



# REGULAR ASSEMBLY MEETING 2024-08 AGENDA

April 01, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

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

Submitted By:

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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. **August 21, 2023 Regular Assembly Meeting Minutes - Draft**

**F. MANAGER'S REQUEST FOR AGENDA CHANGES**

**G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**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**

2. **Ordinance 2024-04 An Ordinance Establishing Duties of the Tourism Office.**

This ordinance establishes the CBJ Tourism Office and allows the manager to assign the Tourism Manager as the project manager or co-project manager for projects with a substantial relationship to tourism. Duties include centralized tourism policy and management; coordination of community planning and projects related to tourism; public relations related to the visitor industry, including contract management and cruise ship schedule coordination; and other duties as assigned by the manager.

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

3. **Ordinance 2024-10 An Ordinance Amending Chapter 85.02 Related to the Docks and Harbors Board Roles Related to Tourism.**

The Assembly has funded a Tourism Manager position since 2021, who works for the City Manager. This ordinance would clarify the Docks and Harbors Board duties related to tourism management. Notably, Docks and Harbors would maintain and operate the municipal cruise ship docks, and the Tourism Manger would be responsible for cruise-ship based tourism management, including capital projects. There is a companion ordinance, 2024-04, related to Tourism Manager duties. This ordinance would help advance the goals of the Visitor Industry Task Force (VITF) and provide a more direct route for Assembly control of tourism-related projects.

The Assembly most recently discussed this ordinance at the Assembly Committee of the Whole on February 26, 2024, and directed Assembly liaisons to discuss this topic with their empowered boards.

Assemblymember Woll has included a proposed amendment for consideration at the next meeting.

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

4. **Ordinance 2023-14(b)(S) An Ordinance Appropriating up to \$ 1,213,423 to the Manager as Local Grant Match for the North Douglas Crossing Capital Improvement Project; Funding Provided by General Funds.**

This ordinance would appropriate up to \$1,213,423 for the North Douglas Crossing CIP to fulfill two local grant match requirements:

Rebuilding America’s Infrastructure and Sustainability and Equity (RAISE) Grant Match \$ 866,000

FFY23 Congressionally Directed Spending (CDS) Grant Match \$ 347,423

The RAISE grant’s local match contribution was pledged in Resolution 3019(b) adopted during the January 30, 2024 Regular Assembly meeting. The CDS funding was secured by U.S. Senator Lisa Murkowski in the Consolidated Appropriations Act for Federal fiscal year 2023. These grants will provide funding for community outreach and the design phase of the North Douglas crossing. The Engineering and Public Works Department is currently working with the Alaska Department of Transportation & Public Facilities to confirm whether previously appropriated funds can be used toward the match. Due to the time sensitivity of the project, this request would ensure the grant match funding is available. If previously appropriated funds are approved for the local match, these appropriated general funds would be returned to the General Fund.

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

5. **Ordinance 2023-14(b)(AF) An Ordinance Appropriating \$164,000 to the Manager for Tripper Transit Services During Tourist Season; Funding Provided by Marine Passenger Fees.**

This ordinance would appropriate \$164,000 of Marine Passenger Fees for Capital Transit’s “tripper” bus service during peak tourist season. The 2023 summer cruise season highlighted significant challenges for Capital Transit in effectively serving both Juneau residents and cruise ship tourists. Due to the volume of cruise ship tourists using the local bus system, hundreds of local bus riders, including people in wheelchairs, were unable to board buses due to no capacity available. This funding would restore the mid-day Valley/Downtown Express Route 8 on weekdays and extend the Valley/Downtown Express Route 8 service to Saturdays and Sundays during April, May, and June. Passenger fee funding for FY25 Tripper bus services is included in the FY25 Manager’s Proposed Budget, pending appropriation by the Assembly.

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

6. **Ordinance 2024-03 An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2024 Based Upon the Proposed Budget for Fiscal Year 2025.**

This ordinance establishes the mill rates for property taxes for 2024, which funds a significant portion of the City and Borough of Juneau's FY25 operating budget. The Charter requires the Assembly to adopt, by ordinance, the tax levies necessary to fund the budget before June 15.

The mill levies presented in this ordinance support the Manager's FY25 Proposed Budget that will be reviewed by the Assembly Finance Committee (AFC). As part of the budget review process, the AFC reviews, amends and recommends to the Assembly the final mill levies.

