



REGULAR ASSEMBLY MEETING 2025-09 AGENDA

May 19, 2025 at 7:00 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. September 16, 2024, Regular Assembly Meeting 2024-21 Minutes-DRAFT
2. September 23, 2024, Special Assembly Meeting 2024-22 Minutes-DRAFT
3. October 3, 2024, Special Assembly Meeting 2024-23 Minutes-DRAFT
4. October 21, 2024, Assembly Reorganization Meeting 2024-24 Minutes-DRAFT
5. February 3, 2025, Regular Assembly Meeting 2025-03 Minutes-DRAFT
6. April 5, 2025, Special Assembly Meeting 2025-06 Minutes-DRAFT
7. April 30, 2025 Special Assembly Meeting 2025-08 Minutes-Draft

F. MANAGER'S REQUEST FOR AGENDA CHANGES

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.)

H. CONSENT AGENDA

1. **Public Request for Consent Agenda Changes**
2. **Assembly Request for Consent Agenda Changes**
3. **Assembly Action**

A) Ordinances for Introduction

1) Ordinance 2025-04 An Ordinance Amending Chapter 20.40 Commercial Passenger Vehicles.

In order to ensure proper penalty enforcement for Commercial Passenger Vehicles, these regulations are being converted to code in their entirety. Small housekeeping updates have been included at the request of JPD and the Manager's office to reflect current practice.

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

2) Ordinance 2025-06 An Ordinance Amending the City and Borough Code Relating to Criminal Offenses and Penalties.

In January 2025, the State Legislature passed new criminal legislation, adding a criminal charge titled "Assault in the Presence of a Child." The Municipality of Anchorage also has similar criminal code. The CBJ is proposing to add this new crime and penalty to match the State. This new language allows JPD to charge when children are exposed to domestic violence (through sight and sound) and it provides prosecutors with additional tools to protect children who witness domestic violence. This new charge will allow prosecutors to ask for conditions of release and sentencing provisions that address childhood trauma linked to domestic violence. JPD requested and supports this ordinance.

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

3) Ordinance 2025-10 An Ordinance Amending the Alcoholic Beverages Code Relating to the Purchase, Sale, Possession, or Consumption of Alcoholic Beverages.

In 2022, Senate Bill 9 reclassified many misdemeanor alcohol offenses as violations instead of misdemeanors, meaning they became fine only offenses. The State of Alaska Department of Law prosecutes all offenses for those under the age of 18. Ordinance 2025-10 is a housekeeping ordinance to update the penalties for code provisions that CBJ pursues and deletes provisions that are handled by the state. JPD has reviewed this ordinance.

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

4) Ordinance 2025-16 An Ordinance Amending the City and Borough Code Relating to the Historic Resources Advisory Committee.

Recognizing the importance of preserving the historical and cultural resources of the community; and recognizing that the current structure of Historic Resources Advisory Committee's (HRAC) roles and responsibilities may benefit from refinement to streamline the historic review process, making it more responsive and effective for the needs of the community, the Assembly Human Resources Committee reviewed the HRAC's charge. The Assembly Human Resources Committee requested staff draft a new ordinance and discussed this ordinance at its February 3, and March 3, 2025, meetings, and unanimously moved the draft ordinance to the full Assembly for action.

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

5) Ordinance 2021-17 An Ordinance Amending the City and Borough Code Relating to Quasi-Judicial and Appeal Review Boards.

This ordinance was initiated and reviewed by the Assembly Human Resources Committee. Its purpose is to consolidate and streamline the appeals board processes, as these boards often lack a quorum. Law is working on a companion Rules of Procedure document. The Clerk's Office has identified some recommended changes.

The City Manager recommends this ordinance be introduced and referred back to the HRC for review of the Rules of Procedure and staff amendments.

6) Ordinance 2025-25 An Ordinance Authorizing the Manager to Execute a Lease of the Floyd Dryden Building to the Central Council of the Tlingit & Haida Indian Tribes of Alaska.

In August 2024, the Assembly Committee of the Whole reviewed proposals to lease Floyd Dryden and passed a motion directing staff to proceed with a lease to Tlingit & Haida, Early Education Department. After this motion was made, it was determined that UAS would not be able to lease the remaining space and at the March 17, 2025, LHEDC meeting, the Committee provided direction to proceed with a lease to Tlingit & Haida for the total leasable space. T&H Early Education will use the leased premises solely for providing education to the children of the City and Borough. The lease rate is less than fair market value but covers the costs of building maintenance of the leases space.

CBJC 53.09.270(b) authorizes the lease of City and Borough property at less than fair market value provided the lease is approved by the Assembly and the property to be leased is used for the purpose of providing a service to the public that could or should reasonably be provided by the state or the City and Borough.

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

7) Ordinance 2025-27 An Ordinance Increasing the Rates for Water and Wastewater Utility Services.

