



ASSEMBLY COMMITTEE OF THE WHOLE AGENDA

November 04, 2024 at 6:00 PM

Assembly Chambers/Zoom Webinar

Assembly Committee of the Whole Worksession - No Public Testimony will be taken.

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

A. CALL TO ORDER

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. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. **April 15, 2024 Assembly COW DRAFT Minutes**

F. AGENDA TOPICS

2. **U.S. Army Corps of Engineers (USACE) Flood Presentation**

HESCO Barrier Installation [*Presentation materials will be provided as Red Folder Items under Supplemental Materials just prior to the COW Meeting on Monday.*]

3. **Downtown Employee Office Space: Burns Building**

Forming a Condo Association at the Burns Building and update on Marie Drake

4. **Short Term Rental Task Force**

Charging Document and Appointment of Members

5. **Memoranda of Agreement (MOA) with Tlingit & Haida**

Public Safety and Solid Waste [*MOAs will be provided as Red Folder Items under Supplemental Materials*]

6. **Update on Sheltering of Unhoused Population** (Verbal Update)

Dispersed Camping and Cold Weather Shelter

G. STAFF REPORTS

7. **2025 CBJ Meeting Calendar**

Draft calendar for Assembly review and approval

H. NEXT MEETING DATE: December 2, 2024; 6:00p.m.

I. SUPPLEMENTAL MATERIALS

8. **Red Folder Item: CBJ & CCTHIA 2017 Letter of Intent**

9. **Red Folder Items: Memoranda of Agreement (MOA) with Tlingit & Haida**

10. **Red Folder: HESCO Basics Presentation**

11. RED FOLDER: US Army Corps of Engineers - Mendenhall Glacier Outburst Floods Presentation

J. 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, TDD 586-5351, e-mail: city.clerk@juneau.gov.

ASSEMBLY COMMITTEE OF THE WHOLE

DRAFT MINUTES



April 15, 2024 at 6:00 PM

Assembly Chambers/Zoom Webinar

Assembly Committee of the Whole Worksession - No Public Testimony will be taken.

A. CALL TO ORDER

Deputy Mayor Michelle Hale called the meeting to order at 6:00 p.m.

B. LAND ACKNOWLEDGEMENT

Mayor Beth Weldon provided the following 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

Assemblymembers Present: 'Wáahlaal Gídaag (Zoom), Christine Woll, Ella Adkison, Paul Kelly, Wade Bryson, Alicia Hughes-Skandijs, Greg Smith, Deputy Mayor Michelle Hale, and Mayor Beth Weldon.

Assemblymembers Absent: None

Staff Present: City Manager Katie Koester, City Attorney Robert Palmer, Deputy City Manager Robert Barr, Municipal Clerk Beth McEwen, Deputy City Clerk Andi Hirsh, Assistant Attorney Emily Wright, Assistant Attorney Sherri Layne, Lands Manager Dan Bleidorn, Parks and Recreation Director George Schaaf, Building Maintenance Supervisor Nate Abbott, Harbormaster Matt Cresswell, Eng/PW Nick Druyvestein

D. APPROVAL OF AGENDA

The agenda was approved as presented.

E. AGENDA TOPICS

1. CBJ Employee Office Space - Floyd Dryden & Marie Drake Uses

Manager Koester said that she was looking for guidance from the Assembly on two key questions:

- 1) Is the Assembly comfortable proceedings with negotiating a lease for the Burns building for downtown CBJ employee office space? If so, they will take Floyd Dryden and Marie Drake off the table for office space consideration.
- 2) Manager Koester said that if the answer to one above is Yes, then she would like guidance from the Assembly on a process for soliciting ideas for use of the Floyd Dryden and Marie Drake spaces and what the Assembly's priorities with those are.

Manager Koester said that at the last COW meeting, the Assembly directed staff to look at what they could get out \$16.3 million for Marie Drake which is the amount of appropriation that the Assembly has set aside for City Hall improvements. She said they went back and looked at the scope and the renovations at Marie Drake would still be very basic for \$16.3 million and would include painting and new carpet and lots of finishing would be improved such as building workstations with cubicles in each of the classrooms. What it doesn't allow for is reconfiguring walls and would make for small work stations with 6x6 ft workspace units with little privacy.

Manager Koester provided a slide show to demonstrate some of the rooms and configurations that would be needed to accommodate the needs of a refurbished Marie Drake vs. Floyd Dryden for City Hall purposes. She noted that while they did do a cost estimate for the refurbishment of Marie Drake, that has not been done for Floyd Dryden. Floyd Dryden has had newer construction than Marie Drake and will likely not cost as much as less refurbishment may be required.

She said that Floyd Dryden does have a lot of community interest from non-CBJ entities for potential uses of Floyd Dryden. She noted that there are representatives from Central Council of Tlingit & Haida Indians of Alaska (CCTHIA) who have put forth a proposal use of Floyd Dryden as a possible Head Start/Child Care/Early Education site. Manager Koester noted that representatives from T&H were present and would be happy to speak to their proposal if the committee wished to hear it.

Deputy Mayor Hale asked the T&H representatives to come forward and introduce themselves and their proposal. Central Council of Tlingit & Haida Indians of Alaska (CCTHIA) Chief Operating Officer Roald Helgeson introduced himself and his CCTHIA Collogues Amelia Rivera, Nishia Jackson who are with the CCTHIA Cultural Heritage and Education Department. Within that department, they operate several programs within Southeast Alaska including here in Juneau, they have three Head Start classrooms (and are slated to have 4) and they have the Little Eagle And Raven's Nest (LEARN) program, a Tlingit Language immersion program for pre-K. Mr. Helgeson said that CCTHIA would be interested in working with the city on using the space at Floyd Dryden. They are currently using approximately 14,000 square feet of educational space spread out across the city and this would provide them with an opportunity to consolidate their services into one location. This would give them a similar situation to their co-located facilities in Klawock and Craig. He said they need significantly more than 14,000 square feet. They took a tour of the Floyd Dryden space and are conceptually looking at potentially using 1/3 to 1/2 of the space at Floyd Dryden, not including the modulars. They are interested in having a dialogue with the city about possibly using the 7th and 8th grade spaces currently at Floyd Dryden.

Ms. Rivera said that they are currently serving approximately 140 students right now ranging from birth to 5 years old. She said she thinks that having their facilities in one facility would allow them to share resources across classrooms and serve the community well for child care needs. Mr. Helgeson said that another part of the conversation/negotiations would need to address the recreational opportunities and the need for access to the gym as well as to provide some playground opportunities.

Mr. Bryson thanked them for coming and presenting these ideas. He asked if they considered or thought about scaling up childcare. Mr. Helgeson said they had not really looked at that in depth and there would be some challenges would be in being able to provide the necessary staffing as required for State of Alaska childcare provider laws. He said that one of the key considerations that will also be required is know what adjacent uses would be occupying the rest of the building and ensuring that they are compatible uses with childcare/ educational programs. He said that while they have not looked at scaling things up, opportunities do exist for additional needs to be met in that space.

Waahlaal Gidaag asked how many students are currently enrolled in the childcare and Head Start programs. She noted that the Juneau Commission on Aging was proposing that a childcare/elder use facility would be a good fit similar to what has been done in other communities and she asked if they had thought about that type of model at all in their planning process.

Mr. Helgeson said they have approximately 120-140 students currently enrolled and have one more class that they are working on trying to bring back up. He said they are quite interested in engaging elders interacting with youth. They are currently running a program in another community where they have co-located, in separate buildings but on the same campus, an early education center and they will have a senior center. They are currently developing curriculum and they see an opportunity for elders to be involved in the daily operations of educating our youth.

Mayor Hale thanked the CCTHIA representatives for being here and providing their proposal. She then asked Manager Koester to continue with her presentation.

Manager Koester then presented an outline of what the spaces at the Burns Building renovation would entail. In conjunction with using the space of the Burns Building, there is also room for CBJ offices at the JSD Administration Building. She noted that parking is the Achilles heel of using Marie Drake. She showed a map of the area ranging from Marie Drake to Whittier Street and where the various options for parking in that area is available for CBJ use.

Manager Koester referenced the memos in the packet that include cost estimates for the Burns Building and the comparison to the current city hall and other spaces. Manager Koester then answered numerous questions from Assemblymembers regarding all the buildings and spaces mentioned. She noted that many of the ideas and answers will be coming to the Assembly in the smorgasbord of options that staff will be bringing back to the Assembly for future consideration. She also noted that they do still have to invest some of the money into maintaining the facilities for the current City Hall and other downtown offices. She said that what they didn't anticipate was how disruptive the construction of the Muni Way building has been and the need to relocate those offices in the very near future. She also answered questions related to parking, current parking permits, park and ride options, as well as parking spaces available on Whittier Street.