For FY25, the operating mill rate is proposed to increase 0.16 mills for a total proposed mill levy of 10.32 mills, the components of which are:

**FY2025 Proposed Mill Rate**

Areawide: 6.36 (an increase of 0.16 from FY24 Adopted)

Roaded Service Area: 2.45 (flat from FY24 Adopted)

Fire Service Area: 0.31 (flat from FY24 Adopted)

Debt Service: 1.20 (flat from FY24 Adopted)

**Total FY25 Proposed Mill Rate: 10.32 (an increase of 0.16 from FY24 Adopted)**

An opportunity for public comment on the proposed mill rate will be provided during the Regular Assembly meeting on April 29, 2024.

**The City Manager recommends the Assembly introduce this ordinance, refer it to the Assembly Finance Committee for further review, and set it for public hearing at the Regular Assembly meeting scheduled for April 29, 2024.**

7. **Ordinance 2024-01 An Ordinance Appropriating Funds from the Treasury for FY25 City and Borough Operations.**

This ordinance appropriates \$521,504,900 in expenditure authority for the City and Borough of Juneau's FY25 operating budget, excluding the School District. This ordinance appropriates all transfers between funds that support operations, debt service and capital projects as well as the associated expenditures within the funds themselves.

This ordinance also recognizes \$501,565,300 of forecast revenue and transfers-in and decreases fund balances, across all funds, by \$19,939,600. The forecast revenue and draw from fund balance are sufficient to fund the budgeted expenditures. Budgeted expenditures and revenues will be reviewed in detail with the Finance Committee during the budget process in April and May.

The Charter requires that a public hearing be held on the FY25 operating budget by May 1, 2024, and the ordinance be adopted by June 15, 2024.

**The Manager recommends the Assembly introduce this ordinance, refer it to the Assembly Finance Committee for further review, and set it for public hearing at the Regular Assembly Meeting scheduled for April 29, 2024**

8. **Ordinance 2024-02 An Ordinance Appropriating Funds from the Treasury for FY25 School District Operations.**

This ordinance will appropriate to the School District an FY25 operating budget of \$85,397,400. This is an overall decrease in the budget of \$10,919,600 from the FY24 Amended Budget. The FY25 school budget is supported with a combination of funding sources including CBJ local funding, and

state and federal funding of \$44,368,300. The local funding consists of \$34,432,000 for general operations (i.e. educational funding) and \$3,690,400 for non-educational programs and activities.

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. To meet this timing provision, it is necessary for the Assembly to determine the amount of funding and provide notice in the month of April. This amount cannot subsequently be reduced, unless the amount exceeds the State funding limits, but it can be increased. If the Assembly does not set the amount and furnish the School Board with notice within 30 days, the amount requested by the School District is automatically approved. By Charter, the Assembly is required to appropriate the School District's budget no later than May 31, 2024.

On April 29, 2024, a meeting is scheduled for the Assembly to state, by motion, the amount of local funding to be provided to the School District.

**The Manager recommends the Assembly introduce this ordinance, refer it to the Assembly Finance Committee for further review, and set it for public hearing at the Regular Assembly Meeting scheduled for April 29, 2024.**

9. **Ordinance 2024-15 An Ordinance Authorizing the Manager to Convey a Fraction of Renninger Lot 5 Located near 6200 Jackie Street to JG Construction for Fair Market Value.**

In February, JG Construction applied to acquire fractions of two CBJ lots through a negotiated sale process. These two lots (Lot 4 and Lot 5) have been available for purchase from the CBJ since 2017 by over-the-counter sale and have been designated for higher-density residential development. The application states that if the sale is approved, JG Construction will build 28 apartments total. JG Construction currently rents 18 units, 9 of which are rented to USCG, and JG Construction has rented to USCG for 24 years.

The LHED Committee reviewed this application and forwarded it to the full Assembly with a motion of support for working with the original proposer. On March 11, 2024, the Assembly authorized the CBJ to enter into fair market value negotiations with JG Construction.

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

10. **Ordinance 2024-16 An Ordinance Authorizing the Manager to Convey a Fraction of Renninger Lot 4 Located near 6200 Jackie Street to JG Construction for Fair Market Value.**

In February JG Construction applied to acquire fractions of two CBJ lots through a negotiated sale process. These two lots have been available for purchase from the CBJ since 2017 by over-the-counter sale. The two lots are located on Jackie Street and were platted as part of the Renninger Subdivision which was completed by CBJ in 2015. JG Construction has requested fractions of lot 4 and lot 5, which are the two remaining CBJ owned lots and proposes to use the property for residential development. The application states that if the sale is approved that they will build 28 apartments total. JG Construction currently rents 18 units, 9 of which are rented to USCG and JG Construction has rented to USCG for 24 years. The LHED Committee reviewed this application and forwarded it to the full Assembly with a motion of support for working with the original proposer. The assembly reviewed the application at the March 11, 2024 meeting and authorized the CBJ to enter into fair market value negotiations with JG Construction.