The last CBJ Utility (drinking water and wastewater) rate increase went into effect on July 1, 2024. We have had several years with 2% utility rate increases that have not kept pace with a high inflationary period. The CBJ Utility contracted with a third party with expertise in utility rate accounting to conduct a comprehensive rate study. The resulting rate study initially proposed rate increases for all utility rate payers relying solely on rate revenue. At public meetings, the Assembly weighed options considering supporting the enterprise fund solely with rate payers as well as alternatives with alternative funding sources. Based upon that direction, staff propose a 5% annual rate increase for all customers for both water and wastewater through July 1, 2029. This route requires \$10,000,000 in non-rate payer revenue for the years FY28 -30.

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

8) Ordinance 2024-01(b)(AO) An Ordinance Appropriating \$295,000 to the Manager for a Reimbursement to TEMSCO Helicopters, Inc. for Airport Capital Improvements; Funding Provided by Airport Funds.

This ordinance would appropriate \$295,000 of airport funds to reimburse TEMSCO Helicopters for capital improvements at the airport. To address a failing septic system, TEMSCO paid for the installation of utility infrastructure that ties TEMSCO's system into city wastewater. The project work was completed in an undeveloped area that the airport was not ready to develop, but that is on airport property and therefore would have otherwise been a cost to the airport. The Airport Board approved TEMSCO upfronting these costs to coordinate directly with the utility provider.

The Airport Board reviewed and approved this request at the July 13, 2023, meeting.

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

9) Ordinance 2024-01(b)(AP) An Ordinance Appropriating \$14,010,860 to the Manager to Reimburse the Bond Principal Associated with the Refundings of Port and Harbor Revenue Bonds; Funding Provided by Revenue Bond Proceeds.

When bonds are refunded, CBJ issues new bonds at today's lower interest rates, and uses the bond proceeds received from the new issuance to pay off the old, more expensive bonds. This housekeeping ordinance appropriates the expenditure authority to pay off the original port and harbors revenue bonds that were approved for refunding under Ordinance 2024-42.

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

10) Ordinance 2024-01(b)(AQ) An Ordinance Transferring \$85,471 from CIP D71-091 Power Upgrades for Electric Buses to the Fleet and Equipment Reserve Fund's Fiscal Year 2025 Operating Budget.

This housekeeping ordinance would transfer \$85,471 from the Power Upgrades for Electric Buses CIP to the Fleet and Equipment Reserve Fund's FY25 operating budget. Grant eligible expenses were incurred in the Fleet and Equipment Reserve Fund for electric bus charging infrastructure, but the associated grant budget authority is currently appropriated to the Power Upgrades for Electric Buses CIP. This transfer would align the grant budget with where the charging equipment costs were appropriately expensed.

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

11) Ordinance 2024-01(b)(AR) An Ordinance Appropriating \$400,000 to the Manager for the Statter Harbor Roof Repairs Capital Improvement Project; Funding Provided by Harbor Funds.

This ordinance would appropriate \$400,000 to the Statter Harbor Roof Repairs CIP. The Statter Harbor office building's roof is 20 years old and water leaks into the office space. This funding would provide for roof replacement and repairs, fall protection devices, and snowguards.

The Docks and Harbors Board of Directors reviewed and recommended approval of this ordinance at the April 24, 2025 regular Board meeting.

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

12) Ordinance 2024-01(b)(AS) An Ordinance Appropriating \$160,000 to the Manager for the Airport Runway Safety Area Shoulder Grading Capital Improvement Project; Funding Provided by Passenger Facility Charge Fees.

This ordinance would appropriate \$160,000 to the Runway Safety Area (RSA) Shoulder Grading CIP. This CIP will regrade existing runway areas to Federal Aviation Administration (FAA) specifications. Funding for this ordinance is provided by Passenger Facility Charge (PFC) Fees which will be used as Federal grant local matching funds.

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

13) Ordinance 2024-01(b)(AT) An Ordinance Transferring \$218,050 from CIP D77-001 RecycleWorks Consolidated Facility to D12-103 Zero Waste Program.

This ordinance would transfer \$218,050 from the RecycleWorks Consolidated Facility CIP to the Zero Waste Program CIP. The RecycleWorks Consolidated Facility CIP is complete and ready to be closed and does not require the remaining funds. These

funds will contribute toward the ongoing solid waste planning and zero waste projections in the Zero Waste Program CIP, promoting the Assembly's 2025 goal to implement a zero waste or waste reduction plan.

The Public Works and Facilities Committee reviewed this request at the April 21, 2025 meeting.

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

14) Ordinance 2024-01(b)(AU) An Ordinance Transferring \$75,000 from CIP P44-091 Deferred Building Maintenance to CIP F21-041 Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades.

This ordinance would transfer \$75,000 from the Deferred Building Maintenance CIP to the Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades CIP. These funds would contribute toward the replacement of the existing vehicle exhaust system at the Aircraft Rescue and Fire Fighting (ARFF) apparatus bay at the Glacier Fire Station. Due to failing equipment, the existing vehicle exhaust system serving the ARFF apparatus bay is not properly capturing and removing the harmful vehicle engine fumes in the building, causing health risks for staff. The total cost of the project is estimated to be \$215,000 which would be funded by this transfer and previously appropriated funds in the project.

