.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

Public Comment: No public comment received.

Assembly Action:

MOTION by Mr. Kelly to adopt Ordinance 2026-33 and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

11. Ordinance 2025-01(b)(AP) An Ordinance Appropriating \$12,000,000 to the Manager for Bartlett Regional Hospital's Fiscal Year 2026 Operating Costs; Funding Provided by Hospital Funds.

This ordinance appropriates \$12 million for Bartlett Regional Hospital's FY2026 operating costs. During FY2026, the hospital expanded operations to include Bartlett Family Medicine, Bartlett Glacier Peds, and orthopedic and general surgery specialty clinics. These expanded services were not reflected in Bartlett's FY2026 Amended Budget, creating a need for additional expenditure authority to support the associated operating costs. Funding for this appropriation is provided by increased user fee revenue generated by these expanded services.

The Bartlett Regional Hospital Board of Directors will review this request at its June 30 meeting. The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

Public Comment: No public comment received.

Assembly Action:

MOTION by Deputy Mayor Smith to adopt Ordinance 2025-01(b)(AP) and requested unanimous consent.

Mayor Weldon questioned whether revenues from the clinics would prevent the need for future budget supplementation. BRH CEO Joe Warner explained that the clinics were not included in the current fiscal-year budget and that transitioning them to rural health clinic designation is expected to make them financially sustainable. Mayor Weldon withdrew her objection.

Hearing no further objection, the motion was adopted by unanimous consent.

12. Ordinance 2025-01(b)(AO) An Ordinance Appropriating \$118,407 to the Manager for the Ramp Improvements and Remain Overnight Aircraft Parking Apron Capital Improvement Project; Funding Provided by Airport Capital Reserve Funds.

This ordinance appropriates \$118,407 from Airport Capital Reserve to the Ramp Improvements and Remain Overnight Aircraft Parking Apron CIP. The funding provides for localized runway repairs at seven locations on Runway 08/26. The work includes milling, repaving, and surface grooving to repair potholes and other pavement failures. These expenses are ineligible for grant reimbursement 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 its [May 14, 2026 meeting](#). The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

Public Comment: No public comment received.

Assembly Action:

MOTION by Ms. Hall to adopt Ordinance 2025-01(b)(AO) and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

13. 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 the Assembly take public testimony and adopt this ordinance.

Public Comment: No public comment received.

Assembly Action:

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2026-23 and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

J. UNFINISHED BUSINESS

K. NEW BUSINESS

1. Amendment No. 1 to the Memorandum of Agreement (MOA) with Tlingit & Haida: Public Safety and Emergency Response

The Assembly approved a Supplemental Memorandum of Agreement with the Central Council of the Tlingit & Haida Indian Tribes of Alaska in November 2024 to strengthen government-to-government collaboration on public safety, emergency preparedness, joint training, and information sharing. Amendment No. 1 builds upon that partnership by formalizing the City and Borough of Juneau's ability to provide municipal fire and emergency response services to Tribal properties within the borough, including emergency medical services, fire suppression, rescue response, hazardous conditions response, and other public safety services.

The amendment establishes a framework for the Tribe to make a voluntary annual Public Safety Services Support Contribution, if mutually agreed upon, to help support these services while expressly preserving the governmental status, sovereign immunity, and jurisdiction of both parties. It also expands coordination during significant public safety events by requiring timely communication and resource coordination to avoid duplication of effort. While the amendment applies generally to Tribal properties and does not identify any specific property, [Two Coppers Casino](#) on Fish Creek Road is expected to be the first Tribal property formally recognized under the agreement. All other provisions of the 2024 MOA remain in effect, including the commitment to ongoing collaboration, joint training, and information sharing.

This amendment was reviewed and forwarded to the Assembly by the Assembly Committee of the Whole at its [July 13, 2026 meeting](#).

The City Manager recommends the Assembly take public testimony and approve the amendment.

Public Comment: No public comment received.

Assembly Action:

Mr. Brooks inquired whether the discretionary and voluntary nature of the contribution might allow for a situation where extensive resources are utilized in a particular year without clear cost recovery. In response, Attorney Wright confirmed that a forthcoming operating agreement will delineate cost obligations, thereby eliminating any ambiguity regarding the voluntary nature of the contribution.

Mayor Weldon inquired about the provision of fire services for Two Coppers Casino, which lies outside the designated fire service area. Manager Koester clarified that the Fire Department responds to emergency medical services and fire incidents beyond the service area, emphasizing life safety as the priority. Operational strategies such as ensuring fire lane access and water supply will aid in maintaining an efficient response. Additionally, Manager Koester highlighted that the building is equipped with a full sprinkler system, improving overall fire safety.

MOTION by Mr. Brooks to approve Amendment No. 1 to the MOA with Tlingit & Haida for Public Safety and Emergency Response and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

2. Notice of Appeal - AELP Sales Tax

On March 12, 2026, AELP was notified by the CBJ Finance Department that their purchase of diesel fuel was not eligible for a resale exemption under CBJC [69.05.040\(32\)](#). [AELP appealed this decision](#).

A panel of three hearing officers heard oral arguments by AELP and CBJ Finance on [May 11, 2026](#). The panel produced a [recommendation](#) for the Manager's consideration; the majority recommended that AELP be found eligible for the

exemption. On June 3, 2026, the Manager issued a [decision](#) which declined to follow the panel's recommendation and denied AELP the exemption. The Manager's decision is now timely being appealed to the Assembly.

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 Manager'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.

Attorney Wright outlined the process following an appeal's acceptance by the Assembly and responded to procedural questions.

MOTION by Deputy Mayor Smith to accept the AELP Sales Tax Appeal and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Deputy Mayor Smith to designate a presiding officer from within the Assembly and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

Mayor Weldon, citing considerations of seniority, nominated and subsequently appointed Mr. Kelly to serve as the presiding officer. ***Hearing no objection, Mr. Kelly was appointed as presiding officer for the AELP appeal.***

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

There are five (5) 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.

MOTION by Ms. Hughes-Skandijs to direct the Assessor to accept the late-filed senior and disabled veteran exemptions for Anita Watts and Kyle Schramm. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Ms. Hughes-Skandijs to direct the Assessor to accept the late-filed senior and disabled veteran hardship exemptions for Christine Prussing, Ofelia Talaoc, and Margie Clayton. ***Hearing no objection, the motion was adopted by unanimous consent.***

4. Certification of Charter Amendment Petition: Mill Rate Cap Change

The Charter Amendment petition has been [certified](#) and will be placed on the October 6, 2026, Regular Municipal Election ballot in accordance with [CBJ Charter § 14.5](#). This is informational only, no Assembly action required.

Clerk Hendricks reported that the petitioner's committee obtained the required number of signatures to place a Charter Amendment changing the mill rate cap on the October 6, 2026 Regular Municipal Election ballot.

5. Juneau Housing First Collaborative Request to Lease CBJ Property Located off Shaune Drive for Less Than Fair Market Value

Juneau Housing First Collaborative (JHFC) applied to lease this property at below market rate to develop housing to accommodate low-income individuals with secure and supportive 1-bedroom units. This CBJ-owned property, located at the end of Commercial Boulevard adjacent to Home Depot, consists of one vacant lot totaling 7.65 acres. CBJ acquired the property by donation from Home Depot in 2006. This property is zoned Rural Reserve and the applicant has recently submitted a zone change application to the Community Development Department with the requested zoning of Light Commercial, which would match an adjacent property that the Assembly recently rezoned to Light Commercial. The Assembly Lands, Housing, and Economic Development Committee (LHED) reviewed this application and passed a motion of support to lease a portion of parcel LND-0834 by direct negotiation with the original proposer for less than fair market value and forward this application to the full Assembly to review in accordance with CBJC [53.09.260](#) (a) and [53.09.270](#). If an affirmative motion is provided, terms and conditions will be negotiated and provided to the LHED Committee prior to a lease ordinance being introduced.

In order to meet a grant application deadline, the City Manager entered into a Memorandum of Understanding with JHFC on July 16, 2026 supporting collaborative efforts to develop transitional housing on this property, pending Assembly approval.

The City Manager requests a motion of support to work with Juneau Housing First Collaborative towards the disposal of City property through a negotiated lease for less than fair market value.

MOTION by Mr. Brooks for a Motion of Support to work with Juneau Housing First Collaborative towards the disposal of city property through a negotiated lease for less than fair market value and requested unanimous consent.

Mr. Brooks asked the rationale behind selecting the specific lot rather than other city-owned parcels for the project. In response, Ms. Mariya Lovishchuk, representing Juneau Housing First Collaborative (JHFC), clarified that the lot was selected following consultation with the Lands Department. JHFC sought a site in anticipation of forthcoming housing funding opportunities. She noted that the chosen location's proximity to the Forget Me Not Manor facility would enhance operational efficiency.

In response to Ms. Hall, Ms. Lovishchuk confirmed the project would differ from the Forget Me Not Manor facility by targeting individuals seeking to maintain sobriety and would offer one-bedroom units. Referrals would come through the coordinated entry process.

Objection by Mayor Weldon, expressing concern about the last-minute nature of the request, the proximity of the site to industrial uses, and the general suitability of the location for vulnerable residents.

Roll Call Vote: Yeas: Brooks, Hall, Adkison, Kelly, Hughes-Skandijs, Smith (6); Nays: Weldon (1).
Motion carried. 6-1.

L. STAFF REPORTS

Verbal Update on Flood Preparedness

[Clerk Note: Added by Manager's Request]

Manager Koester provided a comprehensive update on preparations for the anticipated glacier lake outburst flood (GLOF). The Mendenhall Lake basin was projected to reach capacity between August 8–12, with release estimated between August 9–18 at a lake stage level of approximately 15.5 feet—comparable to last year's significant event. Phase 2 HESCO barrier reinforcement by the Army Corps of Engineers has been completed, and CBJ has reinforced Phase 1. Key public safety measures include: mandatory evacuation of the affected area; suspension of Capital Transit service during the evacuation period; deployment of Army Corps pumps to strategic locations; distribution of 7,500 pre-filled sandbags at Saturday events (11 AM–3 PM) until basin release; and coordination with congregate care facilities in the evacuation zone. The public flood information hotline (907-500-0890) is now live, staffed Monday through Friday and transitioning to 24-hour staffing as the event approaches. Residents may sign up for emergency text alerts by texting "CBJ" to 38276 or by visiting the CBJ flood preparedness webpage. Volunteers may contact floodresponse@juneau.gov.

1. Update on Ballot Proposition Labels for 2026 Municipal Election

Attorney Wright reported that beginning with the 2026 municipal election, CBJ ballot propositions will be labeled alphabetically (A, B, C, D, etc.) to distinguish them clearly from state ballot propositions, which use numerical designations.

M. ASSEMBLY REPORTS

1. Mayor's Report

Mayor Weldon reported on a recent visit with eight middle school students from Nishiokoppe, Japan and Senator Kiehl.

2. Committee, Liaison Reports, Assemblymember Comments and Questions - None

3. Presiding Officer Reports - None

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

O. EXECUTIVE SESSION

P. SUPPLEMENTAL MATERIALS

1. 2026 Poverty Guidelines: Alaska

2. Ordinance 2026-34 - Mayor Weldon Amendment

3. Ordinance 2026-34: Additional Information (Prepared by CBJ Finance)

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

R. ADJOURNMENT

With no further business to come before the Assembly, the meeting adjourned at 9:52 p.m.

Signed: _____
Breckan L. Hendricks,
Municipal Clerk

Signed: _____
Beth A. Weldon,
Mayor