Mr. Barr also answered questions related to the Juneau School District (JSD) IT department continuing to use Marie Drake for their IT server room and he noted that they are looking at the synergy of co-locating CBJ IT in the same locations as the JSD IT servers.

Mayor Weldon raised questions related to asbestos at Marie Drake in the locker rooms and that the cost estimates for Marie Drake did not include asbestos abatement. She also asked about the plans for community use of the gym at Floyd Dryden. Manager Koester noted that the solution JSD had was not to make any changes in the locker rooms and limit or restrict use in those areas of the building. Ms. Koester said that whatever the process is that the Assembly decides upon for the use of Floyd Dryden, she is hoping they will still allow for public use of the gym at Floyd Dryden.

Deputy Mayor Hale asked if they should proceed with the answer to question #1 before they move on to the discussion in more detail about question #2. Manager Koester said that if the Assembly felt comfortable moving forward with the discussion on the Marie Drake/Floyd Dryden use with the Burns building question staying out there to be looked at after that conversation.

MOTION by Mayor Weldon to direct staff to proceed with the negotiations on leasing the Burns Building and until those negotiations are finalized, they can continue to look at other options that are out there. Deputy Mayor Hale said that they are wanting to go through the rest of the memo first before taking up the question about the Burns Building. **Mayor Weldon withdrew her motion.**

Manager Koester pointed to a memo in the packet suggested possible processes and ideas on how they would solicit community input asking for letters of interest for uses of the building. She then answered a variety of questions from Assemblymembers related to potential uses at Marie Drake and Floyd Dryden. She also addressed Assemblymember concerns related to the proposed timelines as found in her memo.

Assemblymembers then expressed their opinions and how they felt about the direction Manager Koester was asking for. Their comments focused on how best to care for the employees, care for the parking situation as well as providing the services to our citizens both and long term.

MOTION by Mayor Weldon to direct staff to proceed with the negotiations on leasing the Burns Building and asked for unanimous consent.

Ms. Woll objected. She said that she understands that Marie Drake should be taken off the table for office space due to the parking issues. However, she doesn't think we have built the case yet for taking Floyd Dryden off the table as potential city office space. She said that while it is desirable to have City Hall downtown, they need to be able to provide definitive cost factors and information and bring the community along on this discussion before she would be comfortable in signing a lease with the Burns Building at this time.

Mr. Bryson, Mr. Kelly, and Mayor Weldon in support of the motion and their reasons for not considering Floyd Dryden as the new City Hall.

Ms. Adkison also objected to the motion for purposes of a question, she said she has some issues with the Burns Building because that is currently being used for State of AK office space but they can address that issue later. She asked how long the negotiations for the Burns Building might take. Manager Koester responded said that she doesn't have a good response for that but Ms. Ricker might be able to provide additional details on timing. Ms. Koester said it is somewhat of a chicken and egg situation and it will be hard to know how long the negotiations might take as there are many moving parts and multiple decision makers, including the Assembly in this process. Ms. Adkison removed her objection.

Ms. Hughes-Skandijs objected for purposes of a comment and said that she understands Ms. Woll's concerns and agrees that we need to bring the community along. She said that since this is just authorizing negotiations to begin on the Burns Building that she will remove her objection at this time.

Mr. Smith and Ms. Hale commented and shared the concerns about bringing the community along on this process.

ROLL CALL VOTE

Yeas: Weldon, Smith, Kelly, 'Waahlaal Gidaag, Adkison, Hughes-Skandijs, Bryson, Hale

Nays: Woll

Motion passed 8 Yeas: 1 Nay

MOTION by Mayor Weldon to direct a public process soliciting proposed uses from organizations for Marie Drake and Floyd Dryden as outlined in the Potential Guidelines (packet page 3) with the top being to support the Assembly priorities, goals or community benefits, with the understanding that Tlingit & Haida has already proposed a use for a portion of Floyd Dryden so they wouldn't have to resubmit, asked for unanimous consent.

Mr. Smith asked about the timeline as he feels it needs to be longer. Mayor Weldon said that she was leaving the timeline out of her motion as she thought the Assembly was going to discuss that further. Ms. Hale asked if it was her intention to discuss the timeline now. Mayor Weldon said that yes, members had expressed concern about the short timeline and was hoping that staff may be able to come up with a bit longer timeline proposal and if they didn't get that direction, the Assembly may need to give that direction at this time. After a brief discussion, it was decided to take up the timeline question after a brief recess to look at the calendar but before the recess, they voted on the main motion which passed by unanimous consent.

The committee recessed from 7:21-7:31p.m.

After returning from the recess, Mr. Smith said that he spoke with the City Manager during the break about the calendar. He said that the 2 week period to request submissions from the organizations was too tight of a timeline.

MOTION by Mr. Smith to allow for additional time for entities to submit their proposals, strike the 5/6 PWFC review and for the next to review it is reviewed to be brought to the June 3 COW meeting.

Additional discussion took place regarding the scheduling and which body it should initially go to. Mr. Smith said that he would be open to options for amendments to the motion. Mr. Bryson said he would be willing to schedule a special PWFC meeting later in May to keep things moving. Ms. Hale asked Mr. Smith if he wished to change his main motion.

MOTION by Mr. Smith (taking the place of the original motion) to change the second bullet to add a Special PWFC Meeting on May 20, 2024 for review of submissions.

Objection by Ms. Hughes-Skandijs. She noted that adding a Special PWFC is done when they are rushed on things. She said that by adding a special meeting, it gives her cause for concern. She spoke to the major process this just went through at the School District level, noted upcoming major budget issues ahead of the Assembly, especially as it relates to BRH and she said she doesn't want to rush making a decision on these three buildings right away take the Assembly away from its other priorities.

Mayor Weldon objected for purposes of an amendment.

AMENDMENT #1 by Mayor Weldon to strike the 5/6 PWFC and move that down to the 6/3/24 PWFC meeting with the next two COW meetings at which to look at this being 7/15 and 8/5 and asked for unanimous consent.

Hearing no objection, Amendment #1 passed by unanimous consent.

Ms. Hale asked if anyone had any objection to the main motion, as amended.

Mr. Kelly objected for purposes of a question. Mr. Kelly asked what the timeline would look like after the 8/5 COW and if that would be coming back to the Assembly in the form of an ordinance or resolution or what. Manager Koester said that it is just too soon to say what manner this may need to take. She explained that in her memo, her last bullet stated that the last COW was to review public input and discuss next steps to implement the desired uses. Mr. Kelly removed his objection.

Hearing no further objection, the main motion as amended passed by unanimous consent.

Deputy Mayor Hale noted that they spent 1 hour and 45 minutes with very good/robust conversation on this first topic and noted that there is a full agenda with a lot yet to get through. She encouraged all the members to keep their discussion concise while still hitting all the key points.

2. Cold Weather Emergency Shelter/Mill Campground Update

The packet contained the following documents and Deputy Manager Barr noted that this is very complex issue and tonight is the last night that the Cold Weather Emergency Shelter (CWES) is open for the season.

- **Memo from Deputy Manager Barr**
- **Ord. 2024-14 A Noncode Ordinance Authorizing a Thane Road Campground at 100 Mill Street**
- **DRAFT Ord. 2024-18 A Noncode Ordinance Authorizing a Designated Campground Primarily for People Experiencing Homelessness as an Essential Public Facility and Exempting it from the Requirements and Prohibitions of Title 49.**

Mr. Barr noted that for the Cold Weather Emergency Shelter next season, they are looking to replicate the CWES that they have used this past season with one significant change they will do as a construction project this summer and that would be to bring the restrooms and plumbing inside the building. He said they anticipate that will help with staff and client safety as well as with behavioral and substance use management.

Mr. Barr reported that on the topic of the campground, they heard at the last meeting about a significant construction project that will be adjacent 100 Mill Street site and they are concerned from a site compatibility viewpoint. They have not had enough time to look at the details on that but it does appear that it may be a challenging impediment to use of the 100 Mill Street site. He said that in addition to that, they received a cost estimate that were significantly higher than they originally estimated for the 100 Mill Street site. He spoke to some of the other challenges and concerns expressed by local business owners in the vicinity of the 100 Mill Street site. He noted alternative sites mentioned in the memo and the Little Rock Dump is one of the suggested sites but it also contains some of the same concerns that they had with the previous site.

Mr. Barr said that right now, the recommendation is to continue to collaborate with partner organizations to connect individuals with potential housing solutions. St. Vincent de Paul and the Glory Hall in particular, have been active in doing that work over the past couple of weeks. St. Vincent de Paul is currently soliciting, and has received a significant number of donations in terms of sleeping bags and food to assist potential campers who might not get connected to housing solutions. They will continue to explore options as they come up throughout the year.