**4/1/2024 Clerk Note: Ordinance Title updated on agenda to reflect lot, location & the ordinance in the packet**

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

**J. Resolutions**

**11. Resolution 2986 A Resolution Repealing and Reestablishing the Assembly Rules of Procedure.**

This resolution would update the Assembly Rules of Procedure with a number of housekeeping changes, clarify that committees only make recommendations, clarify quorum for four-member committees is three members, and clarify when members may participate remotely.

This item was reviewed by the Assembly Human Resources Committee on March 4, 2024, and by the Committee of the Whole on March 11, 2024, with a recommendation to adopt.

**The City Manager recommends the Assembly adopt this resolution.**

**12. Resolution 3054 A Resolution Accepting a Gift of \$431,870.34 from the Estate of Duane Levi Packer to the Eaglecrest Foundation to Benefit the Eaglecrest Ski Area Maintenance Department.**

The Eaglecrest Ski Area is extremely grateful to Duane Packer for bequeathing these funds to the Maintenance Department. The Eaglecrest Ski Area will work with the Eaglecrest Foundation to ensure the funds are disbursed consistent with Mr. Packer's will and CBJ laws.

The Eaglecrest Board of Directors reviewed this topic on December 7, 2023. The Assembly Human Resources Committee reviewed this topic on March 4, 2024, and recommended the Assembly adopt this resolution.

**The City Manager recommends the Assembly adopt this resolution.**

**13. Resolution 3058 A Resolution Authorizing the Manager to Negotiate a Less than Fair Market Sale of a Surplus Fire Engine from Capital City Fire/Rescue.**

Capital City Fire/Rescue determined that its 1995 Seagraves 4WD Fire Engine is surplus to its needs. The community of Yakutat has requested to acquire it, and the Fire Chief believes the fair-market value could be over \$50,000. CBJC 53.50.210(b) allows the CBJ to transfer any surplus property to another government or quasi-government unit for items that exceed \$50,000 with Assembly consent. This resolution would allow the Manager to negotiate a less than fair market sale of the surplus fire engine to Yakutat.

**The City Manager recommends the Assembly adopt this resolution.**

**14. Resolution 3052 A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2025 through 2030, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2025.**

This resolution would adopt the Capital Improvement Program (CIP) for Fiscal Years 2025 through 2030, as required by Charter Section 9.4, and lists the capital projects that will be initially appropriated by ordinance in FY25.

The Public Works and Facilities Committee reviewed the preliminary CIP at its March 11, 2024 meeting and forwarded the plan to the Assembly .

**The City Manager recommends the Assembly introduce this resolution, refer it to the Assembly Finance Committee for further review, and set it for public hearing at the Regular Assembly meeting scheduled for April 29, 2024.**

**K. Bid Awards**

**15. BE24-147 Adair Kennedy Baseball Field Improvements**

Bids were opened on the subject project on February 22, 2024. The bid protest period expired at 4:30 p.m. on February 27, 2024. Results of the bid opening are as follows:

<b>RESPONSIVE BIDDERS</b>	<b>BASE BID</b>	<b>Add. No 1</b>	<b>Add. No 2</b>	<b>TOTAL BID</b>
<b>Dawson Construction, LLC</b>	<b>\$2,629,802.89</b>	<b>\$15,000.00</b>	<b>\$315,000.00</b>	<b>\$2,959,802.89</b>
Coogan Construction Co.	\$2,650,689.89	\$7,500.00	\$25,000.00	\$2,966,189.89
Admiralty Construction, Inc.	\$3,098,265.89	\$25,000.00	\$310,000.00	\$3,433,265.89
North40 Construction Corp.	\$3,108,363.89	\$42,000.00	\$300,000.00	\$3,450,363.89
<b>Engineer's Estimate</b>	<b>\$3,573,537.89</b>	<b>\$50,000.00</b>	<b>\$255,000.00</b>	<b>\$3,878,537.89</b>

