



REGULAR ASSEMBLY MEETING 2024-13 AGENDA

June 17, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

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

Submitted By:

Katie Koester, City Manager

A. FLAG SALUTE

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

D. SPECIAL ORDER OF BUSINESS

1. **Legislative Citations presented by Senator Jesse Kiehl**

E. MANAGER'S REQUEST FOR AGENDA CHANGES

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)

G. CONSENT AGENDA

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

Assembly Request for Consent Agenda Changes

Assembly Action

H. Ordinances for Introduction

2. Ordinance 2024-25 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$12,750,000 to Finance Public Safety Communication Infrastructure within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 1, 2024.

This ordinance would send one general obligation bond proposition of up to \$12.75 million for the improvement of public safety communication infrastructure, including, but not limited to, replacing the outdated communication system with a system that will be Alaska Land Mobile Radio compliant. The current system is beyond its useful life and is experiencing dead zones and limited interoperability with other agencies. The total project cost is currently estimated between \$24 and \$25 million, of which the Assembly has already appropriated \$8.7 million of general funds and sales tax. An additional \$3.5 million is secured for this project via Congressionally Directed Spending and 1% sales tax.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 1, 2024 election ballot during the June 3, 2024 Committee of the Whole meeting. The Assembly Finance committee reviewed this request at its May 1, 2024 meeting.

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

3. Ordinance 2024-26 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$10,000,000 to Finance Wastewater Utility Infrastructure within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 1, 2024.

This ordinance would send one general obligation bond proposition of up to \$10 million for the replacement of the wastewater clarifier building at the Juneau Douglas Wastewater Treatment Plant, that services Thane, Downtown, and Douglas. The total project cost is currently potentially estimated to be as high as \$14 million. Project costs exceeding the bond amount will be funded from Wastewater fund balance.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 1, 2024 election ballot during the June 3, 2024 Committee of the Whole meeting. The Assembly Finance committee reviewed this request at its May 1, 2024 meeting.

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

4. Ordinance 2024-23 An Ordinance Amending the Ordinance Formatting Requirements.

CBJ Code 01.20.020 governs the formatting requirements of ordinances. This housekeeping ordinance would modernize that code as follows:

- Update the enacting clause;
- Clarify that irrelevant code sections do not have to be cited in amendments;
- Update the font requirements to remove the typewriter era standards; and
- Update the codification and archiving standards to eliminate unnecessary post-adoption work.

The City Manager recommends the Assembly introduce this ordinance, refer it to the Assembly Human Resources Committee, and then schedule it for public hearing.

5. Ordinance 2024-11 An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease of Alaska Tidelands Survey No. 750, for the Purpose of Waterfront Commercial Activities.

This is a new 35 year lease agreement with Trucano Family LLC. The street address of this property is 3560 N Douglas Hwy. The existing 55-year lease expires on June 29th, 2024 and was originally negotiated through the State of Alaska. This 18,469 SF parcel was appraised to have an annual fair market rent value \$11,267. The Docks & Harbors Board recommended the Assembly approve this new lease at its May 30th regular meeting.

The City Manager recommends the Assembly introduce this ordinance, refer it to the Lands, Housing and Economic Development Committee and set it for public hearing at the July 29 regular Assembly meeting.

6. Ordinance 2024-12 An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease of Alaska Tidelands Survey No. 842 Tracts A&B, for the Purpose of Waterfront Commercial Activities.

This is a new 35 year lease agreement with Trucano Family LLC. The street address of this property is 3560 N Douglas Hwy. The existing 55-year lease expires on August 18th, 2026; however, Trucano Family LLC has requested to place ATS 842 and ATS 750 on the same adjustment of rental schedule. Trucano Family LLC is vacating two years of lease opportunity under this new lease agreement. This 43,865 SF parcel was appraised to have an annual fair market rent value \$20,909. The Docks & Harbors Board recommended the Assembly approve this new lease at its May 30th regular meeting.

The City Manager recommends the Assembly introduce this ordinance, refer it to the Lands, Housing and Economic Development Committee and set it for public hearing at the July 29 regular Assembly meeting.

7. Ordinance 2023-14(b)(AK) An Ordinance Appropriating \$1,446,827 to the Manager for the Power Upgrades for Electric Buses Capital Improvement Project; Grant Funding Provided by the Alaska Department of Transportation and Public Facilities.

This ordinance would appropriate \$1,446,827 to the Power Upgrades for Electric Buses Capital Improvement Project (CIP). The funds would be used to purchase and install two Pantograph Chargers and supporting infrastructure at the Valley Transit Center. The chargers would provide backup charging for the Bus Barn and enable mid-route bus charging capabilities, promoting EV bus route expansion while upholding schedule availability. Grant funding is comprised of Federal Transit Administration funds passed through the Alaska Department of Transportation and Public Facilities. The local match requirement of \$160,759 is being met by previously appropriated funds in the Power Upgrades for Electric Buses CIP.

The Public Works and Facilities Committee reviewed this at its June 3, 2024 meeting.

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

8. Ordinance 2023-14(b)(AL) An Ordinance Transferring \$400,000 from CIP H51-113 Waterfront Seawalk to CIP P41-107 Homestead Park.

This ordinance would transfer \$400,000 from the Waterfront Seawalk CIP to the Homestead Park CIP. Homestead Park is a prime location for cruise ship passengers to view and photograph their cruise ship with Mt. Juneau, the Gastineau Channel, and downtown as the backdrop. The Homestead Park project is reconstructing failing and outdated infrastructure at the park, constructing larger viewing areas, and improving ADA accessibility. This transfer would provide funding for unanticipated cost increases resulting from the most recent project estimate. Sufficient funds will remain in the Waterfront Seawalk CIP for anticipated work in the current and next phase of the project. The Homestead Park CIP is an eligible use of marine passenger fees.

The Public Works and Facilities Committee reviewed this at its June 3, 2024 meeting.

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

9. Ordinance 2023-14(b)(AM) An Ordinance Appropriating \$36,712 to the Manager for the Construction Phase of the Float Pond Improvements Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

The Airport has been awarded an additional \$36,712 in grant funding from the Federal Aviation Administration for the Float Pond Improvements CIP. This award will increase the previously awarded \$2,254,418 under Ordinance 2022-06(b)(N) to a total award amount of \$2,291,130. This funding would contribute toward the construction of raising the existing roadbed, introducing a

drainage ditch, armoring the pond bank with rock, and reconstructing fourteen floatplane dock headwalls. The local match requirement will be provided by previously appropriated funds in the Float Pond Improvements CIP.

The Airport Board reviewed this request at its June 13, 2024 meeting.

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

10. Ordinance 2023-14(b)(AN) An Ordinance Appropriating \$170,660 to the Manager for the Airport Snow Removal Equipment Building Capital Improvement Project; Funding Provided by Passenger Facility Charge Fees.