Mr. Barr noted that it all has to do with impacts to both the individuals that are camping as well as the typical use of the location of wherever they are camping. And like other communities, when the impacts are low and minimal to everyone involved, including other community uses, we are less likely to take actions and abate or clean up campgrounds when they occur. Conversely, when the impacts are high, then we are more likely to take actions to return that use to its intended purpose, whatever that is.

Mr. Barr then directed their attention to the two ordinances found in the COW packet. He noted that there was a small typo on the recommendation on packet page 8. In italics, it says, “adoption of Ordinance 2024-14 means dispersed camping until such a time that the Assembly designates the location by resolution.” That should say: “adoption of Ordinance 2024-18...” rather than Ordinance 2024-14. So staff’s recommendation is to vote down or table Ordinance 2024-14, which was already introduced. The other recommendation is to forward to the Assembly Ordinance 2024-18, for introduction, which would allow the Assembly to designate a campground by a resolution whenever that opportunity or option presents itself.

Mr. Barr then proceeded to answer questions from Assemblymembers related to locations, timing, and the ability to meet the needs of those who may find themselves in disbursed camping situations and the differences between a recreational campground and a place for houseless individuals to live in non-permanent outdoor spaces.

Assemblymembers asked about the action to be taken tonight and how to proceed with the recommendation about tabling Ordinance 2024-14 and moving forward with Ordinance 2024-18. Mr. Palmer explained that the effect of tabling Ordinance 2024-14 would have it die in committee, especially if they were moving Ordinance 2024-18 forward.

MOTION by Mayor Weldon to table Ordinance 2024-14 and forward Ordinance 2024-18 to the Assembly for introduction on April 29. Chair Hale asked Mayor Weldon if she would split the motion into two separate motions.

MOTION by Mayor Weldon to table Ordinance 2024-14 and asked for unanimous consent. Objection by Ms. Woll. Ms. Woll said we are still waiting for some more information on this and she would like to hear more from the public about this once they do receive that additional information so she will be objecting to the motion.

ROLL CALL VOTE

Yeas: Smith, Hughes-Skandijs, Bryson, ‘Waahlaal Gidaag, Kelly, Adkison, Hale, Weldon

Nays: Woll

Motion passed 8 Yeas: 1 Nay

MOTION by Mayor Weldon to forward Ordinance 2024-18 to the Assembly for introduction on April 29.

Objection by Ms. Hughes-Skandijs for purposes of a brief comment. She said she sees that we owe our unhoused population all the services that we provide the housed population and she doesn’t see disbursed camping as any kind of a solution, she sees this as a set back and will continue to try to find solutions for this issue. Ms. Hughes-Skandijs removed her objection.

Objection by Mr. Kelly for the purposes of amending the motion.

AMENDMENT #1 by Mr. Kelly, to open Ordinance 2024-18 for public hearing on the same day that they introduce the ordinance.

Objection by Ms. Woll that her concerns were specific to hearing from the public on the 100 Mill Street proposal. She objected to the amendment because the last time they took public hearing on the same meeting that they introduced an ordinance was because they were trying to give staff direction. She would not like to see this become a habit to introduce and take public hearing at the same meeting.

Mr. Kelly withdrew his amendment and his objection.

Hearing no further objections, the Motion to forward Ordinance 2024-18 to the Assembly for introduction on April 29 passed by unanimous consent.

3. Short Term Rentals

Mr. Smith disclosed that he operates a short term rental seasonally and he has discussed it with the City Attorney and has been advised that he does not have a conflict of interest on this topic at this time.

Mr. Barr gave an overview of the information contained in his memo in the packet. For purposes of definition, a Short Term Rental (STR) is classified as a rental unit that is rented out for less than 30 days and does not include hotels but it does include Bed-and-Breakfasts. Mr. Barr said that in the data they have been able to compile, there are approximately 600 units used for STR but at any given time, only about half of those are being rented out across the course of the year. He noted that CBJ is still in its first year of data collection so there is not a great sense if those that are not active will be falling off and being replaced by new one or if they are just seasonally active or what that trend really looks like.

Mr. Barr said that the current registration process shows a trend of slow growth in the STR base unit numbers. He explained the registration process and said they have a 79% compliance rate based on the software and the vendor we use to track these. He noted that when people contact us, sometime we learn that registration is not warranted because the property has been sold or other reasons. He also noted that approximately 82% are single units and that approximately half of STR operators live onsite.

Mr. Barr said that when communities address STR regulation, it generally falls into two categories. One category is housing related such as when residential housing units are converted into STRs, that generally means that those long term housing units are not replaced with other long term housing units. The second regulatory category is around community wellbeing/health and safety related issues. He said that his assumption is that the Assembly is primarily interested in looking at potential regulation from the first category as it relates to housing availability and not so much focused on the second category. Mr. Barr pointed out the list of pros/cons at the end of the memo, and specifically those related to the housing category mentioned above.

Deputy Mayor Hale opened it up for questions from Assemblymembers to staff and then said they would go down the line to get a sense from the body on how they would like to proceed as it relates to regulating STRs.

One of the questions asked had to do with ownership by entities outside of Juneau and if any were owned by large corporations. Mr. Barr said he did not have those numbers but as they do get info, he will share that with the Assembly. He said that while he does know there are few owners who do not live in Juneau, he does not believe there are any large corporations.

Mr. Barr then answered a series of questions about how many operators are operating one or multiple units and they can provide that information in more detail in the future to the Assembly.

Mayor Weldon said that she didn't think they could regulate STRs to just those owned by Juneau residents and asked the City Attorney about that type of language unless it specifically stated that they were owner occupied. Mr. Palmer referenced a recent Maine court case and said that if they were to try to regulate with "owner occupied" it may need to say "owner or manager occupied" otherwise it would be considered discrimination against non-residents which is illegal.

Deputy Mayor Hale asked members to weigh in on whether they were wanting to consider regulating STRs. Each member provided comments on where they stand.

Mr. Bryson said he was leaning to no but is willing to work on something if it was brought forward.

Ms. Hughes-Skandijs noted that they were discussing this same topic a year ago so in this case the pace of government is moving very slow. She is in favor and has been asking to see a slate of potential regulations for the last year.

Ms. Woll said she is interested in looking at regulations. Other Assemblymembers who also expressed a desire to consider regulations were: 'Waahlaal Gidaag, Ms. Adkison, Mr. Kelly, Mr. Smith, Ms. Hale, and Mayor Weldon.

Ms. Hale asked members to weigh in on preferred regulatory tools and information needs and public process and timelines. She asked members to provide questions for staff to be able to work with and come back.

Mayor Weldon asked for staff to provide information on what they can do legally with respect to who and how much can be regulated.

Mr. Smith said that STRs has allowed him to pay for maintenance on his home. Some of the information he is interested in hearing more about is if they can limit a number of STRs that can be owned by one owner/entity. He also noted that he wants to be sure all STRs are paying the required sales/bed taxes.

Mr. Kelly said that he would be interested in providing the ability to allow individuals to age in place.

Ms. Adkison said that she has concerns about economic requirements and as far as a public process goes, she thinks this doesn't need to be rushed so much that they are acting too hastily and not bringing the public along in the process.

'Waahlaal Gidaag suggested we pull examples from other communities such as Hawaii, specifically Maui, and would like to see some comparisons brought back with innovative ways other communities are implementing regulations.

Ms. Woll said she is concerned that this body is going to be debating the pros/cons of STR regulations and then coming to a final ordinance and the people who don't want to regulate or those who will be affected by the regulations will show up and speak in opposition to it. She suggested that in this case, an alternative would be to assign a task force or workgroup and come up with solutions that have buy in from the stakeholder groups. That has been shown to be the most effective way of achieving success in her four years on the Assembly.

Ms. Hughes-Skandijs said that in terms of information we need, a lot of hers would be the same as previously noted before. She would be interested in regulating the number of STRs able to be rented: one and done; owner/manager occupied only. She said that it is important to bring the public along but that the Assembly will need to decide if they have the stomach to regulate the industry or not.

Mr. Bryson said that he agreed with Ms. Woll's suggestion and also suggested that any regulation take into account the businesses that are managing STRs on behalf of an owner.

Ms. Hale said that she is in favor of a task force 'lite' option. She said that STRs serve a purpose including traveling nurses, doctor, independent travelers, etc....

Members then expressed the need to have a balance of membership if they were going to do a task force.

Mayor Weldon asked if the body wants a STR task force created.

Ms. Hale asked if anyone would object to the creation of a task force. Ms. Hughes-Skandijs noted that she would object but she also acknowledged that it would be an 8 Yea: 1Nay vote.

Mayor Weldon asked if the information that is provided could include information about the types of STRs are in Juneau; i.e. studio apartments, 1 bedroom, 2 bedroom, full homes, etc....