**The City Manager recommends award of this project, Base Bid and both alternates to Dawson Construction, LLC for the total amount bid of \$2,959,802.89.**

**L. Transfers**

**16. Transfer Request T-1073 A Transfer of \$50,000 from CIP B55-086 BRH Deferred Maintenance to CIP B55-084 Hospital CT/MRI Replacement.**

This request would transfer \$50,000 from the BRH Deferred Maintenance CIP to the Hospital CT/MRI Replacement CIP. This project is close to completion but requires additional funding for increased construction costs. The primary increased costs that this funding would be contributed toward includes expanding/remodeling the MRI room to meet Facility Guidelines Institute (FGI) requirements and increasing service, replacing the warped MRI room door, and addressing the failed existing magnetic shielding at the MRI room floor. The BRH Deferred Maintenance CIP will retain adequate funding for projects.

The Hospital Finance Committee reviewed this request at the March 8, 2024 meeting. The Public Works and Facilities Committee reviewed this request at the March 11, 2024 meeting. The Hospital Board of Directors approved this request at the March 26, 2024 meeting.

**The Manager recommends approval of this transfer.**

**17. Transfer Request T-1074 A Transfer of \$15,537 from CIP H51-122 Dock Security Stations to CIP H51-123 Weather Monitoring and Communications.**

This request would transfer \$15,537 from the Dock Security Stations CIP to the Weather Monitoring and Communications CIP. This project is ongoing, and provides real time current sensor/weather reporting and hosting to the Marine Exchange of Alaska’s website. Funding is provided by a completed project that is ready to be closed.

The Docks and Harbors Board reviewed this request at the March 28, 2024 meeting.

**The Manager recommends approval of this transfer.**

**18. Transfer Request T-1076 A Transfer of \$3,271,560 from Various Wastewater Capital Improvement Projects to CIP U76-112 JDTP New Vector Dump.**

This request would transfer \$3,271,560 of Wastewater Funds from various Wastewater CIPs to CIP U76-112 JDTP New Vector Dump. The JDTP New Vector Dump CIP is ready to bid, with estimated project costs amounting to \$7.92 million. In FY23, Transfer Request T-1053 transferred funds from the JDTP New Vector Dump CIP to a higher priority project requiring immediate funds for project work, delaying the work for the JDTP New Vector Dump CIP. This CIP is now the highest priority project for the Wastewater Utility and requires additional funding to go to bid. This project would construct a new receiving station for waste and debris collected by the CBJ’s Vector trucks and replace and upgrade the JDTP’s grit collection equipment with a new high-efficiency, high-capacity

grit removal system, prolonging the life of downstream treatment process pumps and conveyances. Funding is provided by completed projects and ongoing projects that will retain sufficient funding for the next stages of project work.

The Public Works and Facilities Committee reviewed this request at the March 11, 2024 meeting.

**The Manager recommends approval of this transfer.**

19. **Transfer Request T-1077 A Transfer of \$60,000 from CIP P41-097 Sportsfield Repairs to CIP P41-109 Adair Kennedy Lighting.**

This request would transfer \$60,000 from the Sportsfield Repairs CIP to the Adair Kennedy Lighting CIP. This funding would provide for the replacement of the 30-year-old ballfield lighting system at Adair Kennedy baseball field with new LED lights. Transfer Request T-1072 recently transferred \$110,000 from the Sportsfield Repairs CIP to the Adair Kennedy Lighting CIP. Since that transfer, bids were received for the project, amounting to \$60,000 more than anticipated. This transfer request would provide the additional funding required to award the bid. The Sportsfield Repair CIP will retain adequate funding for the remaining FY24 priority projects.

The Public Works and Facilities Committee reviewed this request at the February 26, 2024 meeting.

**The Manager recommends approval of this transfer.**

**M. Liquor/Marijuana Licenses**

20. **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 - NEW**

**Licensee:** Devil's Club Brewing LLC d/b/a Devil's Club Brewing Company

*License Type: Seasonal Restaurant/Eating Place Tourism License: #15765 Location: 100 N. Franklin St., Juneau*

**Liquor License - RENEWAL**

**Licensee:** Specialty Imports Inc. d/b/a Specialty Imports

*License Type: Wholesale, License: #4943 Location: 540 W. 8th St., Juneau*

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 the 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 actions.**

**N. City/State Project Review**

21. **CSP2023-0001: City Project Review for Eaglecrest Ski Area's Summer Development Plans**

At its February 27, 2024 meeting, the Planning Commission recommended approval of amenities at Eaglecrest Ski area, a municipally owned ski area operated as a special revenue fund of the City and Borough of Juneau.