The Public Works and Facilities Committee reviewed this request at the April 21, 2025 meeting.

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

15) Ordinance 2024-01(b)(AV) An Ordinance Appropriating \$7,830,000 to the Manager for the Outburst Flooding Improvements Capital Improvement Project; Funding Provided by the Alaska Department of Environmental Conservation, Clean Water Nonpoint Source Loan State Revolving Fund.

The CBJ has received a \$7,830,000 loan from the Alaska Department of Environmental Conservation, Clean Water Nonpoint Source Loan State Revolving Fund for the Outburst Flooding Improvements CIP.

To prevent glacial outburst flood inundation of residential areas and public infrastructure, these funds will be utilized for work associated with the installation of the HESCO barriers along the Mendenhall River which includes site preparation, barrier installation, bank armoring, drainage systems, and access systems.

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

- 16) Ordinance 2024-01(b)(AW) An Ordinance Transferring \$88,812 from CIPs D12-050 Centennial Hall Convention Expansion Study and D12-098 Police Department Crow Hill Radio Site Improvements to CIPs P44-091 Deferred Building Maintenance and F22-028 Public Safety Communication Infrastructure.**

This housekeeping ordinance would transfer a total of \$88,812 from the Centennial Hall Convention Expansion Study CIP and the Police Department Crow Hill Radio Site Improvements CIP to the Deferred Building Maintenance CIP and the Public Safety Infrastructure CIP. The CIPs are complete and ready to be closed and do not require the remaining funds. The Deferred Building Maintenance CIP will use funds for ongoing Centennial Hall work and the Public Safety Communications Infrastructure CIP will use the funds for ongoing communication infrastructure improvements.

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

- 17) Ordinance 2024-01(b)(AX) An Ordinance Appropriating \$882,000 to the Manager for the Outburst Flooding Improvements Capital Improvement Project; Grant Funding Provided by Tlingit Haida Regional Housing Authority.**

Tlingit Haida Regional Housing Authority (THRHA) was awarded a \$900,000 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 \$882,000. 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 cost of phase 1 of the installation of HESCO barriers to mitigate and retain the riverbank to protect homes from additional loss and damage.

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

- 18) Ordinance 2024-01(b)(AY) An Ordinance Appropriating \$1,800,000 to the Manager for the Telephone Hill Redevelopment Capital Improvement Project and Transferring \$1,922,615 from the Pederson Hill Phase IB II Capital Improvement Project to the Telephone Hill Redevelopment Capital Improvement Project; Funding Provided by Lands Funds, General Funds, and Sales Tax Funds.**

During the May 5, 2025 Committee of the Whole meeting, the Assembly provided direction to fund Phase 1 of Telephone Hill redevelopment, which consists of demolition, site development, replating into four developable lots, and road construction. The total project cost of redeveloping Telephone Hill is estimated at \$9 million, with Phase 1 costing \$5.5 million. With passage of this ordinance, \$5.4 million will be secured for the project through this appropriation and transfer, with the remaining balance previously secured in the Telephone Hill CIP.

The Committee of the Whole also provided direction for staff to deliver Notices to Vacate to Telephone Hill residents the week of May 19, 2025, mandating all residential units be vacated no later than October 1, 2025. Phase 1 construction will start no earlier than October 1, 2025.

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

19) Ordinance 2024-01(b)(AZ) An Ordinance Appropriating \$300,000 to the Manager for the Airport Riverbank Stabilization Capital Improvement Project; Funding Provided by Airport Funds.

This ordinance would appropriate \$300,000 to the Airport Riverbank Stabilization CIP. On August 5, 2023, a glacial outburst flood heavily eroded the riverbank bordering the Airport. This funding would provide for the replacement of approximately 620 cubic yards of armor rock and underlying fabric that was washed away during the flooding event. The 2024 flood did not increase erosion along this riverbank but there are concerns that future flooding could exacerbate the existing damage if not repaired immediately.

The Airport has applied for a State of Alaska Department of Military and Veterans Affairs (ADMVA) grant which would reimburse costs incurred by this project. If the grant is awarded, these funds will be returned to the Airport Fund.

The Airport Board of Directors approved this request at the March 13 and May 8, 2025 board meetings.

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

B) Resolutions

1) Resolution 4000 A Resolution Reestablishing the Juneau Human Rights Commission for the Purpose of Amending the Number of Commission Members, and Repealing Resolution No. 2946.

The Juneau Human Rights Commission requested a reduction in their seats due to continued issues meeting quorum. This Resolution was reviewed and approved by the Human Resources Committee on April 7, 2025.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4003 A Resolution Expressing Support for KTOO and Public Broadcasting.

This Resolution is presented at the request of the KTOO Board of Directors, with the

support of Alaska's federal delegation. The Resolution supports continued funding to the Corporation for Public Broadcasting (CPB) in response to a recent requests by the White House to defund the CPB. While KTOO will work diligently to fill the funding gap, the loss of this significant funding source would invariably result in significant cuts to KTOO services.

The City Manager recommends the Assembly adopt this Resolution.

3) Resolution 4004 A Resolution in Support of Southeast Alaskan Comprehensive Economic Development Strategy

Southeast Conference has spent the last year holding committee meetings with our region's leaders to update their Southeast Alaskan Comprehensive Economic Development Strategy which will be the guiding document for Economic Development in our region for the next 5 years. As this document is intended to represent the region as a whole, Southeast Conference has requested member communities to pass a resolution of support for this plan. A link to the plan can be found here: <https://www.seconference.org/strategy/>

The City Manager recommends the Assembly adopt this Resolution.

4) Resolution 4006 A Resolution Granting Funds to Trail Mix, Inc. to Establish and Administer a Workforce Development Program to Construct a Second Amalga Public Use Cabin.

FY23 Ordinance 2022-06(b)(AO) appropriated \$600,000 of voter-approved general obligation bond proceeds for a new public use cabin. This resolution would authorize a grant to Trail Mix to establish and administer a workforce development program to construct a second public use cabin at the Amalga Natural Area Park. The program will be designed to provide participants with hands-on experience in sustainable trail building and public use infrastructure development. By combining practical skills training with environmental stewardship, the program will aim to prepare individuals for employment in outdoor recreation, conservation, and construction fields. If approved, trail construction to the new cabin location will start this summer, with cabin construction taking place in the summer of 2026. Grant terms and conditions will be outlined in a Memorandum of Agreement.

The City Manager recommends the Assembly adopt this resolution.

5) Resolution 4007 A Resolution Authorizing a Memorandum of Agreement between the City and Borough of Juneau and The Partnership, Inc. and Providing Grant Funding of up to One Million Dollars Towards the Design of the Capital Civic Center.

At the January 27, 2025 Committee of the Whole meeting, the Assembly directed staff to draft a Memorandum of Agreement (MOA) with The Partnership for planning and design for a

facility with a maximum total project cost of \$60M. Staff drafted a MOA that establishes roles and responsibilities for both CBJ and the Partnership. The MOA also requires the Partnership to update a business plan, a life cycle analysis, and perform value engineering to provide the Assembly with fuller information for operation with the 35% schematic design. CBJ will contribute up to \$1M to bring the project to 65% complete design documents. CBJ and the Assembly shall have the opportunity to review and give input to the project at Schematic Design (35%), Design Development (65%), and Construction Documents (95%), and corresponding cost estimates. The Partnership has reviewed and concurs with this MOA.

The City Manager recommends the Assembly adopt this Resolution.

6) Resolution 4009 A Resolution Setting Policy Concerning the Commercial Use of City Land Regulated by the Parks and Recreation Department.

The Commercial Recreation Use Analysis updates CBJ's commercial use regulations for City-owned parks and trails. The previous regulations were established in 2004 and do not consider uses beyond hiking or walking, and since 2004, CBJ has constructed parks and trails that are currently used for commercial recreation. This document modernizes commercial use regulations and gives the Parks & Recreation department a framework to consider new uses or facilities as needed.

[Click here for a link to the 2024 Commercial Recreation Use Analysis.](#)

The City Manager recommends the Assembly adopt this Resolution.

7) Resolution 4010(b) A Resolution Supporting the Continued Public Ownership of the Tongass National Forest and Mendenhall Glacier Recreation Area.

This resolution affirms CBJ's commitment to keeping public lands, including the Mendenhall Glacier Recreation Area, under public ownership. The Mendenhall Glacier is a popular public recreation area and a major economic driver for our community. Many small businesses are dependent on the facility for their livelihoods and the U.S. Forest Service and Tlingit & Haida have partnered on a successful co-stewardship agreement for management of this world-renowned facility.

This resolution was discussed by the Assembly Committee of the Whole at its May 5, 2025, meeting.

The City Manager recommends the Assembly adopt this Resolution.

8) Resolution 4011 A Resolution in Support of Continuity in Ownership of Snettisham Hydroelectric Project Assets.

This resolution was requested by Mayor Weldon on behalf of Alaska Electric Light and Power to ensure uninterrupted, safe, affordable and reliable power generation from Snettisham hydropower for the ratepayers in the City and Borough of Juneau. Snettisham supplies two-thirds of the hydropower electricity for the City and Borough of Juneau and it is imperative the owner of Snettisham (currently Alaska Industrial Development and Export Authority) hold title to all assets directly connected to the

Snettisham transmission line to guarantee continuity of service.

The City Manager recommends the Assembly adopt this resolution.