4. Telephone Hill

Manager Koester introduced the topic and provided staff's recommendation to extend the zero-parking zone to Telephone Hill after they hear the presentation by Project Manager Nick Druyvestein. Mr. Druyvestein then provided a slideshow on the Telephone Hill Redevelopment Study as included in the COW packet with a focus on the parking options.

Deputy Mayor Hale said that they are primarily looking at answering the question tonight as to whether to direct staff to bring back an ordinance that would extend the zero-parking zone to Telephone Hill.

Additional discussion took place with Assemblymembers asking questions of staff. Members asked staff about what a section 106 review would look like as suggested by the letter they received from the Historic Resources Advisory Committee. Manager Koester said that if there were elements of a section 106 review such as capturing some of the historical information about Telephone Hill without doing a full section 106 review, she would like to get more input from the Assembly at this time as to what type of information they would like to receive. While Mr. Smith and Mr. Kelly were in favor of looking at a more in depth historical review, other members noted that the Assembly gave direction at the February meeting NOT to do a section 106 review and to keep the project moving forward on the initial timeline.

Additional discussion took place regarding the historical information that they may want to capture during the project. Mayor Weldon noted that we already have a City Museum that can capture local history and we can task them capturing any historic significant information related to Telephone Hill without having to slow down the project.

With respect to the parking topic that was addressed in the memo, Mr. Kelly said he would not be in favor of extending the zero parking zone to Telephone Hill.

MOTION by Mayor Weldon to direct staff to extend the zero-parking zone to Telephone Hill.

In speaking to her motion, Mayor Weldon noted that if they sell the property to a developer who will be building fancy condos, they will be providing parking for fancy condos. She said that if they make enough money in selling the lots, they can afford to put an additional 1-3 levels on the Downtown Parking Center Garage. She said that if we put a bunch of restrictions, as they have learned from the lot on 2nd and Franklin, that we end up with no housing in that space downtown.

Objection by Mr. Kelly and said he already spoke to his objection.

Ms. Hale noted that having lived downtown, this project is in a prime walkable neighborhood and she didn't even have a car when she lived downtown and she walked everywhere or took public transportation. She asked if anyone else had any objections.

Mr. Kelly said that in light of Ms. Hale's comments, he withdrew his objection.

Hearing no further objections, the motion passed by unanimous consent.

Deputy Mayor Hale asked Manager Koester if staff received the direction she needed to move forward on the historic documentation. Manager Koester said it was part of the original intention of our project team to incorporate some level of historic documentation. She said that if it was OK with the Assembly, the project team would just do that work as part of our original intention, and provide information to Assemblymembers Smith and Kelly to answer their questions.

5. **Title 49 Rewrite Workplan** – Chair Hale noted earlier in the meeting that they will not have time to take up this agenda topic at this meeting so will postpone that to a future meeting.

F. STAFF REPORTS

G. NEXT MEETING DATE

May 6, 2024 at 6:00pm Assembly Chambers/Zoom

H. SUPPLEMENTAL MATERIALS

6. **RED FOLDER: CBJ Employee Office Space Agenda Item E.1. (Slide Show)**

I. ADJOURNMENT

Deputy Mayor Hale adjourned the meeting at 9:27p.m.



City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-5240| Facsimile: 586-5385

TO: Deputy Mayor Smith and CBJ Assembly
FROM: Katie Koester, City Manager
DATE: October 25, 2024
RE: Downtown City Employee Office Space Update

The purpose of this memo is to get Assembly direction on next steps towards purchasing two floors of the Burns Building for downtown city office space, namely research and development of documents for a condominium association. It also provides an update on recently acquired Juneau School District (JSD) facilities, Marie Drake and Floyd Dryden.

Burns Building

At the August 5, 2024, meeting the COW was provided with a memo on the Downtown City Employee Office Space. As a result of the direction received at that meeting the CBJ has moved forward with hiring an appraisal service to determine the fair market value of the Burns Building as though it was being divided by floors and sold as business condo space. Under these parameters the Alaska Permanent Fund Corporation would continue to own the third floor of the building and CBJ would own the first and second floors. The appraisal is scheduled to be completed in December.

With the appraised value being determined, it is reasonable to begin work on drafting business condo bylaws, covenants, conditions and restrictions, and rules and regulations. This process will likely take many months and will bring to our attention the inherent conflicts and controversial negotiation points that come with the creation of a business condo and an acquisition of office space by the CBJ.

Also at the August meeting, the COW was informed that the total assessed value of the Burns Building was roughly 50% of the asking price for the first two floors. This number was incorrect in that the assessor's valuation that was provided did not include the two separate parking lots which add significant value to the property. The parking lots are assessed at \$2.09M bringing the total assessed value to \$11.02M. The owners of the building have offered two floors (with associated 80 plus parking spots) to the CBJ for \$12M.

Other Downtown Office Space

CBJ continues to be in the midst of an office space shuffle.¹ As of the [August 5 COW](#) we anticipated moving downtown employees displaced by Muni Way into Marie Drake. The HVAC system at Marie Drake has long needed repairs that could not be done while the building was occupied because of the potential to disturb old asbestos dust caked in the duct work. Nortech was brought in to do the testing and found high levels of asbestos in the mechanical room (223A) and classroom wing associated with the air handling units. It is important to note that no airborne particles of asbestos were found during this round of testing or the last round of testing in 2019. Rather, the work that needs to be done, including HVAC repairs and basic improvements to set up office space (like pulling cable to set up workstations) should not be done until the proper abatement takes place. Nortech recommends remediation projects totaling \$2.8M and 10 months before allowing occupancy of the classroom wing. The gym and planetarium wing have been abated and are safe for public occupancy. In the near term, this finding puts a hold on city employee uses for Marie Drake. Longer term, it puts in jeopardy public uses without significant investment in remediation.

Staff will bring options for Marie Drake to PWFC in December, however demoing the building, or at least a portion of the building should be considered. A preliminary estimate to demo the entire building and turn the lot into 212 parking spots is \$9M. This is also the cost to demo part of the building, keeping the gym,

planetarium and basement, gaining about a third of the parking. Gutting and remodeling the entire building comes in at a rough estimate of \$75M, which is consistent with JSD asks for remodeling over the years.

On the topic of facilities recently inherited from JSD, at the [August 5 COW](#) the body gave staff direction to move forward with negotiations with Tlingit & Haida for childcare related functions at Floyd Dryden at fair market value. University of Alaska Southeast's Early Childhood Hub was the next highest ranked proposal and was identified as a compatible use. Staff is aiming to bring you lease documents for both organizations at the December 16 regular meeting.

Recommendation: Direct the Manager and Attorney to research establishing a business condo association including bylaws, covenants, conditions and restrictions, and rules and regulations to better understand the practicalities of purchasing two floors of the Burns Building.

ⁱ Where are downtown city employees now?

- Parks & Rec admin has moved into the former JSD administrative building, adjacent to Harborview Elementary.
- Over the next month or so, sections of Finance will be joining them in that building: Accounts Payable, Purchasing, and Payroll.
- Land & Resources, and the Special Project Planning Manager have moved into the former Parks & Rec space in City Hall. Some of the open space will likely to be used by Finance in the next few weeks.
- The 224 conference room in City Hall will be permanently Finance/Controllers staff.
- IT has been largely remote working. Over the next month or so, they will be moving into the Auke Bay Marine Station (Docks & Harbors operated). The office adjacent to the Assembly Chambers downstairs will be a hot desk for IT operations.
- As the above pieces move, Finance Admin & Budget will be moving into vacated space in the former IT wing of City Hall with HR, and Emergency Management will be moving into where AP is now between the Manager's Office and 224.

CITY AND BOROUGH OF JUNEAU SHORT TERM RENTAL TASK FORCE

CBJ Short Term Rental Task Force

There is created within the City and Borough of Juneau an eleven member Short Term Rental Task Force. The committee is composed of three Assemblymembers and eight members representing the various facets of the community. The proposed members from the Assembly are Bryson, Smith, and Hughes-Skandijs and the proposed members of the public are Eric Pedersen, Dan Coleman, Meilani Schijvens, Patty Collins, Joyce Niven, Carole Triem, Ryan Kauzlarich, and Adam Dordea.

Assemblymember Bryson shall serve as chair. The committee shall elect a vice chair from among its members at its first meeting.