Proposed amenities include a new aerial conveyance gondola with three stations and supporting tower structures, a Summit House resort lodge, construction access roads, mountain bike trails, Upper Fish Creek bridge crossings, a picnic pavilion near Cropley Lake, and a snow tubing park.

The project received a Conditional Use Permit approval under [USE2023 0009](#).

**O. Other**

**P. PUBLIC HEARING**

**22. Ordinance 2024-14 A Noncode Ordinance Authorizing a Thane Road Campground at 100 Mill Street.**

This ordinance authorizes a summer campground similar to past CBJ summer campgrounds on wooded AJT land, most recently a couple hundred yards past the end of Gastineau Avenue. The ordinance moves that location to a more visible property at 100 Mill Street. At a high level, staff hope a more visible and accessible location will result in a safer experience for campers who choose this option.

The Assembly discussed this item at its March 11 Committee of the Whole meeting and directed staff to prepare this ordinance.

**The Manager recommends you hear a staff report from Deputy Manager Barr, hear public testimony, ask questions and discuss, and set this ordinance for public hearing at the next regular Assembly meeting.**

**23. Ordinance 2023-04(b) An Ordinance Establishing a City and Borough of Juneau Whistleblower Act.**

The City and Borough of Juneau has a robust conflict of interest code (CBJC 01.45), which includes a process for people to report potential violations (CBJC 01.45.110). Although the conflict of interest code overlaps with traditional whistleblower protections, it does not mention the phrase “whistleblower” or explicitly provide protections to whistleblowers. This ordinance would create a whistleblower law for municipal employees, which is modeled off of the Alaska Whistleblower Act (AS 39.90.130).

The Systemic Racism Review Committee reviewed this ordinance at its March 5, 2024 meeting. The Assembly Human Resources Committee reviewed this at its November 13, 2023 and February 5, 2024 meetings and recommended forwarding to the Assembly for action.

**The City Manager recommends the Assembly adopt this ordinance.**

**24. Ordinance 2024-07 An Ordinance Amending the Recreation Areas Code Relating to Prohibited Uses and Providing for a Penalty.**

This ordinance will help the Parks & Recreation Department manage large, non-commercial events held in municipal parks or recreation facilities. Currently, a permit is only required for commercial activities or events where admission is charged. Things like concerts, festivals, or even large weddings do not require a permit even if they attract hundreds or thousands of people to a municipal park. These types of events are happening more frequently, impacting the public’s ability to use parks and recreation facilities, and incurring significant costs to taxpayers due to excessive trash, litter, and overcrowded restrooms. This ordinance will allow the Parks & Recreation Department to (1) manage the time, place, and manner of large events in public parks, (2) require reasonable conditions to protect public safety and property, and (3) recover costs through reasonable permit fees.

The Parks & Recreation Advisory Committee discussed this ordinance on November 7, 2023 and December 5, 2023, and unanimously recommended that it be adopted. The Systemic Racism Review Committee considered this ordinance at its meeting on February 6, 2024.

**The City Manager recommends the Assembly adopt this ordinance.**

**25. Ordinance 2023-14(b)(Z) An Ordinance Appropriating \$76,130 to the Manager for the Energy Efficiency and Conservation Block Grant; Grant Funding Provided by the U.S. Department of Energy.**



Engineering and Public Works has been awarded \$76,130 in grant funding for the Energy Efficiency and Conservation Block Grant (EECBG) from the U.S. Department of Energy. This funding will be used toward the replacement of a gas-powered utility vehicle with an electric vehicle (EV) truck and the installation of Level 2 EV charging equipment at multiple municipal facilities for CBJ EVs. These investments will reduce community Greenhouse Gas emissions in the near term and will allow the CBJ to assess the cold weather resilience for potential future EV truck purchases. No local match is required for this funding.

Juneau Commission on Sustainability (JCOS) has been consulted and is supportive of this request. The Public Works and Facilities Committee approved this request at the January 29, 2024 meeting. The Systemic Racism Review Committee reviewed this ordinance at its March 5, 2024 meeting.