C) Bid Awards

1) DH25-23 Statter Harbor Improvements Phase IIID

Bids opened for the subject project on May 7, 2025. The bid protest period expired at 4:30 p.m. on May 8, 2025. Results of the bid opening are:

BIDDER	TOTAL BID
Dawson Construction	\$2,517,287
Admiralty Construction	\$2,694,210
Coogan Construction	\$2,694,300
Engineer's Estimate	\$3,023,220

Statter Harbor Phase IIID project will provide for the installation of new curb, gutter, lighting, paving and landscaping at the excursion bus parking lot around the recently completed restroom facilities. These improvements primarily serve cruise tourism at Statter Harbor and the use of Docks funds for this phase is appropriate.

The Docks and Harbors Board of Directors reviewed and recommended bid award at the May 8, 2025 Special Board meeting.

The City Manager recommends the Assembly approve DH25-023 (Statter Harbor Improvements Phase IIID) award to Dawson Construction for \$2,517,287. Funding is provided by Docks Enterprise Funds.

2) Bid Award E24-318 BRH Emergency Department CMAR Re-Bid

This project consists of a construction firm serving in a Construction Manager at Risk capacity to provide pre-construction and construction services for the Bartlett Regional Hospital Emergency Department Addition & Renovation project. This Alternative Procurement method was authorized by the Assembly with Ordinance 2022-51.

Funding Source: BRH Fund and BRH Revenue Bond

Total Project Funds: Revenue Bond, F550 - \$12,125,284.00

CIP No. B55-083 (\$12,125,284.00)

Pre-Construction Encumbrance: \$47,145.00

Staff recommends award of this project to Cornerstone General Contractors, Inc. In accordance with Ordinance 2022-51, which authorizes an Alternative Procurement method, and the Manager is presenting the recommended Construction Manager at Risk company proposal to the Assembly for approval prior to commencing negotiations with the selected firm.

If the Assembly accepts the proposal, the initial contract for pre-construction services

will be for \$47,145.00 and the total contract value will not exceed \$1,397,173.00 without prior Assembly approval.

The City Manager recommends the Assembly award this project to Cornerstone General Contractors, Inc. using the Alternative Procurement Method as outlined in the attached memo.

D) Transfers

1) Transfer Request 2509 A Transfer of \$1,355 from CIP A50-107 Gate 5 Passenger Boarding Bridge to CIP A50-112 Airport Runway Safety Area Shoulder Grading.

This request would transfer \$1,355 from the Gate 5 Passenger Boarding Bridge (PBB) CIP to the Airport Runway Safety Area Shoulder Grading CIP. This project will regrade existing runway areas to Federal Aviation Administration (FAA) specifications. These funds would contribute toward the local match requirement. The Gate 5 PBB CIP is ready to be closed and does not require the remaining funds. 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 Airport Board approved this request at the April 10, 2025 meeting.

The Manager recommends approval of this transfer.

2) Transfer Request 2511 A Transfer of \$25,880 from CIP D71-089 Valley Transit Center to CIP D71-091 Power Upgrades for Electric Buses.

This request would transfer \$25,880 from the Valley Transit Center CIP to the Power Upgrades for Electric Buses CIP. This project is installing the necessary electric charging infrastructure for the 7 new electric buses. These funds would provide for non-reimbursable project costs such as administrative overhead and pre-grant work that was completed to begin the project. The Valley Transit Center CIP is ready to be closed and does not require these remaining funds.

The Public Works and Facilities Committee reviewed this request at the April 21, 2025 meeting.

The Manager recommends approval of this transfer.

3) Transfer Request 2512 A Transfer of \$933,692 from Various CIPs to CIP W75-070 Cope Park Pump Station.

This request would transfer \$933,692 of Water and Sales Tax funds from the Last Chance Basin Fuel Tank Removal and Relocation, Aurora Vault Removal, Lee Street Pump Station Replacement, and Cedar Park Pump Station Generator and Tank Removal CIPs to the Cope Park Pump Station CIP. The roughly 50-year-old Cope Park Pump Station and its pump station building, are in need of immediate replacement due

to aging and out-of-compliance infrastructure. The Cope Park Pump Station is a critical water pump station that provides high-pressure water and fire protection to the higher elevations downtown above 5th Street, the Highlands, and Star Hill.

Last Chance Basin Fuel Tank Removal and Relocation, Aurora Vault Removal, and Lee Street Pump Station Replacement CIPs are complete and ready to close. The Cedar Park Pump Station Generator and Tank Removal CIP will retain sufficient funding for remaining project work. The Public Works and Facilities Committee reviewed this request at the April 21, 2025 meeting.

The City Manager recommends approval of this transfer.

4) Transfer Request 2513 A Transfer of \$149,082 from CIP H51-118 Public and Private Port Infrastructure Plan to CIP H51-113 Waterfront Seawalk.

This request would transfer \$149,082 from the Public and Private Port Infrastructure CIP to the Waterfront Seawalk CIP. In FY19, \$150,000 of Marine Passenger Fees were appropriated to the Public and Private Port Infrastructure Plan CIP. This project's scope of work has been abandoned with immaterial costs incurred, and the project is ready to be closed. The Waterfront Seawalk CIP is an eligible use of passenger fees.

The City Manager recommends approval of this transfer.

5) Transfer Request 2514 A Transfer of \$35,000 from CIP S02-105 Juneau School District Deferred Maintenance to CIP S02-106 Dzantik'I Heeni Playground Design.

This request would transfer \$35,000 from the Juneau School District Deferred Maintenance CIP to the Dzantik'I Heeni Playground Design CIP. This funding corrects the current overage of approximately \$30,000 on the Dzantik'I Heeni Playground Design CIP and provides a limited amount of additional funding to continue evaluating design and construction options. The Juneau School District Deferred Maintenance CIP will retain sufficient funding for currently planned work.

The City Manager recommends approval of this transfer.

6) Transfer Request 2515 A Transfer of \$14,238 from CIP D12-049 Manager's Energy Efficiency to CIP D12-083 Juneau Renewable Energy Strategy Implementation.

This request would transfer \$14,238 from the Manager's Energy Efficiency CIP to the Juneau Renewable Energy Strategy Implementation CIP. The Manager's Energy Efficiency CIP is complete and ready to be closed and does not require the remaining funds. These funds would contribute toward achieving the Assembly's sustainability goal in conjunction with the Juneau Renewable Energy Strategy.

The City Manager recommends approval of this transfer.

7) Transfer Request 2516 A Transfer of \$1,548,721 from CIP P47-073 Centennial Hall Renovation Phase 2 to CIP P44-091 Deferred Building Maintenance.

This request would transfer \$1,548,721 from the Centennial Hall Renovation Phase 2 CIP to the Deferred Building Maintenance CIP. These funds would contribute toward the \$9 million in deferred maintenance required at Centennial Hall. The current deferred maintenance needs at Centennial Hall include replacement of the storefront doors at the lobby, HVAC upgrades for meeting rooms, lobby expansion, and installation of fall protection on the roof.

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 City Manager recommends approval of this transfer.

8) Liquor/Marijuana Licenses

a) Liquor License Actions - Renewals

Liquor License Actions

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

Liquor License - Renewal

Licensee: The Narrows Bar LLC d/b/a The Narrows Bar LLC

License Type: Beverage Dispensary License: #76 Location: 148 S. Franklin St.

Licensee: The Crystal Saloon LLC d/b/a The Crystal Saloon

License Type: Beverage Dispensary License: #2533 Location: 216 Front St.

Staff from 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 hardcopy upon request to the Clerk's Office.

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

I. PUBLIC HEARING

1. Ordinance 2025-05(c) An Ordinance Setting Forth the Policy and Procedures for the Release of Body Worn Camera Video Footage in Critical Incidents.

In response to recent events in our community, the Assembly and the Juneau Police Department requested this ordinance to clarify the procedures for the release of body worn camera footage in officer-involved use of force incidents that result in injury or death. This ordinance was considered by the Assembly Committee of the Whole at its March 17, 2025 and May 5, 2025 meetings.

The Systemic Racism Review Committee reviewed the ordinance on April 29, 2025 and submitted comments to the Committee of the Whole meeting held on May 5, 2025.

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

2. Ordinance 2025-23(b) An Ordinance Amending the City and Borough Title 69 Code Relating to Hosting Platforms

This ordinance provides updates to Title 69 regarding marketplace facilitators such as Turo, Airbnb, VRBO, or others who provide facilitation services to business owners within the City and Borough of Juneau. It requires marketplace facilitators collect and remit sales taxes on behalf of local owners and to follow sales tax code similar to other businesses. It exempts business owners from the collection and remission of sales taxes when they operate exclusively through a marketplace facilitator and when the marketplace facilitator is fulfilling this obligation on their behalf. It additionally requires short-term rental business operators provide CBJ issued registration permit numbers to hosting platforms prior to posting a rental on a hosting platform. It requires hosting platforms provide monthly reports of all Juneau-based short term rentals and their permit numbers to staff to ensure compliance. This ordinance also increases the penalty for non-compliance with the registration permit program from \$25 to \$100 per violation. These code changes have all been reviewed and recommended by the Short-Term Rental Task Force (STRTF).

There is a staff recommended amendment to this ordinance that would clarify that issuing registration permits is not optional and that applicants may begin utilizing those registration permit numbers with hosting platforms immediately. CBJ maintains the ability to revoke permits and require hosting platforms remove rental advertisements if permits become invalid for any legal reason.

The STRTF has also recommended this change.

The Lands, Housing, and Economic Development committee reviewed this ordinance at its May 5, 2025, meeting.

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

3. Ordinance 2025-24 An Ordinance Providing for the Issuance and Sale of General Obligation Bonds in One or More Series to Provide Not to Exceed \$22,750,000 in Net Proceeds; and Providing for the Form and Terms of the Bonds and for Unlimited Tax Levies to Pay the Bonds.

This ordinance authorizes the sale of \$22.75 million of general obligation bonds as authorized by voters in the October 1, 2024 municipal election. Per the authorizing ballot measure, \$12.75 million of bond funds will be used for the improvement of public safety communication infrastructure, including, but not limited to, replacing the outdated

communication system with a system that will be Alaska Land Mobile Radio compliant. \$10 million of bond funds will be used for the replacement of the wastewater clarifier building at the Juneau Douglas Treatment Plant that services Thane, Downtown, and Douglas. The bonds will be fully repaid within ten years at an expected annual cost of approximately \$12,750,000 million and \$10,000,000 million for the public safety communication infrastructure and wastewater clarifier building bonds, respectively. Issuance of these bonds will not increase the debt service mill rate from its current level.

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

4. Ordinance 2024-01(b)(AF) An Ordinance Appropriating \$10,000 to the Manager for the Aircraft Rescue Fire Fighting Truck Capital Improvement Project; Funding Provided by Airport Capital Reserve Funds.

This ordinance would appropriate \$10,000 to the Aircraft Rescue Fire Fighting (ARFF) Truck CIP. The truck is ready to go into production, but an additional \$10,000 is required to cover a change order and future contingencies. If the Federal Aviation Administration (FAA) amends and increases the total grant amount upon the completion of the truck, these funds will be returned to the Airport Capital Reserve.

The Airport Board of Directors approved this at the February 13, 2025 meeting.

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

5. Ordinance 2024-01(b)(AJ) An Ordinance Appropriating \$4,000,000 to the Manager for the Bartlett Regional Hospital Emergency Department Addition Capital Improvement Project, and Deappropriating \$4,000,000 from the Manager for the Bartlett Regional Hospital Emergency Department Addition Capital Improvement Project; Funding Provided by United States Department of Health and Human Services.

\$8,900,000 of hospital funds was appropriated via FY25 Ordinance 2024-01(b)(I) to the Bartlett Regional Hospital Emergency Department Additional Capital Improvement Project. Bartlett Regional Hospital has since received a \$4,000,000 grant from the U.S. Department of Health and Human Services for this project. This ordinance would deappropriate \$4,000,000 back to Hospital fund balance and appropriate the U.S. Department of Health and Human Services grant to the project.

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

6. Ordinance 2024-01(b)(AK) An Ordinance Appropriating \$150,000 to the Manager for Marie Drake Property Planning; Funding Provided by General Funds.

This ordinance would appropriate \$150,000 for the Marie Drake property planning.

During the Committee of the Whole meeting on February 24, 2025, the CBJ Assembly made a motion requesting staff to move forward with obtaining design and cost estimates for option 3 presented at the Public Works and Facilities Committee meeting on December 2, 2024, as well as options to abate and renovate the whole facility for childcare use, without any demolition. Option 3 would demolish 80% of the classroom wing and backfill with parking, while retaining the Boiler Room/IT hub in the basement, and gym and planetarium wing. This appropriation will fund a level of planning that provides for public process and more detailed, but not complete, design/cost estimating options for both Option 3 and abate/renovate options.

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

7. Ordinance 2024-01(b)(AL) An Ordinance Appropriating \$200,000 to the Manager for Contingency Federal Staffing Support Related to Tourism; Funding Provided by State Marine Passenger Fees.

Due to Federal cuts, there is a great deal of uncertainty around the uninterrupted operation of federally managed visitor industry facilities, most importantly the Mendenhall Glacier Visitors Center. The Mendenhall Glacier facility is profitable and is beloved public land. Forest Service staff currently doesn't have access to the funds they collect to support operations. The Visitor's Center is currently operating on reduced capacity, staffed by employees transferred from other areas of the Forest Service with support from Tlingit & Haida, Discovery Southeast, and tour operators. However, due to the rapidly developing and tumultuous nature of this situation, there may be a need to supplement organizations with existing operating agreements at the Mendenhall to maintain staffing continuity in the event of further Reductions in Force or other unforeseen circumstances, including to ensure these public lands remain in the public domain. These funds would be provided as and if needed, and at the discretion of the City Manager.

The Systemic Racism Review Committee reviewed this ordinance at its April 29, 2025 meeting.

This ordinance was discussed by the Assembly Committee of the Whole at its May 5, 2025, meeting.

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

8. Ordinance 2024-01 (b)(AM) An Ordinance Appropriating \$500,000 to the Manager for the Lead Water Service Line Inventory Capital Improvement Project; Loan Funding Provided by the State of Alaska Department of Environmental Conservation, Alaska Drinking Water Fund State Revolving Loan Fund.

This ordinance would appropriate \$500,000 to the Lead Water Service Line Inventory

CIP. In FY23, CBJ hired a consultant to survey water lines in residences and businesses on the CBJ water system to adhere to the most recent EPA requirements regarding lead water service lines. This work has not yet been completed, as only approximately 18% of customer lines have been reported. CBJ intends to complete the inventory and maintain the data for use by the community, and has ten years to complete the work. In FY24, Resolution 3056 authorized CBJ to apply for and enter into a loan agreement with the Alaska Department of Environmental Conservation. The Lead Service Line Loan Program offers a 58.3% loan forgiveness through the State Revolving Fund (SRF). The loan application was accepted, and this ordinance appropriates the loan funds. The Public Works and Facilities Committee was provided an update on the Lead Service Line Inventory project at the June 3, 2024 meeting. The Systemic Racism Review Committee reviewed this ordinance at its April 29, 2025 meeting.

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

9. Ordinance 2024-01(b)(AN) An Ordinance Appropriating \$1,115,654 to the Manager for the Taku Harbor Improvements Capital Improvement Project; Grant Funding Provided by the Alaska Department of Fish and Game.

This ordinance would appropriate a \$1,115,654 Alaska Department of Fish and Game grant to the Taku Harbor Improvements CIP. This funding will improve public recreational boating and sport fishing access facilities by replacing the degraded Taku Harbor shore access boarding float system with new, aluminum gangway and catwalk structures. The 25% local match requirement of \$371,885 will be provided by previously appropriated funds in the Taku Harbor Improvements CIP.

The Docks and Harbors Board reviewed this request at the April 24, 2025 meeting. The Systemic Racism Review Committee reviewed this ordinance at its April 29, 2025 meeting.

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

10. Ordinance 2025-01(b)(A) An Ordinance Appropriating \$12,750,000 to the Manager for the Public Safety Communication Infrastructure Capital Improvement Project; Funding Provided by General Obligation Bond Proceeds.

This ordinance would appropriate \$12.75 million of general obligation bond proceeds for the Public Safety Communication Infrastructure Capital Improvement Project. This project would provide for the acquisition and installation of a replacement radio communication system. This is an FY26 appropriation to align with the timing of bond issuance. This appropriation of project funding is consistent with the intent of the \$12.75 million general obligation bond package approved by voters in the October 1, 2024, municipal election.

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

ordinance.

J. UNFINISHED BUSINESS

1. Ordinance 2025-02(b) An Ordinance Appropriating Funds from the Treasury for FY26 School District Operations.

This ordinance will appropriate to the School District an FY26 operating budget of \$94,977,500. This is an overall increase in the budget of \$9,580,100 from the FY25 Amended Budget. The FY26 school budget is supported with a combination of funding sources including CBJ local funding of \$37,119,700 [SG1] and state and federal funding of \$49,011,800. The local funding consists of \$35,004,700 [SG2] for general operations and \$2,115,000 [SG3] for programs and activities not subject to the state funding cap.

State statute requires the Assembly to determine the total amount of local educational funding support to be provided and provide notification of the support to the School Board within 30 days of the School District's budget submission. The district's budget was submitted April 1, 2025. During the April 30, 2025 Special Assembly meeting, the Assembly approved the local funding portion of \$35,004,700 for school district general operations. During the May 7, 2025 Assembly Finance Committee meeting, the Assembly approved \$2,115,000 for program and activities not subject to the state funding cap.

By Charter, the Assembly is required to appropriate the School District's budget no later than May 31, 2025.

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

K. NEW BUSINESS

1. Regulations - Title 05 CBJAC 15.030, Dock Fees and Charges.

These regulations proposed an increase of dockage fees for cruise ships to \$7 per lower berth. Previous rates were \$0.065 per registered ton and \$3.58 per lineal foot for vessels over 250 passengers. This represents a significant increase in dockage revenues and seeks to make CBJ dock rates more competitive with the private sector and with other facilities in Southeast Alaska.

It was reviewed by the Assembly Finance Committee on January 4, 2025, and was approved by the Docks & Harbors Board on April 24, 2025.

The City Manager recommends the Assembly approve these regulation changes.

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

There are 6 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 as paper hardcopies only.

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

3. Resolution 4008 A Resolution Deappropriating \$100,000 from the Manager for Contingency Federal Staffing Support Related to Tourism; Funding Provided by State Marine Passenger Fees.

This resolution was requested by Assembly Member Paul Kelly for consideration of the body.

Ordinance 2024-01(b)(AL) proposed to appropriate \$200,000 to the Manager for contingency staffing support related to tourism at federally managed facilities. This resolution would deappropriate half of the appropriation, \$100,000, back to the State Marine Passenger Fee Fund. This resolution is not necessary if Ordinance 2024-01(b)(AL) failed.

The City Manager recommends against adopting this resolution.

L. STAFF REPORTS

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

1. Discussion on Collective Bargaining - if needed.

The City Manager recommends the Assembly recess into executive session to discuss an update to collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality.

Suggested Motion: *I move that the Assembly enter into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality and ask for unanimous consent.*

P. SUPPLEMENTAL MATERIALS

1. **RED FOLDER: Resolution 4010(b) Amendment from Christine Woll re: USFS Mendenhall Glacier**
2. **RED FOLDER: Paul Kelly Proposed Amendment Ordinance 2024-019b)(AL) An Ordinance Appropriating \$200,000 to the Manager for Contingency Federal Staffing Support Related to Tourism: Funding Provided by State Marine Passenger Fees.**

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: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, e-mail: city.clerk@juneau.gov.