Purpose

The purpose of the committee shall be to accomplish the following tasks:

1. Review the number of short term rentals (STR) in relation to the availability of housing in Juneau.
2. Conduct a review of common regulatory options used by other municipalities, expressly focused on those regulations purposed to improve housing availability and affordability for long term uses.
3. Host a minimum of two public forum meetings, after which the task force shall consider the feedback received. Feedback may also be received electronically outside of the public forum meetings but in a defined time period established by the task force.
4. Create a matrix that evaluates and recommends various regulatory actions for STRs to improve housing availability in Juneau. This matrix should look at both short and long-term regulatory options in order to inform not only options to address the current STR and housing landscape, but also be the basis for the Assembly to take future action without the need to revisit this process if the landscape should change.

Timeline

The members shall serve until completion of their tasks which are proposed to be completed and reported to the Assembly by March 31, 2025. The committee shall expire within six months of this date unless extended. The committee shall report to the Assembly Committee of the Whole as scheduled by the Deputy Mayor.

Meetings, Officers, Records, Quorum, Staff Support

The committee shall determine its meeting schedule according to its workload and at the call of the chair. All meetings shall be open to the public and advertised through the Municipal Clerk's office.

A majority of the committee members shall constitute a quorum for the transaction of its business. The committee shall follow the procedures used by the Assembly for transaction of its business, as interpreted by the City Attorney as necessary. The committee shall keep a record of its meetings, transaction, finding, determinations and written public comments received, which shall be filed with the Municipal Clerk and be open to public inspection at reasonable times.

The Deputy City Manager will provide staff support and assistance to the task force as appropriate and as time and priority allows.

Dated: November 4, 2024

Beth A. Weldon, Mayor
City and Borough of Juneau



City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Deputy Mayor Smith and Borough Assembly
DATE: October 31, 2024
FROM: Katie Koester, City Manager
RE: Memorandums of Agreement with Central Council Tlingit & Haida Indian Tribes of Alaska

Assembly goal 4. B is to “Explore government to government relations with tribes, working on projects meant to grow effective communication, trust and partnerships. Create an Assembly liaison to tribal meetings.”

Progress has been made towards building trust and relationships with the joint response to the Mendenhall Flooding in August 2024 and continued partnership on mitigation measures. Building off the letter of intent that was signed in 2017 by Mayor Ken Kelsh and President Peterson, Central Council Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida), CBJ leadership have been looking at areas with a shared mission that we can formalize that partnership. Natural fits are public safety and solid waste.

Public Safety

Tlingit & Haida has a robust Public Safety department with headquarters and a Tribal Emergency Operations Center in Lemon Creek. They have employees trained and practiced in emergency management and equipment to aid in response including search and rescue. They also maintain a Village Public Safety Officer program that employes individuals residing in the villages trained in fire protection, emergency medical assistance, crime prevention, and basic law enforcement. Tlingit & Haida were and continue to be key partners in flood response and mitigation. It makes sense to pool our resources and talents on behalf of Juneau residents. The Memorandum of Agreement commits to an annual meeting to discuss our shared interests and where we can partner, joint trainings when appropriate (and at a minimum annually) and information sharing. Both parties agree to cover their own costs and commit to open and free communication.

Solid Waste

CBJ is in the planning stages of several exciting solid waste projects in Juneau, ranging from waste characterization studies to studies of the future solid waste options for the community, as well as the construction of a municipal composting site. We are very interested in exploring how CBJ and Tlingit & Haida could potentially partner in these efforts. Not only do we share the common goal of developing sustainable waste management practices for our communities, but we also stand to benefit from pooling our collective resources in these efforts. By combining our resources and expertise, we can optimize solid waste diversion practices in Juneau, and potentially the region, thereby ensuring the sustainability of our programs and minimizing costs for our communities.

In addition, Tlingit & Haida has received several federal grants for composting and recycling in the past few years. Most recently they were awarded \$15 million for regional composting through the EPA Climate Pollution Reduction Grant program. A portion of these funds are intended to construct a commercial-scale composting facility in Juneau. Such partnerships do not exclude working with other businesses or nonprofit organizations. Similar to the Public Safety MOA, the Solid Waste MOA speaks to open communication, an annual meeting, and sharing of information on waste reduction efforts. The MOA does not commit CBJ or Tlingit & Haida to any joint projects or development, however it does establish the relationship for partnership as CBJ works on zero waste planning and development of a zero-waste subdivision.

CBJ leadership is meeting with Tlingit & Haida leadership on Friday for final approval of the Memorandums of Agreement. I hope to have a red folder item before the weekend for public review but did not want it to delay publishing the packet (look for it in supplemental items).

Recommendation: Forward the Memorandums of Agreement to the Assembly for consideration at the November 18th regular meeting.

Assembly Meeting Calendar 2025

Section G, Item 7.
(Draft v4)

January							February							March							April						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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26	27	28	29	30	31	23	24	25	26	27	28	23	24	25	26	27	28	29	27	28	29	30					
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May							June							July							August						
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September							October							November							December							
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							30																					

- Reg. Assembly & HRC
- PWFC, LHEDC, COW
- AFC
- CBJ Election Day, Election Certification, & Special Assembly Mtngs
- Conferences, School Breaks, & Special Occasions
- CBJ Holidays

See back side of this calendar for further details.

Assembly Meeting Calendar 2025

Section G, Item 7.

(Draft v4)

LEGEND

***All meeting dates/times listed below are subject to change.**

Please see the master CBJ Meeting Calendar at www.juneau.org/calendar for all current meeting dates/times/locations.

	CBJ Holidays
	6pm Assembly Human Resources Committee (HRC) & 7pm Regular Assembly Meeting
	12:10pm Public Works & Facilities Committee (PWFC)
	5:00pm Lands, Housing & Economic Development Committee (LHEDC)
	6:00pm Assembly Committee of the Whole (COW)
	5:30pm Assembly Finance Committee (AFC)
	*Known Special Dates & Special Assembly Meetings including the following:
	10/7 CBJ Election Day, 10/21 Election Certification, 10/22 Special Reorganization of Assembly
	1/22 Special Assembly Breakfast Meeting with Juneau Legislative Delegation & DC/AK Lobbyists
	4/2 Special Assembly Meeting to introduce the Budget (per Charter 9.2)
	4/28 Reg. or Spec. Assembly Mtng for Public Hearing on School Budget & set min. funding amount (per Charter 13.6)
	6/9 Last Regular Assembly Meeting to adopt budget prior to 6/15 deadline. (per Charter 9.7)
	10/22 Assembly Reorganizational Meeting (per Charter 3.5)
	12/6 Assembly Retreat (8am-5pm) Location TBD
	Conferences, School Breaks, & Special Events
	JSD Inservice Dates & School Breaks:
	School Breaks: 12/21/24-1/3/25; 2/17-2/18; 3/24-3/28; Last day of school 5/23; HS Graduations 5/25
	School Breaks cont.: Summer Break 5/23-8/13; 10/16-10/17; 11/10-11/11; 11/27-11/28; 12/22-1/2/2026
	Conferences for Assembly & Staff (Manager/Attorney) Attendance:
	Conferences: 2/11-2/13 Southeast Conference Mid-Session Summit, Juneau
	Conferences: 2/18-2/20 Alaska Municipal League (AML) Winter Legislative Conference, Juneau
	Conferences: 2/26-2/27 JEDC Innovation Summit, Juneau
	Conferences: 8/12-8/15 AML Summer Legislative Conference, Utqiagvik
	Conferences: 9/16-9/18 Southeast Conference, Sitka
	Conferences: 10/25-10/30 ICMA Tampa, FL (City Manager attending)
	Conferences: 12/7-12/12 AML & Affiliate Groups Annual Conferences, Anchorage
	Special Events:
	1/21 First Day of Legislative Session/Juneau Legislative Welcome Reception

June 5, 2017

Mayor Ken Koelsch
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

President Richard J. Peterson
Central Council of Tlingit & Haida Indian Tribes of Alaska
9097 Glacier Highway,
Juneau, Alaska 99801

The City and Borough of Juneau (“CBJ”) and the Central Council of Tlingit & Haida Indian Tribes of Alaska (“Tribe” or “T&H”) hereby state their intent to enter into a memorandum of agreement to address intergovernmental issues that may arise if the Bureau of Indian Affairs moves forward with the Notices of Applications sent out in April 2017 and accepts land into trust on behalf of the Tribe.

As agreed to at the meeting between the Tribe and CBJ on May 31, 2017, the agreement between CBJ and the Tribe will address the following subjects in the following manners.

Criminal Law

- The CBJ Criminal Code will be enforced by CBJ and the Juneau Police Department.
- The agreement will allow for hot pursuit, investigative authority, extradition, etc.
- The agreement will contain a provision recognizing that if T&H adopts its own criminal code or provides its own enforcement agents then the agreement will be revised to allow for cross-deputization, mutual aid, emergency back-up, etc.