**The City Manager recommends the Assembly adopt this ordinance.**

26. **Ordinance 2023-14(b)(AE) An Ordinance Transferring \$250,000 from the RecycleWorks Fiscal Year 2024 Operating Budget to the River Road Junk Vehicle Cleanup Capital Improvement Project.**

105 vehicles have been removed from the River Road property, with costs amounting to approximately \$155,000. CBJ has been reimbursed \$105,000 of that amount. As of December 2022, it was estimated that there are approximately 228 vehicles still located at the River Road property. In FY23, Ordinance 2022-06(b)(Z) appropriated \$250,000 to the RecycleWorks operating budget to cover the costs for the removal of the remaining vehicles. Due to lengthy court process and safety concerns for CBJ staff, the removal of the remaining vehicles is pending. Due to the multi-year nature of this work, staff requests to transfer the \$250,000 from the RecycleWorks FY24 operating budget to the capital budget to cover the costs of the removal of the remaining vehicles on the property when the project is able to resume.

The Systemic Racism Review Committee reviewed this ordinance at its March 5, 2024 meeting and had the following comment for the Assembly: *This ordinance funds a private property cleanup and is worded in a manner which perhaps unintentionally obscures the use of public funds for the purpose of private property cleanup, even if the city hopes to recoup the costs from the owner. The private property cleanup was identified through a code-enforcement report by community members. The committee discussed how public funds used for this purpose may be better served by other projects which could better serve a broader segment of the community. Enforcement based solely on reports by community members has the potential to further systemic racism.*

**The City Manager recommends the Assembly adopt this ordinance.**

**Q. UNFINISHED BUSINESS**

27. **2024 Export Manufacturing Exemption Applications**

The Assessor's Office received the following 2024 Export Manufacturing Exemption Applications for business personal property used in manufacturing: Alaska Glacier Seafood Inc., AKBEV Group LLC, Forbidden Peak Brewery and Devils Club Brewing Co. The Assembly must approve any export manufacturing exemption for real or business personal property, CBJ 69.10.020(1)(c).

This request was reviewed at the March 7, 2024 Assembly Finance Committee and forwarded to the full Assembly for approval.

**The property owners listed above have had Assembly approval in the past. It is recommended their new applications be approved.**

**R. NEW BUSINESS**

28. **Ruschmann Request to Purchase CBJ Property**

In August 2023 Chris Ruschmann applied to acquire CBJ property adjacent to his property which is located at 15700 Auke Rec Bypass Road. This CBJ property is located outside of the sewer service boundary and is not served by municipal water. The applicant's property is served by municipal water

and if this application moves forward, there is an opportunity to negotiate an access and utility easement through the applicant’s property to provide municipal drinking water to the remaining CBJ parcel. Access to municipal water would increase the value and developability of the remaining CBJ property in a way that makes this proposal beneficial to the CBJ.

According to 53.09.260, the Assembly shall determine “whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals”. If the Assembly provides a motion to negotiate with the original proposer on these two lots, and if the negotiations are successful, ordinances with terms and conditions of the sales will be introduced prior to a public hearing. The LHED Committee reviewed this application at the March 11, 2024 meeting and passed a motion of support for working with the original proposer.

**The Manager recommends the Assembly pass a motion of support to work with the original proposer in accordance with City Code 53.09.260.**

- 29. Addition of an Assembly Goal under "Economic Development," specifically: "Collaborate with USCG and other partners to clear local hurdles in Icebreaker homeporting efforts"

**S. STAFF REPORTS**

- 30. Update on Draft MOA on Daily Passenger Limits
- 31. Update on Municipal Way office space and staffing

**T. ASSEMBLY REPORTS**

**Mayor's Report**

**Committee and Liaison Reports**

**Presiding Officer Reports**

**32. APL 2023-AA01 Hart v. Planning Commission & Huna Totem Corporation**

In the summer of 2023, the Planning Commission issued a conditional use permit for a new cruise ship dock at the Juneau Subport. Ms. Hart filed a timely appeal. The State Office of Administrative Hearings held oral argument on January 24, 2024. The Hearing Officer issued a draft decision to the parties. Huna Totem Corp. filed an objection and Ms. Hart filed a letter of support. The Hearing Officer is considering those pleadings and will have a final draft decision for the Assembly to consider at the regular Assembly meeting on April 29, 2024. Notably, no public testimony allowed on this topic.

**There is no action for the Assembly at this time.**

**U. ASSEMBLY COMMENTS & QUESTIONS**

**V. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**W. EXECUTIVE SESSION**

**X. SUPPLEMENTAL MATERIALS**

**Y. ADJOURNMENT**

**Z. 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](mailto: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, TDD 586-5351, e-mail: [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov).