



REGULAR ASSEMBLY MEETING 2025-03 AGENDA

February 03, 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

Due to limited capacity in the Assembly Chambers, individuals not wishing to testify are encouraged to attend remotely via Zoom or watch on the CBJ YouTube Channel. Limited meeting overflow space will be available in the Municipal Clerk's Office in Room 215 to watch the meeting remotely via YouTube.

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

1. Proclamation: Teen Dating Violence Awareness and Prevention Month - February 2025
2. Proclamation: National Engineers Week - February 16-22, 2025

E. APPROVAL OF MINUTES

3. July 1, 2024 Regular Assembly Meeting 2024-14 Minutes-DRAFT
4. July 29, 2024 Regular Assembly Meeting 2024-17 Minutes-DRAFT
5. December 16, 2024 Regular Assembly Meeting 2024-26 Minutes-DRAFT
6. December 17, 2024 Special Assembly Meeting for BRH Board/PC Appointments 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

Public Request for Consent Agenda Changes, Other than Ordinances for Introduction

Assembly Request for Consent Agenda Changes

Assembly Action

I. Ordinances for Introduction

7. Ordinance 2024-01(b)(AD) An Ordinance Appropriating \$50,000 to the Manager for the Departure Lounge ADA Elevator Capital Improvement Project; Funding Provided by Airport Revolving Funds.

This ordinance would appropriate \$50,000 to the Departure Lounge ADA Elevator CIP. The funds would be used to hire an architect to conceptually identify locations and associated costs for an elevator in the Departure Lounge. This elevator would serve the Departure Lounge to the 121 Air Carrier apron and would facilitate ground boarding for passengers who are unable to navigate stairs to board at Gate 6 or when ground boarding is necessary. The total cost of the design and installation is currently estimated at \$2.5M and has been deemed eligible for Federal FAA funding.

The Airport Board of Directors reviewed this at the December 12, 2024 meeting.

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

8. **Ordinance 2024-01(b)(AE) An Ordinance Appropriating \$3,000,000 to the Statter Harbor Improvements Phase III Capital Improvement Project; Funding Provided by Docks Funds.**

This ordinance would appropriate \$3,000,000 to Phase III-D of the Statter Harbor Phase III CIP. Phase III-D of the project would provide for the installation of new curb, gutter, lighting, paving and landscaping at the excursion bus parking lot around the restroom facilities. These improvements primarily serve cruise tourism at Statter Harbor, therefore the use of Docks funds for this phase is appropriate.

The Docks and Harbors Board of Directors reviewed and recommended approval of this ordinance at the January 30, 2025 regular Board meeting.

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

9. **Ordinance 2025-15 An Ordinance Amending the Title 49 Land Use Code Relating to Rules of Construction, Permits, Equivalent Use Determinations, Determination of Minor Versus Major Developments, Accessory Dwelling Units, Caretaker Units, and Transition Zones.**

The rewrite of Title 49 – Land Use Code is a multi-phase project. Phase 1 began in August 2024 and is focused on updates that are not dependent on the upcoming rewrite of the Comprehensive Plan.

This ordinance modernizes accessory dwelling unit (ADU) code to encourage gentle density through the construction of ADUs; defines caretaker units in industrial zones and creates a framework for their administration; reduces permitting time by allowing certain decisions to be made by the Director instead of the Planning Commission; encourages greater density by allowing Director approval of transition zones that have been identified in planning documents; and develops rules of construction to make interpretation of code more accessible and uniform.

The Ad Hoc Title 49 Advisory Committee discussed the concepts included in Ordinance 2025-15 at its October 28 and November 13, 2024, meetings and passed a motion to support the development of an ordinance. [The Assembly Committee of the Whole reviewed Ordinance 2025-15 at its January 27, 2025, meeting.](#)

The City Manager recommends the Assembly introduce the ordinance, refer it to the Planning Commission for a 60-day comment period and set it for public hearing at the April 7, 2025 regular Assembly meeting.

10. **Ordinance 2025-09 An Ordinance Amending the City and Borough Code Relating to Assessing Standards of Property Tax.**

This ordinance was drafted in response to the passage of SB179 by the State. It was reviewed by the Assembly Finance Committee (AFC) on January 8, 2025, and forwarded for introduction to the full Assembly.

In order to clarify the Assembly's position on 69.10.023, as drafted, the City Manager recommends that this Ordinance be introduced and referred back to AFC for consideration on February 5, 2025.

11. Ordinance 2025-14 An Ordinance Amending the City and Borough Title 29 Code Relating to Election Processes and Procedures.

In 2024, the Clerk's Office received four petitions from citizens trying to engage in direct democracy. About 15% of the signatures initially turned in were rejected. Of those, more than half were rejected due to the strict, and outdated, requirements laid out in 29.10.090 about what is an 'adequate' address. This section of code was written before Clerk staff had real-time access to the State Division of Elections Voter Database (VREMS) which allows staff to quickly verify if a person is a Juneau resident who is eligible to sign a petition.

This led Clerk staff to propose Ordinance 2025-14, with the help of the Law Department. This ordinance removes many technical or procedural actions throughout the entire election code and places them into Rules of Procedure, which will allow election staff to better adapt to changing technologies. It also requires that the Rules of Procedure be available to the public online. This ordinance removes redundancies, rewrites complex language, and updates terminology definitions to make the code more readable by the public.

Additionally, this ordinance provides some minor changes in timing, including the candidate filing period and when ballots are mailed out. The Municipal Clerk recommends the below timing so the ordinance, if adopted by the Assembly, would take effect before the April 2025 initiative/referendum cycle begins.

The City Manager recommends the Assembly introduce this ordinance, refer it to the Assembly Committee of the Whole meeting of February 24 and set it for public hearing at the next regular Assembly meeting on March 3.

J. Resolutions

12. Resolution 3084 A Resolution Expressing Support for the United States Department of Justice, Office of Justice Program, FFY24 Edward Byrne Memorial Justice Assistance Grant (JAG).

The Juneau Police Department has been awarded \$34,305 in grant funding from the U.S. Department of Justice for equipment. This grant will provide funding for truck storage vaults and truck uplifting equipment. No local match is required for this grant.

The required 30-day public comment period for the FFY24 JAG grant spending plan ended January 18, 2025. One public comment was received.

The City Manager recommends the Assembly adopt Resolution 3084.

13. Resolution 3085 A Resolution to Dissolve the Sister Cities Committee and Repealing Resolutions No. 1986, 2420(c), and 2508.

This resolution was requested by and approved by the Assembly Human Resources Committee at its January 6, 2025 meeting.

The City Manager recommends this resolution be adopted.

14. Resolution 3086 A Resolution to Dissolve the Americans with Disabilities Act Committee and Repealing Resolutions No. 1585, 1769, 1928, 2204, 2359, and 2429.

This resolution was requested by and approved by the Assembly Human Resources Committee at its January 6, 2025 meeting.

The City Manager recommends this resolution be adopted.

K. Bid Awards**15. Bid Award - DH25-161 Purchase and Delivery of 60 Ton Marine Hydraulic Yard Trailer**

In October 2024, Docks & Harbors advertised for a new boatyard trailer to replace the SEALIFT self-propelled hydraulic boatlift which was procured through a US DOT MARAD (Maritime Administration) TIGER grant for \$529,500 in 2012. The SEALIFT no longer met the operational needs of the commercial boatyard at the Auke Bay Loading Facility and was sold through the CBJ public surplus process for \$225,100 (net) in December 2021. MARAD was kept abreast of Docks & Harbors actions to surplus the SEALIFT and to procure a new apparatus using the proceeds of the sale. Typically, MARAD manages grants into perpetuity with annual reporting required from the grantee. In this case, using proceeds from the sale would require meeting the grant requirements issued in the original TIGER grant agreement.

The procurement for a new boatyard trailer resulted in only one submission, Kropf Industrial Inc of Ontario, Canada for \$319,700 (fob Juneau). Docks & Harbors consulted with other US companies who manufacture similar equipment but Kropf Industrial was the only one who could meet the unique specifications needed at the steep incline at the Auke Bay Loading Facility. Under most circumstances, procurement of equipment not manufactured in the USA would not be consistent with MARAD grant requirements; however, consultation with MARAD resulted in a January 6th, 2025 letter stating: This letter serves as notification to the Port that DOT is hereby relinquishing its Federal interest in the boat lift, thereby authorizing the Port to retain the proceeds of the boatlift with no further obligation to DOT, on the condition that the Port purchase a comparable boat lift as originally purchased under the TIGER grant for use at the Port.

The Port Director recommends the Assembly approve RFB #DH25-161 (Purchase and Delivery of 60 Ton Marine Hydraulic Yard Trailer) award to Kropf Industrial Inc for \$319,700. Funding is provided by \$225,100 from previous sale with proceeds in Fleet Reserve and \$94,600 FY25 Fleet Reserve funds.

L. Transfers**16. Transfer Request T-2505 A Transfer of \$92,876 from CIP D71-094 Transit Fare Technology CIP D71-095 Bus Barn Improvements.**

This request would transfer \$92,876 from the Transit Fare Technology CIP to the Bus Barn Improvements CIP. These funds would be used for the replacement of two new bus barn garage doors to allow for electric buses to be stored. Two of the twelve existing garage doors at the Capital Transit Bus Barn are not functioning properly and are unable to be opened to their full height, which is needed to accommodate the taller electric buses. CBJ Facility Maintenance was unable to fix the doors. It has been determined that replacing the 30-year-old doors will be a more cost-effective long-term solution. The project will retain sufficient funds for intended work.

This transfer of project funding is consistent with the intent of the 2012 1% Sales Tax initiative approved by voters in the October 2, 2012 municipal election.

The Public Works and Facilities Committee reviewed this request at the January 27, 2025 meeting.

The City Manager recommends approval of this transfer.

17. Transfer Request T-2506 A Transfer of \$1,399,586 from Various CIPs to CIP R72-181 Starlite Court Reconstruction.

This request would transfer \$1,399,586 from various Capital Improvement Projects (CIPs) to the new Starlite Court Reconstruction CIP. This funding would provide for Starlite Court reconstruction which was a priority request for the Water and Streets departments during the FY25 CIP buildout; however, at the time of the FY25 CIP planning, funding was not available for the project. This

project would replace and update water, sewer, and storm drainage infrastructure as well as road base and asphalt surfacing. Funding would be provided by projects that are ready to be closed or projects that would retain adequate funds for the remainder of work in the projects. The Starlite Court Reconstruction CIP is ready to bid for construction during the summer of 2025, with an estimated project cost of \$1.4 million.

This transfer of project funding is consistent with the intent of the 2007 1% Sales Tax initiative approved by voters in the October 2, 2007 municipal election

The Public Works and Facilities Committee reviewed this request at the January 27, 2025 meeting.

The City Manager recommends approval of this transfer.

18. Transfer Request T-2507 A Transfer of \$1,700,000 from CIPs U76-119 Mendenhall Wastewater Treatment Plant and U76-124 Wastewater SCADA Improvements to CIP U76-128 Biosolids Crusher Project.

This request would transfer \$1,700,000 of Wastewater Funds from the Mendenhall Wastewater Treatment Plant and the Wastewater SCADA Improvement CIPs to the Biosolids Crusher CIP. Project costs increased after design investigations identified necessary plant modifications and additional equipment needed for a safe and efficient crusher operation and due to inflationary increases since the inception of this project in FY22. The Wastewater SCADA Improvements CIP is nearing completion and will retain sufficient funds for remaining work in the project. The Mendenhall Wastewater Treatment Plant Improvements CIP will retain sufficient funding for current project work.

The Public Works and Facilities Committee reviewed this request at its January 27, 2025 meeting.

The City Manager recommends approval of this transfer.

M. Liquor/Marijuana Licenses

19. Liquor & Marijuana License Actions

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

Liquor License - Renewal

Licensee: Midnight Ninja Ventures d/b/a The Rookery Cafe

License Type: Restaurant/Eating Place License: #5153 Location: 111 Seward St.

Licensee: Breeze-In Corporation d/b/a Breeze-In Liquor

License Type: Package Store License: #176 Location: 2200 Trout St.

Licensee: Breeze-In Corporation d/b/a Douglas Island Breeze-In

License Type: Package Store License: #662 Location: 3370 Douglas Hwy.

Licensee: Breeze-In Corporation d/b/a Breeze-In

License Type: Package Store License: #4543 Location: 5711 Concrete Way.

Licensee: Forbidden Peak Brewery LLC d/b/a Forbidden Peak Brewery LLC

License Type: Brewery Manufacturer License: #5729 Location: 11798 Glacier Hwy.

Licensee: Fraternal Order of Eagles Aerie No. 4200 d/b/a Fraternal Order of Eagles #4200

License Type: Club License: #3313 Location: 2055 Jordan Ave. #1

Licensee: Waterfront on Glacier Restaurant d/b/a Arabella

License Type: Beverage Dispensary/Tourism License: #175 Location: 1711 Glacier Ave.

Additional Staff Note for License #175: *Community Development Staff and the Fire Marshal are working with this licensee to make sure they are compliant in building permits and inspections prior to opening for business.*

Marijuana License - Renewal

Licensee: ForgetMeNot Enterprises Inc. d/b/a Glacier Valley Shop

License Type: Retail Marijuana Store License #:13217 Location: 8505 Old Dairy Rd. Suite 1

Licensee: ForgetMeNot Enterprises Inc. d/b/a Green Valley Enterprises

License Type: Standard Marijuana Cultivation Facility License #:13221 Location: 8505 Old Dairy Rd. Suite 2

Licensee: ForgetMeNot Enterprises Inc. d/b/a Southeast Essentials

License Type: Marijuana Product Manufacturing Facility License #:13222 Location: 8505 Old Dairy Rd. Suite 3

Licensee: Alaskan Kush Company LLC. d/b/a Alaskan Kush Company

License Type: Retail Marijuana Store License #:16213 Location: 159 S. Franklin 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 and marijuana license actions.

N. Other

20. Central Council Tlingit and Haida Indian Tribes of Alaska request to lease CBJ property at Floyd Dryden

Central Council Tlingit and Haida Indian Tribes of Alaska (T&H) responded to a 2024 solicitation for proposals to lease space in the former Floyd Dryden Middle School. T&H was the top-rated proposal by the Public Works and Facilities Committee. The Assembly Committee of the Whole reviewed the proposals and PWFC rankings at the August 5, 2024, meeting and passed a motion to direct staff to proceed with T&H Early Education to use up to 2/3 of the space in Floyd Dryden. At its January 27, 2025, meeting the Lands, Housing, and Economic Development Committee (LHEDC) provided a motion of support to the Assembly for leasing space in Floyd Dryden for T&H Early Education. In Accordance with CBJ Code 53.09.260 the next step in this public process will be for the Full Assembly to provide a motion to negotiate with T&H Early Education. CBJ leases are authorized by ordinance after a LHED Committee review and Assembly public hearing.

The City Manager requests a motion of support to work with Central Council Tlingit and Haida Indian Tribes of Alaska towards the disposal of City property through a negotiated lease.

21. University of Alaska Southeast request to lease CBJ property at Floyd Dryden for less than fair market value

The University of Alaska Southeast responded to the 2024 solicitation for proposals to lease space in the former Floyd Dryden Middle School. University of Alaska Southeast requested this lease be at no cost. If the Assembly leases space for less than the costs to maintain the facility, additional

funds will need to be appropriated in order to cover the budget deficit. The Assembly Committee of the Whole reviewed the proposals and PWFC rankings at the August 5, 2024, meeting and passed a motion to authorize staff to negotiate with the proposers on space as per the ranking by PWFC. On January 27, 2025, the Lands, Housing, and Economic Development Committee provided a motion of support to the Assembly for leasing space in Floyd Dryden for the University of Alaska Southeast. In Accordance with CBJ Code 53.09.260 the next step in this public process will be for the Full Assembly to provide a motion to negotiate with UAS. CBJ leases are authorized by ordinance after a LHED Committee review and Assembly public hearing.

The memo in the packet for the previous agenda item also includes the information and recommendation for this lease negotiation request.

The City Manager requests a motion of support to work with the University of Alaska Southeast towards the disposal of City property for less than fair market value.

O. PUBLIC HEARING

22. **Ordinance 2024-40(am) An Ordinance Creating a Local Improvement District No. 210 HESCO Barrier Project Phase 1 and Appropriating the Sum of up to \$7,830,000.**

In response to the recent Mendenhall River flooding, and in coordination with the US Army Corps of Engineers, the CBJ is pursuing advance flood fighting measures in the form of HESCO barriers to safeguard homes in the Mendenhall Valley. This Ordinance creates a Local Improvement District (LID) which contains all benefited homes in the Phase 1 installation of the HESCO barriers along the Mendenhall River. Using the 16 ft inundation maps, CBJ has identified 466 properties which would be specially benefited from Phase 1. The project costs are estimated at \$7,830,000. The project costs will split 40%/60% between property owners and the CBJ.

The Assembly discussed this project on October 21, 2024, and directed that an ordinance be presented. This Ordinance was introduced on November 18, 2024 and initial public testimony was heard on December 16, 2024. A public meeting was held at Thunder Mountain Middle School on January 3, 2025.

Included with the Ordinance is a map of included homes, an assessment roll, a list of written objections to the LID by the affected owners received in writing by the Municipal Clerk's office as of 2:00p.m. on January 30 and copies of those objections. Any additional objections received will be included in an updated version of the list and added under Supplemental Materials in the packet after 4:30p.m. on Monday, February 3.

The City Manager recommends the Assembly take public testimony and at the close of public testimony take an at ease to count all written objections to the formation of the LID. If more than 50% of the property owners who would bear 50% or more of the cost of the improvement do not object, the City Manager recommends proceeding with adoption of the ordinance.

23. **Ordinance 2024-01(b)(AA) An Ordinance Appropriating up to \$100,000 to the Manager for a Loan to BroKo Holdings, LLC for 220 Front Street; Funding Provided by the Affordable Housing Fund.**

During the Fall 2024, Round Four competition of the Juneau Affordable Housing Fund (JAHF), two projects were awarded funding through a competitive funding round. The awardees were announced at the November 4, 2024, Lands Housing and Economic Development Committee meeting. The 220 Front Street apartment project was approved at the December 16, 2024, Assembly meeting.

This project is seeking to build 20 units affordable to households making 80% of the area median income (AMI). During the initial competition, this project placed second and was awarded the remainder of the available competitive funds in the amount of \$1 million. Because the original request for funding was

\$1.1 million, it was not fully funded. The Assembly, at its December 16 meeting, requested full funding of this project by awarding the additional \$100,000 to meet the \$1.1 million request.

This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The Systemic Racism Review Committee reviewed this ordinance at its January 7, 2025 meeting.

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

24. **Ordinance 2024-01(b)(AB) An Ordinance Appropriating \$5,000,000 to the Manager for the Aurora Harbor Improvements Capital Improvement Project; Grant Funding Provided by the Alaska Department of Transportation and Public Facilities.**

This ordinance would appropriate \$5 million of grant funds from the Alaska Department of Transportation and Public Facilities' Harbor Facility Grants Program. This funding would provide support for the Phase IV of the Aurora Harbor project. Phase IV project work includes the installation of new main walks J and K in the north end of the basin, completing the headwall float to reconnect the north parking lot to the harbor; updating the gangway, electrical system, lighting, potable water, and fire suppression systems; and installing a new Tee float on main walk H. The local match requirement will be met with existing 2017 and 2022 1% Sales Tax and Harbor Enterprise fund balance. Docks and Harbors anticipates a bid award in February 2025.

The use of 2017 1% Sales Tax funds is consistent with the intent of the of the proposition approved by voters in the October 4, 2016 municipal election. The use of 2022 1% Sales Tax funds is consistent with the intent of the of the proposition approved by voters in the October 4, 2022 municipal election.

The Systemic Racism Review Committee reviewed this ordinance at its January 7, 2025 meeting.

The Docks and Harbor Board will review this request at the January 30, 2025 regular meeting.

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

25. **Ordinance 2024-01(b)(AC) An Ordinance Appropriating \$7,520 to the Manager for a Grant to Juneau Economic Development Council; Funding Provided by General Funds.**

Juneau Economic Development Council's (JEDC) property at 612 W. Willoughby Ave. Suite A does not qualify for CBJ's non-profit property tax exemption in 2024 because they did not submit their exemption application timely. As a result, property taxes cannot be exempted for 2024, and must be paid by JEDC. This is an unanticipated financial burden for JEDC. This grant would, in effect, acknowledge the intended non-profit purpose of 612 W. Willoughby Ave. Suite A, even though it did not meet the strict legal criteria to be exempted.

The Systemic Racism Review Committee reviewed this request at its January 7, 2025 meeting.

The Assembly Finance Committee reviewed this request at the January 8, 2025 meeting and forwarded it to the Assembly for public hearing and Assembly action.

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

26. **Ordinance 2024-01(b)(I) An Ordinance Appropriating \$8,900,000 to the Manager for the Bartlett Regional Hospital Emergency Department Addition Capital Improvement Project; Funding Provided by Hospital Funds.**

This ordinance would appropriate \$8.9 million of hospital funds for the Emergency Department Addition Capital Improvement Project. This appropriation is required to move the project forward to meet the desired spring 2025 construction start date. This funding is considered restricted until a Certificate of Need (CON) is obtained from the Alaska Department of Health, which is a requirement for renovation and new construction projects expected to exceed \$1.5 million. A determination by the Alaska

Department of Health on the CON was expected in August 2024 but was not yet received as of the publication of this packet.

The Hospital Board approved this request at the July 23, 2024 meeting. The Public Works and Facilities Committee reviewed this request at the August 5, 2024 meeting. The Systemic Racism Review Committee reviewed this ordinance at its September 17, 2024 meeting.

The Assembly Finance Committee (AFC) reviewed this request at the September 4, 2024 and January 8, 2025 meetings. At the January 8, 2025 AFC Meeting, the motion was to refer the ordinance back to the Assembly for public hearing and Assembly action upon receipt of the Certificate of Need from the State of Alaska. If the CON is not received in time for this meeting, the City Manager will request it be removed from the agenda until such time the CON is received.

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

27. Ordinance 2025-08 An Ordinance Authorizing the Manager to Execute an Agreement with Alaska Electric Light & Power Company and AJT Mining Properties, Inc. for the Purpose of an Access Easement for the Christopher Trail.

Parks and Recreation has been working with AEL&P and AJT Mining Properties to improve recreational access between Cope Park and the Gold Creek Flume. By relocating an 86-foot long timber bridge from Kaxdigoowu Héen Dei (Brotherhood Bridge Trail) to Cope Park, a new trail connection can be made. This connection will require crossing approximately 250 feet of property owned by AJT. AJT has offered an easement at no cost. Alaska Statute 09.65.202 provides for a level of indemnification for landowners that allow recreational use of their land without charge. Ordinance 2025-01 allows the Manager to execute an agreement and allows an exception to the general prohibition on indemnification.

The Systemic Racism Review Committee reviewed this ordinance at its January 7, 2025 meeting.

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

28. Ordinance 2025-12 An Ordinance Amending Ordinance Serial No. 2024-42 Regarding the Proposed Refinancings by the Alaska Municipal Bond Bank of Various Revenue Bonds of the City and Borough Authorized Thereunder.

This ordinance is an amendment to Ordinance 2024-42 which authorized the refinancing of three bonds through the Alaska Municipal Bond Bank (AMBB). The amendment is necessary as the AMBB is consolidating principal due dates to the month of December which changes the payment schedule from March to December and alters the years of maturities in CBJ's issuances. This ordinance adjusts the maturity years for AMBB's due date changes.

Ordinance 2024-42 authorized the issuance of up to \$13.5 million in bonds to refund (refinance) the 2014A Port, 2015 Harbor, and 2021 Port bonds. The original bonds were sold through the Alaska Municipal Bond Bank and financed harbor improvements, seawalk construction, and cruise ship berth enhancements. Ordinance 2024-42 was approved on December 16, 2024.

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

P. UNFINISHED BUSINESS

29. 2024-2025 Assembly Goals

Q. NEW BUSINESS

30. Baptiste Application to Purchase CBJ Property on Taku Blvd.

In July 2024, Allen Baptiste submitted an application to the Lands Office with the request to purchase CBJ property adjacent to his house, which is located at 4128 Taku Blvd. The application noted that the "land would be 7 feet wide and 100 feet long." The land is located near the headwaters of Duck Creek

and is managed by the Parks Department. The sale of the land would resolve an encroachment issue for Mr. Baptiste.

CDD reviewed this request and provided the following information. The boat shed building permit was not in the electronic system and imagery shows no sheds in 2006, a rear shed in 2013, and full rear and side shed (5' into CBJ land) in 2023. Since the owner purchased around 1988, it appears he built the sheds. His boats are parked on CBJ park land. Duck Creek is less than 50 feet from the boat shed. Duck Creek has a 50-foot setback requirement. Since there does not appear to be a building permit, the shed cannot be certified nonconforming.

This property was dedicated by the Assembly as part of the Juneau Parks & Open Space System and is managed as a Conservation Area due to its proximity to Duck Creek. It is not consistent with CBJ adopted Master Plan or the Comprehensive Plan to resolve the encroachments by disposing of parks managed property. The 2016 Land Management Plan designates this property as to be retained. If the Assembly determines that this application should be further considered, then the application would be forwarded to the PRAC and the Planning Commission for review prior to the Assembly authorization. The Lands, Housing and Economic Development Committee reviewed this application and recommended that this property be retained by the CBJ.

The City Manager recommends the Assembly adopt a motion to deny this application to purchase the property adjacent to Duck Creek in accordance with the motion passed at the December 2, 2024 Lands, Housing and Economic Development Committee meeting.

31. Recommended Protest of AMCO Marijuana License #27531- Stoned Salmon Farms d/b/a Tree Logic LLC

The CBJ Finance Department is recommending protest of the renewal of a standard marijuana cultivation facility license #27531 for Stoned Salmon Farms d/b/a Tree Logic LLC. This recommended protest of license #27531 is for unpaid 2024 Property Taxes, including penalties and interest, totaling \$7,347.05 as of January 31, 2025. Copies of the notice sent to the licensee is included in the Assembly HRC and the regular Assembly meeting packets.

This recommended protest went before the Assembly Human Resources Committee to review and make recommendations to forward to the full Assembly for final action.

The State of Alaska Alcohol & Marijuana Control Office (AMCO) allows local governing bodies a 60-day comment period on all liquor and marijuana licenses throughout the borough. CBJ's comment period to recommend protest or to waive protest ends February 15, 2025.

32. Recommended Protest of AMCO Marijuana License #11605 - Stoned Salmon Farms d/b/a Always Redeye LLC

The CBJ Finance Department is recommending protest of the renewal of a standard marijuana cultivation facility license #11605 for Stoned Salmon Farms d/b/a Always Redeye LLC. This recommended protest of license #11605 is for unpaid 2024 Property Taxes, including penalties and interest, totaling \$6,051.24 as of January 31, 2025. Copies of the notice sent to the licensee is included in the Assembly HRC and the regular Assembly meeting packets.

This recommended protest went before the Assembly Human Resources Committee to review and make recommendations to forward to the full Assembly for final action.

The State of Alaska Alcohol & Marijuana Control Office (AMCO) allows local governing bodies a 60-day comment period on all liquor and marijuana licenses throughout the borough. CBJ's comment period to recommend protest or to waive protest ends February 14, 2025.

33. Recommended Protest of AMCO Marijuana License #25190 - Alaskan Coffee Pot LLC d/b/a Alaskan Coffee Pot

The CBJ Finance Department is recommending protest of the renewal of a retail marijuana store license #25190 for Alaskan Coffee Pot LLC d/b/a Alaskan Coffee Pot. This recommended protest of license #25190 is for the following unpaid 2024 Sales Tax Quarters: 2ndQ \$32,334.37, including penalties and interest, and 3rdQ \$30,023.88, including penalties and interest, for a total due: \$62,368.25 as of January 31, 2025; **4thQ sales tax is due January 31, 2025 and is yet to be paid at the time this packet was published.** Copies of the notice sent to the licensee is included in the Assembly HRC and the regular Assembly meeting packets.

This recommended protest went before the Assembly Human Resources Committee to review and make recommendations to forward to the full Assembly for final action.

The State of Alaska Alcohol & Marijuana Control Office (AMCO) allows local governing bodies a 60-day comment period on all liquor and marijuana licenses throughout the borough. CBJ's comment period to recommend protest or to waive protest ends February 10, 2025.

R. STAFF REPORTS

S. ASSEMBLY REPORTS

Mayor's Report

Committee and Liaison Reports

Presiding Officer Reports

T. ASSEMBLY COMMENTS & QUESTIONS

U. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

V. EXECUTIVE SESSION

34. 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.*

W. SUPPLEMENTAL MATERIALS

X. ADJOURNMENT

Y. 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.

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.