Fire/EMT

- CBJ will continue to provide fire and emergency services to the Tribe.
- The CBJ Fire Marshall will annually inspect trust land.
- The CBJ Fire and Building Code will apply until T&H adopts CBJ code, as amended, by reference, or until T&H adopts a comparable or higher standard.
- CBJ will continue to enforce the Fire Code until the Tribe has an enforcement agent.
- If the enforcement agent comes before T&H code amendment, CBJ will authorize the enforcement agent to enforce CBJ code (cross-deputization.)

Health and Safety

- It is T&H’s intent that much if not all of the health and safety issues currently addressed by CBJ code (nuisance, litter, bear attraction, junked cars) continue to be enforced on the noticed property. T&H will review Titles 8 and 36 of CBJ code and advise CBJ which provisions T&H would like CBJ to enforce.
 - T&H intends to adopt similar language to CBJ code regarding the bear attraction nuisance provisions (CBJ 36.20.056). In the meantime, CBJ code will apply and be enforced by CBJ unless and until T&H appoints its own enforcement agent.

Health and Safety continued

- Future enforcement of other health and safety code provisions (after T&H's code provision(s) are adopted) will depend on whether T&H decides to appoint its own enforcement agent.
- T&H will be adopting its own junked car ordinance in the near future.
- T&H intends to adopt by reference, CBJ code, as amended, with respect to Title 19 (building code, international property management, electrical, plumbing, etc.). T&H is considering whether it will enforce once its code is adopted. In the meantime, the CBJ will enforce Title 19 violations.

Zoning and Land Use

- Zoning and land use is not an immediate issue because the noticed property will continue to be used as it currently is (or a use that is no less intense than current parking lot use) for 13 years.
- T&H will be considering its own zoning and land use code.
- The parties are mutually committed to regulating zoning and land use in the Juneau Indian Village in such a way as to minimize adverse impacts on neighboring properties. The parties envision a process similar to the CBJ's conditional use process that takes into account adverse impacts and authorizes the regulatory authority to impose conditions designed to minimize such impacts.

Water/Sewer/Drainage

- T&H will provide CBJ a utility easement. The easement will terminate if the lines are relocated, or upon mutual agreement by the parties.
- T&H will look at adopting code provisions that prohibit allowing unauthorized materials in CBJ stormwater drainage system and sewers and provide for an enforcement mechanism.
- The CBJ code will be enforceable until T&H adopts its own similar code provisions.

Title 47

- JPD and the emergency services patrol will be authorized to exercise duties under AS 47.37.170, and JPD under 47.30.705, on the noticed property.

Payment in Lieu of Taxes (PILT)

- CBJ will provide T&H with a breakdown of property tax (it's components). T&H will use that to propose a PILT formula for the noticed property.
- T&H will pay a PILT in the amount currently paid in property tax for years 2017 and 2018, unless the new PILT formula is agreed to earlier.

Sovereign Immunity

- The parties discussed the need for a limited waiver of sovereign immunity, to allow for insurance coverage and for mutual enforceability of the agreement.
- The parties have agreed to work collaboratively on proposed waiver language.

Annual Meeting

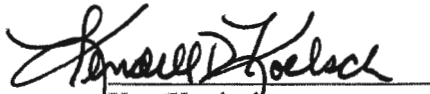
- Though it is the intention of the parties that communication between them remain free and open, and that issues are addressed as soon as they arise, the agreement will specifically provide for an annual meeting of the parties during January or February.

A final agreement will be signed by September 1, 2017.


The agreement will not have a specified term but will be revocable by parties.

The parties agree to revise the agreement as needed, in light of the Tribe's future applications.

Finally, the parties both acknowledge that the final agreement will need the approval of the CBJ Assembly and the Tribe's Executive Council.



Ken Koelsch
CBJ



Richard J. Peterson
Tlingit & Haida

**Memorandum of Agreement
Between the
City & Borough of Juneau
and the
Central Council of Tlingit & Haida Indian Tribes of Alaska**

Supplemental MOA Re: Public Safety and Emergency Response

WHEREAS, the City and Borough of Juneau and the Central Council of Tlingit & Haida Indian Tribes of Alaska both recognize that they are government entities with the responsibility to provide public safety services, including law enforcement, search and rescue, emergency response, and disaster response, to their citizens; and

WHEREAS, the City and Borough of Juneau (CBJ) is located on the traditional lands of the Lingít people; and

WHEREAS, the Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is a federally and state recognized tribe, and the tribe for the Juneau community, and provides services to the citizens, employees and neighbors located within Juneau, a community recognized under Tlingit & Haida's governing documents; and

WHEREAS, CBJ and Tlingit & Haida recognize that there is overlap between their service populations within the CBJ; and

WHEREAS, in recognition of the government-to-government relationship, CBJ and Tlingit & Haida entered into a 2017 Memorandum of Agreement (MOA) in order to promote communication and coordination to reduce duplication of efforts and provide more effective responses to public safety matters, including law enforcement, search and rescue, emergency response, and disaster response within CBJ for the betterment of their shared citizenry;

NOW THEREFORE BE IT RESOLVED, the CBJ and Tlingit & Haida agree as follows:

1. **Purpose.** The purpose of this Supplemental is to establish a good-faith foundation between the CBJ and Tlingit & Haida (collectively the "Parties", individually "Party") for future collaborative efforts on public safety matters, including law enforcement, search and rescue, emergency response, and disaster response that benefit the shared citizenry that both Parties serve. The Parties agree to work together in a cooperative and coordinated manner to achieve the collective goals of the Supplemental.
2. **Roles and Responsibilities.** Each Party agrees to the following roles:
 - a. Together, the Parties agree to:
 - i. At least once a year, the CBJ and Tlingit & Haida agree to meet and review:

1. Past public safety and emergency incidents that impacted both Parties and evaluate the effectiveness of the Parties' responses.
 2. Identify new opportunities where the Parties can work together.
 3. Identify resources or funding sources to support public safety.
 4. Create, and update as necessary, a plan of action to effectuate better responses to future public safety events.
- ii. At least once per year, the Parties and their staff and/or volunteers will participate in a joint training exercise that reflects practices compliant with federal emergency response standards.
 - iii. The Parties will notify the other of relevant training opportunities for their staff and volunteers.
- b. CBJ agrees:
- i. At least once a year, CBJ will provide a report on this Supplemental to Tlingit & Haida.
 - ii. CBJ will promptly share any relevant information it may have on current or potential public safety and emergency incidents that will affect, or it reasonably believes could have an effect on Tlingit & Haida Tribal citizens located within the CBJ.
 - iii. CBJ agrees that it will follow applicable law governing the confidentiality of any information Tlingit & Haida discloses to it under this Supplemental.
- c. Tlingit & Haida agrees to:
- i. At least once a year, Tlingit & Haida will provide a report on this Supplemental to the CBJ.
 - ii. Tlingit & Haida will promptly share any relevant information it may have on current or potential public safety or emergency incidents that will affect, or it reasonably believes could have an effect on the citizens located within the CBJ.
 - iii. Tlingit & Haida will follow applicable laws governing the confidentiality of any information CBJ discloses to it under this Supplemental.
 - iv. Tlingit & Haida will designate one employee to serve on the Juneau Local Emergency Planning Committee.
 - v. Tlingit & Haida may provide fire response to its trust and restricted property and that of its citizens, on the CBJ road system. If requested by CBJ, Tlingit & Haida may service the Eaglecrest Recreation Area.
3. **Law Enforcement.** Consistent with P.L. 83-280, CBJ law enforcement officers will continue to respond to calls to property held in trust or restricted status for Tlingit & Haida and its citizens.
- a. Tlingit & Haida will continue to maintain public availability to its laws on its government website; and Tlingit & Haida will continuously update CBJ regarding tribal law applicable to such trust and restricted properties.

4. **Other Public Safety Events.** In the event of a significant public safety event, including search and rescue, the Parties agree to:
 - a. Commit to open and frequent communication.
 - b. Alert the other Party of resources or personnel the Party has dispatched to avoid duplication of efforts between the Parties.
5. **Costs and Expenditures.** The Parties agree to cover their own costs and expenditures under this Supplemental.
6. **Points of Contact.** In addition to the CBJ Mayor and the Tlingit & Haida President, the points of contact shall be the City Manager and their designees, and the Senior Director of the Tlingit & Haida Public Safety Division and their designees.
7. **Miscellaneous Provisions**
 - a. **Dispute Resolution.** The Parties commit to maintaining a strong working relationship through open and transparent communication. If a dispute arises out of or relating to any aspect of this Supplemental, the Parties agree to meet and confer in good faith to attempt to seek an amicable resolution.
 - b. **No Assumption of Liabilities.** Neither Party is assuming or will be responsible for the other Party's liabilities or obligations arising out of public safety actions.
 - c. **No Waiver of Authority.** Nothing in this Supplemental shall limit or waive the regulatory authority or jurisdiction of either Party.
 - d. **No Cause of Action.** Nothing in this Supplemental nor any decision made by the CBJ or Tlingit & Haida, whether or not the decision is consistent with this Supplemental, shall give either Party or any third party any cause of action or claim. This Supplemental is not intended to provide any remedy not already provided by law.
 - e. **No Preemption.** Nothing in this Supplemental is meant to preempt, supersede, or replace any responsibility the CBJ may have under federal or state law.
 - f. **No Waiver of Sovereign Immunity.** Tlingit & Haida is a federally recognized Indian tribe and as such possesses sovereign immunity. Nothing in this Supplemental is intended to be, shall be deemed to be or may be construed as a waiver of Tlingit & Haida's sovereign immunity or consent to suit in tribal, state or federal courts.
 - g. **Termination.** The Supplemental may be cancelled in whole or in part, at any time, upon mutual written agreement by the Parties, with 30 days' notice.
 - h. **Counterparts.** This Supplemental may be executed in one or more counterparts, each of which will be deemed an original, but which collectively will constitute one and the same instrument.
8. **Effective Date.** This Supplemental shall be effective immediately after its adoption and shall remain in effect until terminated by the Parties or until a superseding government-to-government agreement is entered into between the CBJ and Tlingit & Haida.

CITY AND BOROUGH OF JUNEAU

**CENTRAL COUNCIL TLINGIT &
HAIDA INDIAN TRIBES OF ALASKA**

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

**Memorandum of Agreement
Between the
City & Borough of Juneau
and the
Central Council of Tlingit & Haida Indian Tribes of Alaska**

Supplemental MOA Re: Solid Waste 2024

WHEREAS, the City and Borough of Juneau and the Central Council of Tlingit & Haida Indian Tribes of Alaska both recognize that they are government entities with the responsibility to provide public ways to address solid waste; and

WHEREAS, the City and Borough of Juneau (CBJ) is located on the traditional lands of the Lingit people; and

WHEREAS, the Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is a federally and state recognized tribe, and the tribe for the Juneau community, and provides services to the citizens, employees and neighbors located within Juneau, a community recognized under Tlingit & Haida's governing documents; and

WHEREAS, CBJ and Tlingit & Haida recognize that there is overlap between their service populations within the CBJ; and

WHEREAS, in recognition of the government-to-government relationship, CBJ and Tlingit & Haida entered into a 2017 Memorandum of Agreement (MOA) and wish to enter into this Supplemental MOA in order to promote communication and coordination to reduce duplication of efforts and provide more effective responses to addressing solid waste goals within CBJ for the betterment of their shared citizenry;

NOW THEREFORE BE IT RESOLVED, the CBJ and Tlingit & Haida agree as follows:

1. **Purpose.** The purpose of this Supplemental is to establish a good-faith foundation between the CBJ and Tlingit & Haida (collectively the "Parties", individually "Party") for future collaborative efforts on solid waste matters, including recycling, composting, household hazardous waste, municipal solid waste, disaster debris, and construction debris that benefit the shared citizenry that both Parties serve. The Parties agree to work together in a cooperative and coordinated manner to achieve the collective goals of the Supplemental.
2. **Roles and Responsibilities.** Each Party agrees to the following roles:
 - a. Together, the Parties agree to:
 - i. At least once a year, the CBJ and Tlingit & Haida leadership agree to meet and review:
 1. Any agreements for solid waste management.
 2. Identify new opportunities where the Parties can work together.

3. Identify resources or funding sources to support solid waste management and disposal.
- b. CBJ agrees:
 - i. At least once a year, CBJ will provide a report on this Supplemental to Tlingit & Haida.
 - ii. CBJ will share any relevant information it may have on reduction of waste efforts including metrics around diversion of waste and any studies, plans, or funding related to waste.
 - iii. CBJ agrees that it will follow applicable law governing the confidentiality of any information Tlingit & Haida discloses to it under this Supplemental.
 - c. Tlingit & Haida agrees to:
 - i. At least once a year, Tlingit & Haida will provide a report on this Supplemental to the CBJ.
 - ii. Tlingit & Haida will share any relevant information it may have on reduction of waste efforts including metrics around diversion of waste as well as any studies, plans or funding related to waste. Tlingit & Haida will follow applicable laws governing the confidentiality of any information CBJ discloses to it under this Supplemental.
 - iii. Tlingit & Haida will designate one employee to serve as a point of contact to CBJ for all solid waste management issues.
3. **Costs and Expenditures.** The Parties agree to cover their own costs and expenditures under this Supplemental.
 4. **Points of Contact.** In addition to the CBJ City Manager and designees and the Tlingit & Haida President and designees, the points of contact shall be the CBJ Engineering and Public Works Director and the Environment Program Director, Raymond Paddock III, of the Tlingit & Haida Public Safety Division and their designees.
5. **Miscellaneous Provisions**
 - a. **Dispute Resolution.** The Parties commit to maintaining a strong working relationship through open and transparent communication. If a dispute arises out of or relating to any aspect of this Supplemental, the Parties agree to meet and confer in good faith to attempt to seek an amicable resolution.
 - b. **No Assumption of Liabilities.** Neither Party is assuming or will be responsible for the other Party's liabilities or obligations arising out of environmental programs.
 - c. **No Waiver of Authority.** Nothing in this Supplemental shall limit or waive the regulatory authority or jurisdiction of either Party.
 - d. **No Cause of Action.** Nothing in this Supplemental nor any decision made by the CBJ or Tlingit & Haida, whether or not the decision is consistent with this Supplemental, shall give either Party or any third party any cause of action or claim. This Supplemental is not intended to provide any remedy not already provided by law.

- e. **No Preemption.** Nothing in this Supplemental is meant to preempt, supersede, or replace any responsibility the CBJ may have under federal or state law.
- f. **No Waiver of Sovereign Immunity.** Tlingit & Haida is a federally recognized Indian tribe and as such possesses sovereign immunity. Nothing in this Supplemental is intended to be, shall be deemed to be or may be construed as a waiver of Tlingit & Haida’s sovereign immunity or consent to suit in tribal, state or federal courts.
- g. **Termination.** The Supplemental may be cancelled in whole or in part, at any time, upon mutual written agreement by the Parties, with 30 days’ notice.
- h. **Counterparts.** This Supplemental may be executed in one or more counterparts, each of which will be deemed an original, but which collectively will constitute one and the same instrument.

6. **Effective Date.** This Supplemental shall be effective immediately after its adoption and shall remain in effect until terminated by the Parties or until a superseding government-to-government agreement is entered into between the CBJ and Tlingit & Haida.

CITY AND BOROUGH OF JUNEAU

CENTRAL COUNCIL TLINGIT & Haida INDIAN TRIBES OF ALASKA

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

INTRODUCTION TO HESCO BASTION

By

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Flood Defense Group

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1-208-585-1815



HESCO Description: Modular, soil filled barrier that is comprised of welded wire mesh cages that are lined with geotextile fabric allowing a soil filled and stackable barrier (imagine them being like soil filled building blocks)

Section I, Item 10.





HESCO Construction – A simple 4-step process



Step 1:
Carry HESCO to the site



Step 2:
Stretch out the HESCO



Step 3:
Join HESCO's together



Step 4:
Put fill material inside &
compact every foot by foot

What is HESCO used for?

(well described as soil filled building blocks)

Common civil engineering applications include

- Flood Defense Barriers
- Debris Flow Protection
- Erosion Control
- Retaining Walls and Embankments

Common Military Applications

- Blast Walls for Car Bomb Protection
- Explosives Containment
- Creating bunkers, raised towers
- Creating Shooting Ranges

Other Interesting Applications

- Creating of buildings (bunkers, towers, garages, houses, and even a school!)
- Creating of sound barriers
- Primary and Secondary Containment Operations – against contaminants or ballistic threats



Example: HESCO stopping 7'6" of flood water on the Mississippi for over 30 days TWICE!



Gap Closures using HESCO



Example: 12' tall HESCO structure that sank 3' down into the mud



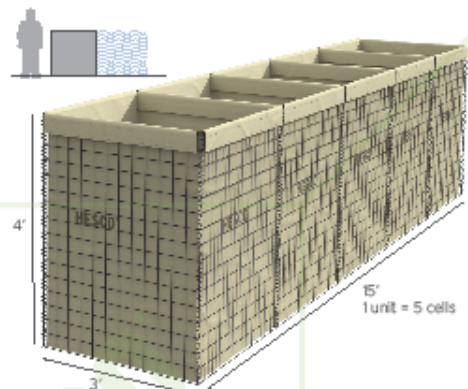
TECHNICAL SPECIFICATIONS

FLOOD BARRIERS



FLOODLINE™ 4836 UNIT

UNIT	HEIGHT	WIDTH	LENGTH
SL4836 (Beige)	4" (0.23m)	3" (0.91m)	15" (4.57m)
SL4836 (Green)	4" (0.23m)	3" (0.91m)	15" (4.57m)



Geotextile-lined units suitable for a wide range of uses, including the construction of walls and barriers, flood protection, erosion protection, protection against accidental explosions and homeland security applications. STORM LINED units are particularly suitable in flood areas where damage from floating debris may be an issue.

GENERAL SPECIFICATIONS

Geotextile-lined welded mesh barrier coated to ASTM A 856. All wires conform to BS EN 10219-2:2012. Zinc-Aluminum coatings are to BS EN 10244-2:2009, where appropriate. The geotextile is a heavy-duty, non-woven, permeable polypropylene fabric, available in either beige or green color.

All dimensions and weights are nominal. Diagrams and product images are for illustrative purposes only.

PACKAGING AND TRANSPORT INFORMATION

FLAT-PACKED INDIVIDUAL UNIT DIMENSIONS & WEIGHTS

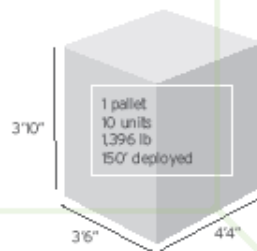
HEIGHT	WIDTH	LENGTH	WEIGHT
5" (0.13m)	3'6" (0.91m)	4" (1.22m)	13.6 lb (6.2kg)

PALLET INFORMATION

PER PALLET	HEIGHT	WIDTH	LENGTH	WEIGHT
10 units	3'10" (0.97m)	3'6" (0.96m)	4'4" (0.32m)	1,396 lb (633kg)

TRANSPORT INFORMATION

TYPE	PALLETS	UNITS	DEPLOYED LENGTH
13.5 Trailer	31	310	4,650' (0.47m)
20' Container	16	160	2,400' (73.2m)
40' Container	36	360	5,400' (0.646m)



hesco.com

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Approved Certificate number:
ISO9001-00008569

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Examples of stacked HESCO structures



Examples of testing done on HESCO

Typical Wall Configuration Testing, USA

6.8 tons travelling at 82 kph (51mph)

Section I, Item 10.



Car Bomb Testing – 880 pounds of Ammonium Nitrate “fertilizer bomb” @ 15’ of standoff

Section I, Item 10.



Car Bomb Testing – 880 pounds of Ammonium Nitrate “fertilizer bomb” IN CO

Section I, Item 10.



Blast Testing – 220lbs of ANFO @ 3' away



Sand Versus a Course Aggregate

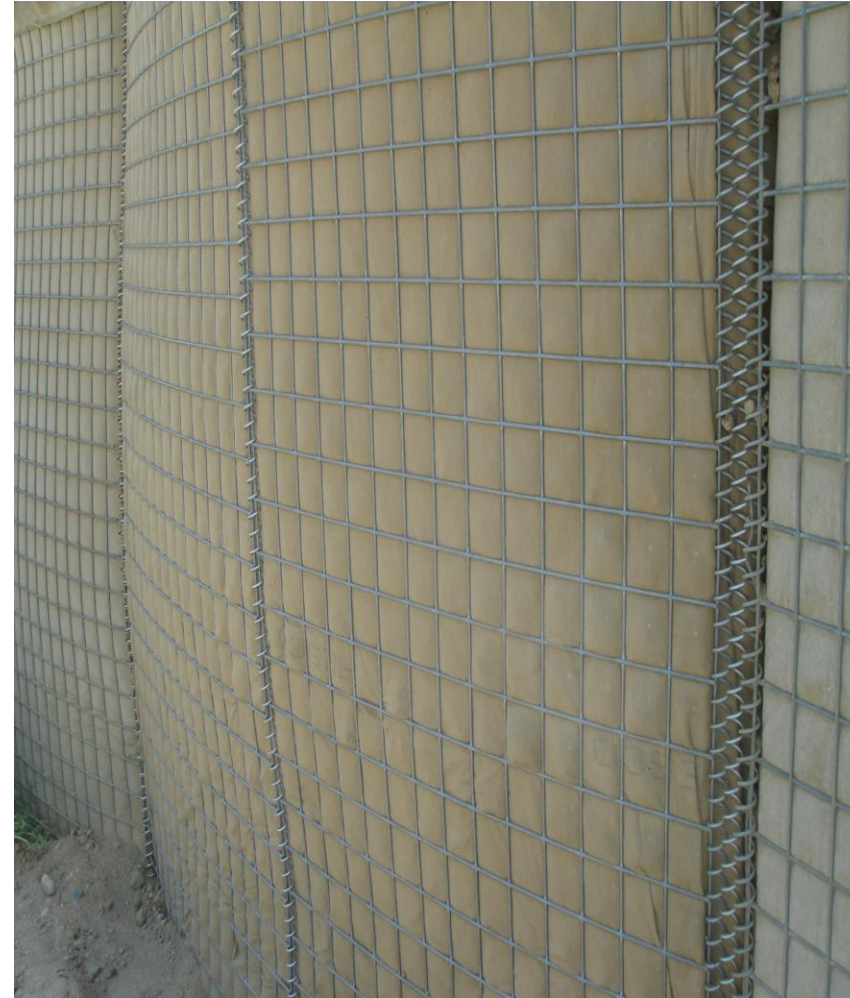
Repairing Damaged Units

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Repaired Unit

Section I, Item 10.



Fieldcraft with HESCO – Using trees for added stability



Fieldcraft: Adding 'buttress cells' or 'anchor cells' for added stability



Fieldcraft: Plumbing Pipes through HESCO



Fieldcraft: Additional Examples

Section I, Item 10.



Blending HESCO into the Environment



Any Questions???

By

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USACE

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Outline

- PL84-99 Advanced Measures
- HESCO Technical Assistance
- Developing a plan
- Phase 1 & 2: HESCO Barriers
- General Investigation Study
- Questions





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Public Law 84-99

Advance Measures

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- ✓ Imminent threat of unusual flooding
 - ✓ Governor's Request
 - ✓ Non-Federal interests must commit available resources (labor, supplies, equipment, funds, National Guard Forces etc.)
 - ✓ Benefit to Cost Ratio must be greater than 1.0
 - ✓ Public Sponsor (CBJ) must execute a Cooperative Agreement
- No Assistance for Erosion Damage – assistance solely to prevent erosion damage is not permitted
 - Channel Clearance and Dredging may be authorized to restore channel capacity
 - Permanent improvements are not authorized
 - Public Sponsor must agree to remove Advance Measures Temporary Work when operation is over, at no cost to USACE

Costs:

Investigative Costs: 100% USACE Funded
Engineering and Design: 100% USACE Funded
Temporary Construction: 100% USACE Funded
Removal of Construction: 100% Non-Federal

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HESCO Technical Assistance

USACE

1. Provide Technical Assistance
2. Flood fighting Center of Excellence – Cory Haberman
3. Provide Materials
 - HESCO Barriers
 - Super Sacks
 - Sandbags
 - Geo-Textile Fabric

HESCO Contractors

1. HESCO technical advisor for installation – Flood Defense Group – Keith Anderson
2. HESCO Deployment “Best Practices”
3. HESCO Operation and Maintenance Requirements

Local Responsibilities

1. Provide labor
2. Provide Logistical Support
3. Provide Heavy Equipment and Operators
4. Provide suitable fill (Sand)
5. Provide Rights of Entry
6. Provide Permitting
7. Establish HESCO Barrier alignment



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Developing a Plan

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- CBJ talked with USACE technical experts and emergency management to determine the best way to protect the homes along the river.
- USACE technical experts and CBJ engineers walked the Mendenhall riverbank to determine areas of concern.
- Talked with residents affected by the flood to determine extent of damage to home and property.
- Looked at aerial imaging before, during, and after flood to determine extent of flooding.
- Site prep:
 - Firm level foundations
 - Adequate drainage
 - Use of appropriate fill
 - Units laid out, line and level checked
 - Correct joining of units
 - Tamp down after every foot of material in HESCO barriers

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Phase 1 & 2



Estimated HESCO Flood Barrier Levees (red lines)

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Phase 1

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- Marion Drive to Killewich Drive to Meander Way, will install 2 miles of barriers along the developed side of the river.
- The rationale for prioritizing Marion Drive to Killewich Drive to Meander Way is that this is where the river jumped the bank and depending on the event, we could redirect the flow to the unpopulated side of the river.
- Majority of the homes damaged during the August 2024 flood will be protected.

Phase 2

Plans will be developed to protect the majority of the remaining developed properties along the Mendenhall River.

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General Investigation Study

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Long term - General Investigation Study through the US Army Corp of Engineers Civil Works

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Questions?

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