This ordinance would appropriate \$170,660 of Airport Passenger Facility Charge (PFC) fees to the Airport Snow Removal Equipment Building (SREB) CIP. The SREB CIP constructed a large open-design garage to provide heated, indoor storage space for the airport's snow removal fleet. These PFC funds will reimburse amounts that were forward funded from other sources, which is typical for PFC collections that are appropriated upon receipt.

The Airport Board reviewed this request at its June 13, 2024 meeting.

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

11. Ordinance 2023-14(b)(AO) An Ordinance Appropriating \$222,066 to the Manager for the Ramp Improvement Capital Improvement Project; Funding Provided by Airport Funds.

This ordinance would appropriate \$222,066 to the Ramp Improvement CIP. This project is constructing a new remain overnight (RON) large aircraft parking ramp, rehabilitating deteriorating pavement for large and commercial aircraft parking ramps, repairing failing ramp drainage and catch basins, and upgrading ramp lighting. This appropriation will allocate local match funds for FAA grant funding.

The Airport Board reviewed this request at its June 13, 2024 meeting.

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

12. Ordinance 2023-14(b)(AP) An Ordinance Appropriating \$34,367 to the Manager for the Airport Master Plan Capital Improvement Project; Funding Provided by Sales Tax Funds.

This ordinance would appropriate \$34,367 of 1% sales tax funds to the Airport Master Plan CIP. This funding will contribute toward the preparation of an updated airport master plan, which will include updates for air traffic, cargo, and passenger data and forecasts; changes to proposed aircraft servicing the airport; and layout plans for future expansion of runway, taxiway, and approach corridors. The 1% sales tax funds appropriated in this ordinance were allocated to the Airport in FY18 but weren't appropriated until federal grant match was needed. This ordinance appropriates the remaining amount from the Airport's FY18 1% sales tax allocation.

This appropriation is consistent with the intent of the 2017 1% Sales Tax initiative approved by voters in the October 3, 2017 municipal election.

The Airport Board reviewed this request at its June 13, 2024 meeting.

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

I. Resolutions

13. Resolution 3057(b) A Resolution Adopting Guidelines for the Manufactured Home Down Payment Assistance Program.

The Mobile Home Down Payment Assistance Program (MHDPA) was developed in 2016 to assist Juneau residents seeking to purchase a manufactured home within a manufactured home community. This program secures down payment funding for manufactured home purchases. Staff is proposing an update to the MHDPA to include the following changes:

1. Increase the match amount cap to \$20,000
2. Direct the manager to award up to \$100,000 in loans in FY25 from the Juneau Affordable Housing Fund before requesting additional budget authority from the Assembly.
3. Change the program name to Manufactured Home Down Payment Assistance Program to reflect the nomenclature more accurately for this housing type and reflect industry terminology.

This program update was given a unanimous motion of support by the Lands, Housing & Economic Development Committee on January 29, 2024.

The City Manager recommends the Assembly adopt this resolution.

14. Resolution 3063 A Resolution Deappropriating \$8,100,000 from the Manager for the Purchase of the Juneau Bone and Joint Center Property at 3220 Hospital Drive.

\$8.1 million of Bartlett Regional Hospital (BRH) fund balance was appropriated in FY23 via Ordinance 2022-06(b)(AX) for the purchase of the Juneau Bone and Joint Center property. In January 2024, the property owners notified BRH leadership that the deal would not be moving forward as they had decided to move in a different direction with the property. Although this removes one option for BRH to assume a more significant role in Orthopedics, BRH is actively pursuing other promising opportunities to improve Orthopedic services for the community. This resolution would deappropriate these funds back to BRH fund balance to support BRH operations and other strategic priorities.

The BRH Finance Committee reviewed this request at its May 10, 2024 meeting. The BRH Board of Directors and the Public Works and Facilities Committee reviewed this request at the May 28 and June 3, 2024 meetings, respectively.

The City Manager recommends the Assembly adopt this resolution.

15. Resolution 3065 A Resolution of the City and Borough of Juneau in Support of the U.S. Army Corps of Engineers Auke Bay Feasibility Study.

This resolution executes the CBJ support to enter into a feasibility cost sharing agreement with the U.S. Army Corps of Engineers to investigate and to eventually replace the existing Statter Harbor Breakwater. The existing structure is nearly 40 years old and is in need of recapitalization. The Army Corps of Engineers is responsible for jetties, breakwaters, and groins in U.S. waters. The federal process typically includes a three-year investigative study to determine the fiscal viability of the project. It is anticipated that the study will cost up to \$4M with the local sponsor, Docks & Harbors, providing 50% of the costs. The resolution authorizes the Port Director to enter into a feasibility cost sharing agreement with the U.S. Army Corps of Engineers.

The City Manager recommends the Assembly adopt this resolution.

J. Transfers

16. Transfer Request T-1079 A Transfer of \$7,388 from CIP F21-042 Downtown Fire Station Improvements to CIP F21-041 Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades.

This request would transfer \$7,388 from the Downtown Fire Station Improvements CIP to the Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades CIP. This funding would contribute toward installation of new generators and other mechanical and electrical upgrades at the Downtown and Glacier Fire Stations. Classroom renovation and kitchen design work under the Downtown Fire Station Improvements CIP is complete and the project is ready to be closed.

The Public Works and Facilities Committee reviewed this request at its June 3, 2024 meeting.

The City Manager recommends approval of this transfer.

17. Transfer Request T-1080 A Transfer of \$310,000 from CIP R72-168 4th and E. Streets Douglas to CIP R72-162 Crow Hill Utilities and Resurfacing.

This request would transfer \$310,000 of Water Utility funds from the 4th and E. Streets Douglas CIP to the Crow Hill Utilities and Resurfacing CIP. Project costs have increased due to required water system replacement and complicated traffic management during construction hours. The proposed transfer is reallocating funds from the 4th and E. Streets Douglas CIP, an ongoing project that will retain sufficient funding to cover remaining project work.

The Public Works and Facilities Committee reviewed this request at its June 3, 2024 meeting.

The City Manager recommends approval of this transfer.

18. Transfer Request T-1081 A Transfer of \$148,000 from CIP A50-092 Float Pond Improvements to CIP A50-112 RSA Shoulder Grading and CIP A50-001 Airport Project Design.

This request would transfer \$148,000 from the Float Pond Improvements CIP to the Airport Project Design CIP and the Runway Safety Areas Shoulder Grading CIP. Funds were previously transferred to the Float Pond Improvements project and were available for use until anticipated federal funding reimbursements were received. This transfer would return previously allocated funds to the Airport Project Design CIP and transfer funding to the new Runway Safety Areas Shoulder Grading CIP. Work in the Float Pond Improvements CIP is complete.

The Airport Board reviewed this request at its June 13, 2024 meeting.

The City Manager recommends approval of this transfer.

19. Transfer Request T-1082 A Transfer of \$423,461 from CIP A50-110 Gate K Culvert Reconstruction to Multiple Airport CIPs.

This request would transfer \$423,461 of airport funds from the Gate K Culvert Reconstruction CIP to multiple Airport CIPs. This transfer will allocate funds to projects that require additional funding for costs ineligible or in excess of federal funding in each CIP. Work is complete under the Gate K Culvert Reconstruction CIP.

The Airport Board reviewed this request at its June 13, 2024 meeting.

The City Manager recommends approval of this transfer.

20. Transfer Request T-1083 A Transfer of \$65,528 from CIP A50-092 Float Pond Improvements and CIP A50-098 Taxiway A&E Rehabilitation to CIP A50-114 Aircraft Rescue and Fire Fighting Truck.

This request would transfer \$65,528 of previously appropriated 1% sales tax funds from the Float Pond Improvements CIP and Taxiway A&E Rehabilitation CIP to the Aircraft Rescue and Fire Fighting Truck CIP. This funding would contribute toward the local match requirement for the purchase of a new ARFF truck that will replace a truck classified as permanently out of service due to age in 2023.

This transfer of project funding is consistent with the intent of the 2012 1% Sales Tax initiative approved by voters in the October 2, 2012 municipal election and the 2017 1% Sales Tax initiative approved by voters in the October 3, 2017 municipal election for Airport Project Match.

The Airport Board reviewed this request at its June 13, 2024 meeting.

The City Manager recommends approval of this transfer.

K. Liquor/Marijuana Licenses

21. Liquor & Marijuana License Actions

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

Liquor License - Renewal

Licensee: No Creek Jack Inc., d/b/a Duck Creek Market

License Type: Package Store License: #2976

Location: 9951 Stephan Richards Dr., Juneau

Licensee: Fred Meyer Stores Inc., d/b/a Fred Meyer #158

License Type: Package Store, License: #2066

Location: 8181 Glacier Hwy., Juneau

Marijuana License - Renewal

Licensee: Always Redeye LLC d/b/a Stoned Salmon Farms

License Type: Standard Marijuana Cultivation Facility, Licenses #:11605

Location: 2005 Anka Street, 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 these applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk's Office.

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

L. PUBLIC HEARING

22. Ordinance 2023-14(b)(A) An Ordinance Appropriating \$74,000 to the Manager for the Crisis Stabilization Capital Improvement Project; Funding Provided by a Donation from the Bartlett Regional Hospital Foundation.

This ordinance would appropriate a \$74,000 donation from the Bartlett Regional Hospital (BRH) Foundation to the Crisis Stabilization CIP. This funding provides for furniture, fixtures, and equipment at the new Aurora Behavioral Health Center.

While construction of the new facility is complete, work associated with Leadership in Energy and Environmental Design Operations and Maintenance certification remains, with final certification and project closeout expected within the next twelve months.

The Systemic Racism Review Committee reviewed this ordinance at its May 14, 2024 meeting.

The BRH Finance Committee reviewed this request at its May 10, 2024 meeting. The BRH Board of Directors and the Public Works and Facilities Committee reviewed this request at the May 28 and June 3, 2024 meetings, respectively.

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

M. NEW BUSINESS

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

There are 15 property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

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

N. STAFF REPORTS

O. ASSEMBLY REPORTS

Mayor's Report

Committee and Liaison Reports

Presiding Officer Reports

24. 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, which was assigned to the State Office of Administrative Hearings. The Hearing Officer held the oral argument hearing 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. A status hearing was held and the parties submitted additional briefing. The Hearing Officer is still considering that briefing.

There is no action at this time.

P. ASSEMBLY COMMENTS & QUESTIONS

Q. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

R. EXECUTIVE SESSION

S. SUPPLEMENTAL MATERIALS

T. ADJOURNMENT

U. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required.

Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.

Presented by: The Manager
Introduced: 06/17/2024
Drafted by: Bond Counsel

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-25

An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$12,750,000 to Finance Public Safety Communication Infrastructure within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 1, 2024.

WHEREAS, certain public safety communication infrastructure improvements within the City and Borough of Juneau, Alaska (the “City and Borough”) are needed in order to meet the current and future needs of the City and Borough; and

WHEREAS, the new public safety communication infrastructure project described in Section 3 below (the “Project”) has been identified and approved by the Committee of the Whole as necessary to meet the needs of the City and Borough; and

WHEREAS, in order to provide funds for paying the cost of acquiring, constructing and equipping the Project, it is deemed necessary and advisable that the City and Borough issue and sell its unlimited tax levy general obligation bonds in the principal amount of not to exceed \$12,750,000 (the “Bonds”);

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

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

Section 2. Findings. The Assembly of the City and Borough hereby finds and declares that the acquisition, construction and equipping of the Project identified in Section 3 hereof is necessary and is in the best interest of the inhabitants of the City and Borough.

Section 3. Purposes. To improve public safety by improving communication infrastructure, including, but not limited to, the following, the Assembly has determined that the City and Borough is in need of certain public safety improvements including replacing the outdated radio communication system with a new system that will be Alaska Land Mobile Radio compliant.

The foregoing is herein referred to as the “Project.” The cost of all necessary architectural, engineering, design, and other consulting services, inspection and testing, administrative and relocation expenses, costs of issuance of the Bonds and other costs incurred in

connection with the Project that is approved by the electors shall be deemed capital improvement costs of the approved Project. The approved Project may be completed with all necessary furniture, equipment and appurtenances.

If the City and Borough shall determine that it has become impractical to accomplish any portion of the approved Project by reason of changed conditions or needs, incompatible development or costs substantially in excess of those estimated, the City and Borough shall not be required to accomplish such portions and shall apply Bond proceeds as set forth in this section.

Interest earnings on Bond proceeds may be used and applied by the City and Borough, at the direction of the City Manager or his or her designee, for the Project or for other public safety capital improvements or for the retirement of the Bonds or other general obligation bonds of the City and Borough.

If the approved Project has been completed in whole or in part, or its completion duly provided for, or its completion found to be impractical, the City and Borough may apply Bond proceeds or any portion thereof as provided in Section 10.10 of the Home Rule Charter.

In the event that the proceeds of sale of the Bonds, plus any other monies of the City and Borough legally available, are insufficient to accomplish the approved Project, the City and Borough shall use the available funds for paying the cost of those portions of the approved Project for which the Bonds were approved deemed by the Assembly most necessary and in the best interest of the City and Borough. No Bond proceeds shall be used for any purpose other than a capital improvement.

Section 4. Details of Bonds. The Assembly hereby authorizes the issuance of general obligation bonds in order to fund the costs of the Project described in Section 3 (the “Bonds”). The Bonds shall be sold in such amounts and at such time or times as deemed necessary and advisable by the Assembly and as permitted by law and shall mature over a period of up to 10 years of date of issue. The Bonds shall be issued in an aggregate principal amount of not to exceed \$12,750,000. The Bonds shall bear interest to be fixed at the time of sale or sales thereof. Both principal of and interest on the Bonds shall be payable from annual tax levies to be made upon all of the taxable property within the City and Borough, without limitation as to rate or amount and in amounts sufficient with other available funds, to pay such principal and interest as the same shall become due.

The full faith, credit, and resources of the City and Borough are hereby irrevocably pledged to the payment of both the principal and interest on such Bonds. The exact form, terms, conditions, contents, security, options of redemption, and such other matters relating to the issuance and sale of said Bonds as are deemed necessary and advisable by the Assembly shall be as hereinafter fixed by ordinance and resolution of the City and Borough.

Section 5. Submission of Question to Voters. The Assembly hereby submits to the qualified electors of the City and Borough the proposition of whether or not the City and Borough

should issue the Bonds for the purpose of financing the costs of the approved Project at the regular municipal election to be held on October 1, 2024.

The City and Borough clerk shall prepare the ballot proposition to be submitted to the voters as provided by this ordinance and shall perform all necessary steps in accordance with law to place the proposition before the voters at the regular election.

Section 6. Ballot Proposition. The proposition to be submitted to the qualified voters of the City and Borough as required by Section 5 above shall read substantially as follows:

Explanation

The proposition will authorize the issuance of \$12,750,000 in general obligation bond debt for paying the cost of undertaking certain public safety improvements including acquisition and installation of a replacement radio communication system. The total annual debt service costs, assuming an interest rate of 3.50%, will be approximately \$1,539,000. This amount of debt service would require an annual property tax levy of approximately \$23.50 per \$100,000 of assessed value. This example of a property tax levy is provided for illustrative purposes only.

PROPOSITION NO. _____

GENERAL OBLIGATION BONDS

\$12,750,000

To improve public safety by improving communication infrastructure, including, but not limited to, acquisition and installation of a replacement radio communication system that will be Alaska Land Mobile Radio compliant within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 10 years of their date of issue, in the aggregate principal amount of not to exceed \$12,750,000?

BONDS, YES

BONDS, NO

After voter approval of the proposition and in anticipation of the issuance of the Bonds, the City and Borough may issue short term obligations, under such date and in such amount, form, terms, maturity, and bearing such rate or rates of interest, all as may hereafter be fixed by ordinance of the City and Borough, consistent with limitations imposed by State law and by the Home Rule Charter and Code of the City and Borough.

Section 7. Notice of Election. The Assembly shall cause a notice of election to be published once a week for three consecutive weeks in a newspaper for general circulation in the

City and Borough. The first notice shall be published not later than September 11, 2024, which is 20 days prior to the regular municipal election. The notice shall contain the information required by Section 10.5 of the Home Rule Charter of the City and Borough.

Section 8. Effective Dates.

(a) The authority to issue general obligation bonds proposed in Section 6 of this ordinance shall become effective on the day following the date the election results are certified for the regular municipal election held on October 1, 2024, if a majority of the qualified voters voting on the proposition set forth in Section 6 votes for the proposition.

(b) Section 6 of this ordinance authorizing the submission of the ballot proposition to the qualified voters of the City and Borough shall become effective thirty days after adoption of this ordinance.

Adopted this ____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: 06/17/2024
Drafted by: Bond Counsel

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-26

An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$10,000,000 to Finance Wastewater Utility Infrastructure within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 1, 2024.

WHEREAS, certain wastewater utility infrastructure improvements within the City and Borough of Juneau, Alaska (the “City and Borough”) are needed in order to meet the current and future needs of the City and Borough; and

WHEREAS, the new wastewater utility infrastructure project described in Section 3 below (the “Project”) has been identified and approved by the Committee of the Whole as necessary to meet the needs of the City and Borough; and

WHEREAS, in order to provide funds for paying the cost of constructing and equipping the Project, it is deemed necessary and advisable that the City and Borough issue and sell its unlimited tax levy general obligation bonds in the principal amount of not to exceed \$10,000,000 (the “Bonds”);

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

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

Section 2. Findings. The Assembly of the City and Borough hereby finds and declares that the acquisition, construction and equipping of the Project identified in Section 3 hereof is necessary and is in the best interest of the inhabitants of the City and Borough.

Section 3. Purposes. To improve wastewater utility service by improving wastewater utility infrastructure, including, but not limited to, the following, the Assembly has determined that the City and Borough is in need of certain wastewater utility infrastructure improvements including replacement of the wastewater clarifier building at the Juneau Douglas Wastewater Treatment Plant that services Thane, Downtown and Douglas.

The foregoing is herein referred to as the “Project.” The cost of all necessary architectural, engineering, design, and other consulting services, inspection and testing,

administrative and relocation expenses, costs of issuance of the Bonds and other costs incurred in connection with the Project that is approved by the electors shall be deemed capital improvement costs of the approved Project. The approved Project may be completed with all necessary furniture, equipment and appurtenances.

If the City and Borough shall determine that it has become impractical to accomplish any portion of the approved Project by reason of changed conditions or needs, incompatible development or costs substantially in excess of those estimated, the City and Borough shall not be required to accomplish such portions and shall apply Bond proceeds as set forth in this section.

Interest earnings on Bond proceeds may be used and applied by the City and Borough, at the direction of the City Manager or his or her designee, for the Project or for other wastewater utility infrastructure capital improvements or for the retirement of the Bonds or other general obligation bonds of the City and Borough.

If the approved Project has been completed in whole or in part, or its completion duly provided for, or its completion found to be impractical, the City and Borough may apply Bond proceeds or any portion thereof as provided in Section 10.10 of the Home Rule Charter.

In the event that the proceeds of sale of the Bonds, plus any other monies of the City and Borough legally available, are insufficient to accomplish the approved Project, the City and Borough shall use the available funds for paying the cost of those portions of the approved Project for which the Bonds were approved deemed by the Assembly most necessary and in the best interest of the City and Borough. No Bond proceeds shall be used for any purpose other than a capital improvement.

Section 4. Details of Bonds. The Assembly hereby authorizes the issuance of general obligation bonds in order to fund the costs of the Project described in Section 3 (the “Bonds”). The Bonds shall be sold in such amounts and at such time or times as deemed necessary and advisable by the Assembly and as permitted by law and shall mature over a period of up to 10 years of date of issue. The Bonds shall be issued in an aggregate principal amount of not to exceed \$10,000,000. The Bonds shall bear interest to be fixed at the time of sale or sales thereof. Both principal of and interest on the Bonds shall be payable from annual tax levies to be made upon all of the taxable property within the City and Borough, without limitation as to rate or amount and in amounts sufficient with other available funds, to pay such principal and interest as the same shall become due.

The full faith, credit, and resources of the City and Borough are hereby irrevocably pledged to the payment of both the principal and interest on such Bonds. The exact form, terms, conditions, contents, security, options of redemption, and such other matters relating to the issuance and sale of said Bonds as are deemed necessary and advisable by the Assembly shall be as hereinafter fixed by ordinance and resolution of the City and Borough.

Section 5. Submission of Question to Voters. The Assembly hereby submits to the qualified electors of the City and Borough the proposition of whether or not the City and Borough

should issue the Bonds for the purpose of financing the costs of the approved Project at the regular municipal election to be held on October 1, 2024.

The City and Borough clerk shall prepare the ballot proposition to be submitted to the voters as provided by this ordinance and shall perform all necessary steps in accordance with law to place the proposition before the voters at the regular election.

Section 6. Ballot Proposition. The proposition to be submitted to the qualified voters of the City and Borough as required by Section 5 above shall read substantially as follows:

Explanation

The proposition will authorize the issuance of \$10,000,000 in general obligation bond debt for paying the cost of undertaking certain wastewater utility infrastructure improvements including replacement of the wastewater clarifier building at the Juneau Douglas Wastewater Treatment Plant that services Thane, Downtown and Douglas. The total annual debt service costs, assuming an interest rate of 3.50%, will be approximately \$1,210,000. This amount of debt service would require an annual property tax levy of approximately \$18.48 per \$100,000 of assessed value. This example of a property tax levy is provided for illustrative purposes only.

PROPOSITION NO. ____

GENERAL OBLIGATION BONDS

\$10,000,000

To improve wastewater utility service by improving wastewater utility infrastructure, including, but not limited to, replacement of the wastewater clarifier building at the Juneau Douglas Wastewater Treatment Plant that services Thane, Downtown and Douglas within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 10 years of their date of issue, in the aggregate principal amount of not to exceed \$10,000,000?

BONDS, YES

BONDS, NO

After voter approval of the proposition and in anticipation of the issuance of the Bonds, the City and Borough may issue short term obligations, under such date and in such amount, form, terms, maturity, and bearing such rate or rates of interest, all as may hereafter be fixed by ordinance of the City and Borough, consistent with limitations imposed by State law and by the Home Rule Charter and Code of the City and Borough.

Section 7. Notice of Election. The Assembly shall cause a notice of election to be published once a week for three consecutive weeks in a newspaper for general circulation in the City and Borough. The first notice shall be published not later than September 11, 2024, which is 20 days prior to the regular municipal election. The notice shall contain the information required by Section 10.5 of the Home Rule Charter of the City and Borough.

Section 8. Effective Dates.

(a) The authority to issue general obligation bonds proposed in Section 6 of this ordinance shall become effective on the day following the date the election results are certified for the regular municipal election held on October 1, 2024, if a majority of the qualified voters voting on the proposition set forth in Section 6 votes for the proposition.

(b) Section 6 of this ordinance authorizing the submission of the ballot proposition to the qualified voters of the City and Borough shall become effective thirty days after adoption of this ordinance.

Adopted this ____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

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Presented by: The Manager
Presented: 06/17/2024
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-23

An Ordinance Amending the Ordinance Formatting Requirements.

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

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

Section 2. Amendment of Section. CBJC 01.20.020 Form, is amended to read:

01.20.020 Form.

All ordinances, except emergency ordinances, to be eligible for introduction, shall be in the following form, and contain, and conform to, the following requirements:

- (a) Margin information: The sponsor and date of introduction shall be placed in the top margin of the page. Additional information such as committee references and dates of hearings may be placed below the sponsor and date;
- (b) Heading: "Ordinance of the City and Borough of Juneau, Alaska";
- (c) Number Provision: "Serial No ..." which shall also indicate the calendar year introduced;
- (d) Title: A descriptive title, including reference to penalties if imposed by the ordinance;
- (e) Premises or whereas clauses: As may be necessary to describe the reasons for the proposed ordinance;

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- (f) Enacting clause: “BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA.” ~~“BE IT ORDAINED.”~~;
- (g) Classification: Section 1: Shall classify the contents of the ordinance as between those of general and permanent nature, intended to be filed as a part of the City and Borough Code of Ordinances, and contents of a less permanent nature not intended for filing as a part of the Code (such as, for example, ordinances authorizing the conveyance of property, salary ordinances, appropriation ordinances, franchise ordinances, and bond ordinances) as follows, if of a permanent nature: "This ordinance is of a general and permanent nature and shall become a part of the City and Borough Code.";
- (h) Code Ordinances: Where the ordinance is classified as of a permanent nature intended for code filing, subsequent sections shall be numbered consecutively and contain in substantive sections all formal clauses such as, for example, savings and severability clauses, effective date, and repealer sections;
- (i) Code text format: Those sections of the ordinance which make changes to the Code shall set forth the number of each title, chapter, ~~chapter~~ and section of the Code being added, amended, repealed, ~~repealed~~ or repealed and reenacted and shall state the type of change being made. Sections of the Code being amended shall be set out in full unless not relevant, and shall include both the material which is being added and that which is being deleted. Material being deleted shall be shown by strikeout. New material added shall be underlined;

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(j) Code section numbering: In code ordinances, each code section shall be assigned a seven-digit number consisting of two digits for the title, two digits for the chapter and three digits for the section number. Subsections shall be identified as follows:

- (a) First subsection;
 - (1) Second subsection;
 - (A) Third subsection;
 - (i) Fourth subsection;

(k) ~~Reserved. Paper: All ordinances shall be submitted on white paper, size 8½ inches by 11 inches, numbered by line in the left margin;~~

(l) Margins: Left margin one inch; right margin one-half inch; top 1½ inches; bottom one inch;

(m) Type or printing: All ordinances shall be submitted typed in black Century Schoolbook typeface of 11 point size ~~pica type or equivalent size~~, double space, or printed in a similar typeface and size serif typeface of conservative design set at approximately 12 points of size on 24 points of leading, provided that larger sizes may be provided for the benefit of persons who are visually impaired and smaller sizes used for tables or figures. Ordinances shall be prepared in a manner and form suitable for photocopy or other means of duplication and for permanent filing as required by law and ordinance. ~~The adopted ordinance shall be typed or printed on one side only. Proposed ordinances may be printed on one or both sides as the assembly may direct;~~

(n) ~~Reserved. Number of ordinances: All ordinances shall be submitted in at least 15 copies at introduction;~~

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(o) Format of adopted ordinance: Upon adoption, the ordinance as adopted shall be prepared as necessary for codification or archiving ~~deleting all material to be deleted and deleting the brackets and underlining or strikeout and italics as required by subsection (i) of this section.~~ There shall be added to the adopted ordinance the date of adoption, and spaces for the signature of the mayor and attestation by the municipal clerk. ~~Margins shall be: left, 1½ inches; right, one inch; top, 1½ inches; bottom, ¾ inch. The adopted ordinance shall be typed or printed single space on plain white paper, 8½ by 11 inches and shall be in pica or similar size print.~~ The adopted ordinance shall be assigned the same serial number as the ordinance introduced; the number may also include parenthetical information due to amendments. The adopted ordinance shall be printed or preserved in accordance with document archival practices;

(p) Every ordinance establishing a penalty shall include in its title a reference to the penalty.

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

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Presented by: The Manager
Presented: 06/17/2024
Drafted by: E. Wright

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA
Serial No. 2024-11

An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease of Alaska Tidelands Survey No. 750, for the Purpose of Waterfront Commercial Activities.

WHEREAS, on June 30, 1969, the State of Alaska entered into a lease agreement with J.E. Trucano (“the Applicant”) for ATS 750 for a period of 55 years with the annual rental rate of \$75.00; and

WHEREAS, in 2001, the State of Alaska conveyed ATS 750 to the City and Borough of Juneau, and transferred the administration of the lease to the City and Borough; and

WHEREAS, the lease expires in June, 2024; and

WHEREAS, Trucano Family LLC, the successor to J.E. Trucano, now desires to enter into a new lease agreement with the City and Borough of Juneau for the lease of ATS 750, containing approximately .426 acres; and

WHEREAS, the Docks and Harbors Board and the applicant conducted appraisals for the property to be leased; and

WHEREAS, the Docks and Harbors Board reviewed this lease proposal at its meeting on May 30, 2024, and approved the lease of ATS 750 to Trucano Family LLC, for the purpose of waterfront commercial activities, with an annual lease payment of \$11,267.00, the annual lease payment established for the first five years, with an adjustment every five years thereafter pursuant to the terms of the lease; and

1 WHEREAS, the Docks and Harbors Board is authorized in CBJC 85.02.060(a)(5) to lease
2 lands as provided in CBJ Chapter 53.20.020 and any action required by the City Manager may
3 be performed by the Port Director; and

4 WHEREAS, CBJC 53.20020 authorizes the lease of lands owned by the City and Borough,
5 including tidelands and submerged lands, by ordinance under such procedures and minimum
6 terms and conditions as set forth in the ordinance.

7
8 THEREFORE BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU,
9 ALASKA:

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

11 **Section 2. Authorization to Lease.** The Port Director is authorized to negotiate and
12 execute a lease to Trucano Family LLC, for ATS 750, a parcel of approximately .426 acres,
13 located at ADL36091-ATS750, Juneau Recording District, First Judicial District, State of
14 Alaska, as generally depicted in Exhibit "A," subject to the following minimum essential terms
15 and conditions:

- 16 (A) The leased property shall be used by the Lessee for waterfront commercial
17 activities;
- 18 (B) The lease shall be for a maximum term of 35 years (CBJC 53.20.080);
- 19 (C) The annual lease rent for the first five-year period of the term shall be \$11,267.00,
20 plus sales tax. The first payment under the lease agreement shall be due at the
21 start of each year of the term. The Port Director shall review and adjust the annual
22 rental payment every fifth year of the lease in accordance with CBJC 53.20.190(2)
23 and CBJC 85.02.060(a)(5), as well as Docks and Harbors administration
24 regulations;
- 25 (D) Applicant shall be responsible for obtaining all necessary permits and approvals for
its use and development of the leased property;
- (E) Applicant shall indemnify, defend, and hold harmless the City and Borough and its
officers and employees for any claims related to or arising out of the Applicant's use,
operation, or maintenance of the leased property, equipment, and improvements, or

any further development of the leased property or improvements by the Applicant;
and

(F) The lease shall include all provisions of the standard CBJ land lease form not in conflict with ordinance, and any other provisions that the Port Director determines to be in the public interest.

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

Adopted this _____ day of _____, 2024.

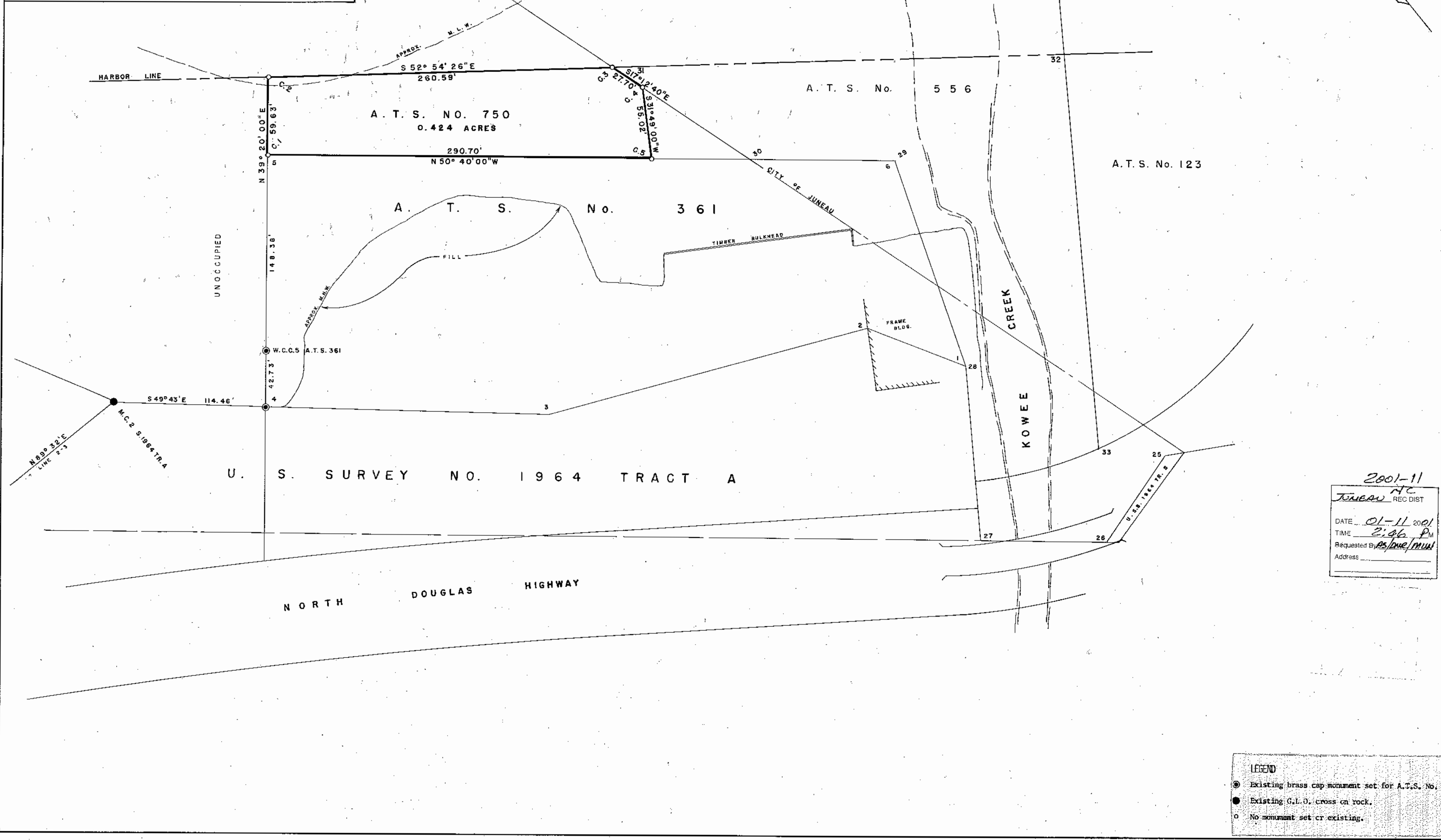
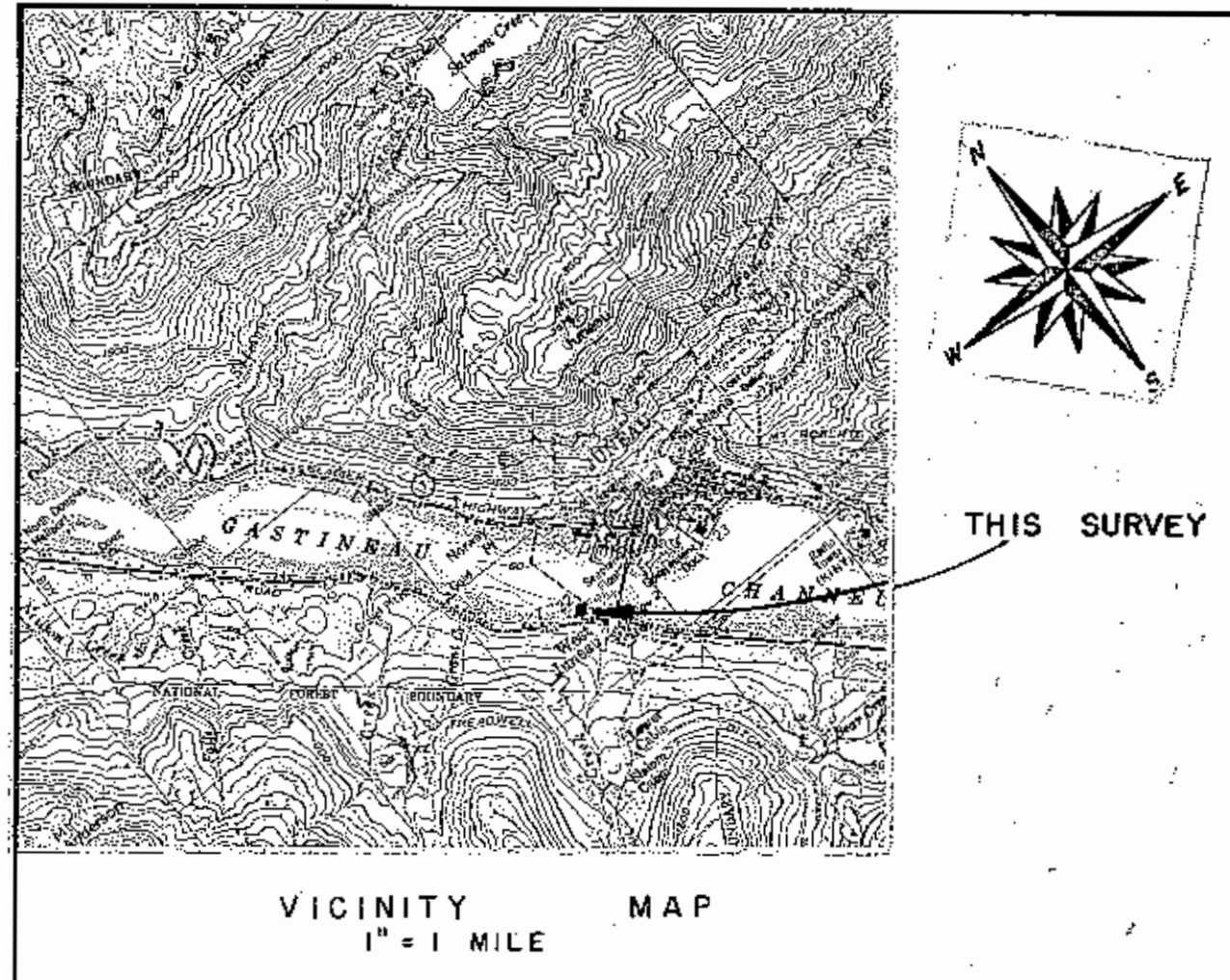
Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

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Ordinance 2024-11 Exhibit A ATS 750



DESCRIPTION OF A.T.S. NO. 750

Beginning at Cor. No. 1, identical with Cor. No. 5, A.T.S. No. 361, Thence, from Cor. No. 1, by metes and bounds, N. 39° 20' 00" E., 59.65 ft., to Cor. No. 2; S. 52° 54' 26" E., 260.59 ft., to Cor. No. 3; S. 17° 12' 40" E., 27.70 ft., to Cor. No. 4; S. 31° 49' 00" W., 55.02 ft., to Cor. No. 5; N. 50° 40' 00" W., 290.70 ft., to Cor. No. 1, the point of beginning, containing in all 0.424 acres, more or less.

Latitude 58° 18' N. Longitude 134° 26' W.

NOTE: The origin of bearings for this survey originated between Cor. No. 3 and Cor. No. 2, MCC., USS 1964, Tract A, officially reported as N. 89° 32' E.

LEASE APPLICANT: J. E. Trucano
314 Highland Drive
Juneau, Alaska

ENGINEER'S CERTIFICATE

I hereby certify that I am registered to practice land surveying in Alaska and that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as located, and that all dimensional and other details are correct to the best of my knowledge.

Aug 15 1967

2001-11
JUNEAU REC DIST

DATE 01-11 2001
TIME 2:46 PM
Requested By J. E. Trucano
Address _____

LEGEND

- Existing brass cap monument set for A.T.S. No. 361.
- Existing G.L.O. cross on rock.
- No monument set or existing.

Plot Prepared May 12, 1967		ADL 36091	
DATE OF SURVEY	Beginning: April 21, 1967	ENDING: April 21, 1967	
TONER & NORDLING REGISTERED ENGINEERS JUNEAU, ALASKA			
ALASKA DIVISION OF LANDS STATE OF ALASKA ANCHORAGE, ALASKA			
ALASKA TIDELANDS SURVEY NO. 750 (CR 41S 67E)			
Drawn By: G. W.	Approved: [Signature]	Acting Chief Cadastral Engineer	
Date Approved:	Approved: [Signature]	Acting Director of Lands	
Scale: 1" = 40'	Checked:	File No:	ATS 750

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Presented by: The Manager
Presented: 06/17/2024
Drafted by: E. Wright

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA
Serial No. 2024-12

An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease of Alaska Tidelands Survey No. 842 Tracts A&B, for the Purpose of Waterfront Commercial Activities.

WHEREAS, on August 19, 1971, the State of Alaska entered into a lease agreement with J.E. Trucano (“the Applicant”) for ATS 842 Tracts A&B for a period of 55 years with the annual rental rate of \$400.00; and

WHEREAS, in 2001, the State of Alaska conveyed ATS 842 Tracts A&B to the City and Borough of Juneau, and transferred the administration of the lease to the City and Borough; and

WHEREAS, the lease expires in August, 2026; and

WHEREAS, Trucano Family LLC, the successor to J.E. Trucano, now desires to enter into a new lease agreement with the City and Borough of Juneau for the lease of ATS 842 Tracts A&B, containing approximately 1.01 acres; and

WHEREAS, the Docks and Harbors Board and the applicant conducted appraisals for the property to be leased; and

WHEREAS, the Docks and Harbors Board reviewed this lease proposal at its meeting on May 30, 2024, and approved the lease of ATS 842 Tracts A&B to Trucano Family LLC for the purpose of waterfront commercial activities, with an annual lease payment of \$20,909.00, the annual lease payment established for the first five years, with an adjustment every five years thereafter pursuant to the terms of the lease; and

1 WHEREAS, the Docks and Harbors Board is authorized in CBJC 85.02.060(a)(5) to lease
2 lands as provided in CBJ Chapter 53.20.020 and any action required by the City Manager may
3 be performed by the Port Director; and

4 WHEREAS, CBJC 53.20.020 authorizes the lease of lands owned by the City and Borough,
5 including tidelands and submerged lands, by ordinance under such procedures and minimum
6 terms and conditions as set forth in the ordinance.

7
8 THEREFORE BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU,
9 ALASKA:

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

11 **Section 2. Authorization to Lease.** The Port Director is authorized to negotiate and
12 execute a lease to Trucano Family LLC, for ATS 842 Tracts A&B, a parcel of approximately
13 1.01 acres, located at ADL51488 - ATS 842 Tracts A & B, Juneau Recording District, First
14 Judicial District, State of Alaska, as generally depicted in Exhibit "A," subject to the following
15 minimum essential terms and conditions:

- 16 (A) The leased property shall be used by the Lessee for waterfront commercial
17 activities;
- 18 (B) The lease shall be for a maximum term of 35 years (CBJC 53.20.080);
- 19 (C) The annual lease rent for the first five-year period of the term shall be \$20,909.00,
20 plus sales tax. The first payment under the lease agreement shall be due at the
21 start of each year of the term. The Port Director shall review and adjust the annual
22 rental payment every fifth year of the lease in accordance with CBJC 53.20.190(2)
23 and CBJC 85.02.060(a)(5), as well as Docks and Harbors administration
24 regulations;
- 24 (D) Applicant shall be responsible for obtaining all necessary permits and approvals for
its use and development of the leased property;
- 25 (E) Applicant shall indemnify, defend, and hold harmless the City and Borough and its
officers and employees for any claims related to or arising out of the Applicant's use,
operation, or maintenance of the leased property, equipment, and improvements, or

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any further development of the leased property or improvements by the Applicant;
and

- (F) The lease shall include all provisions of the standard CBJ land lease form not in conflict with ordinance, and any other provisions that the Port Director determines to be in the public interest.

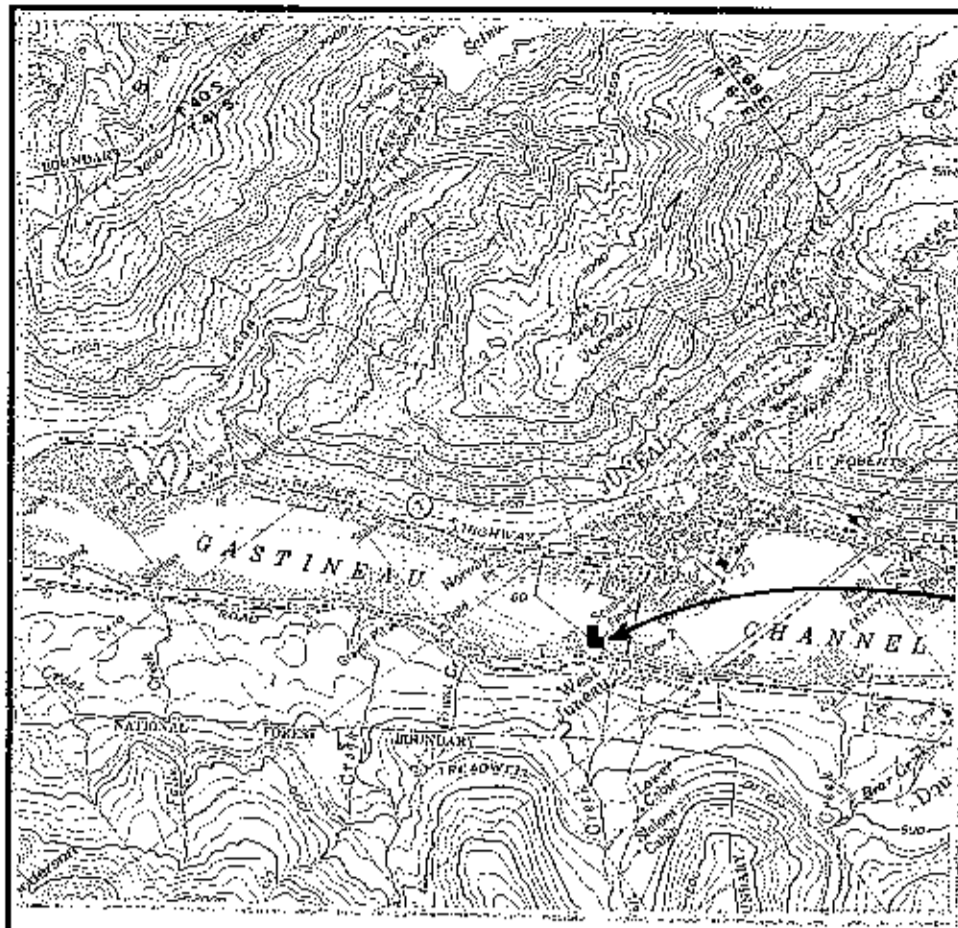
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

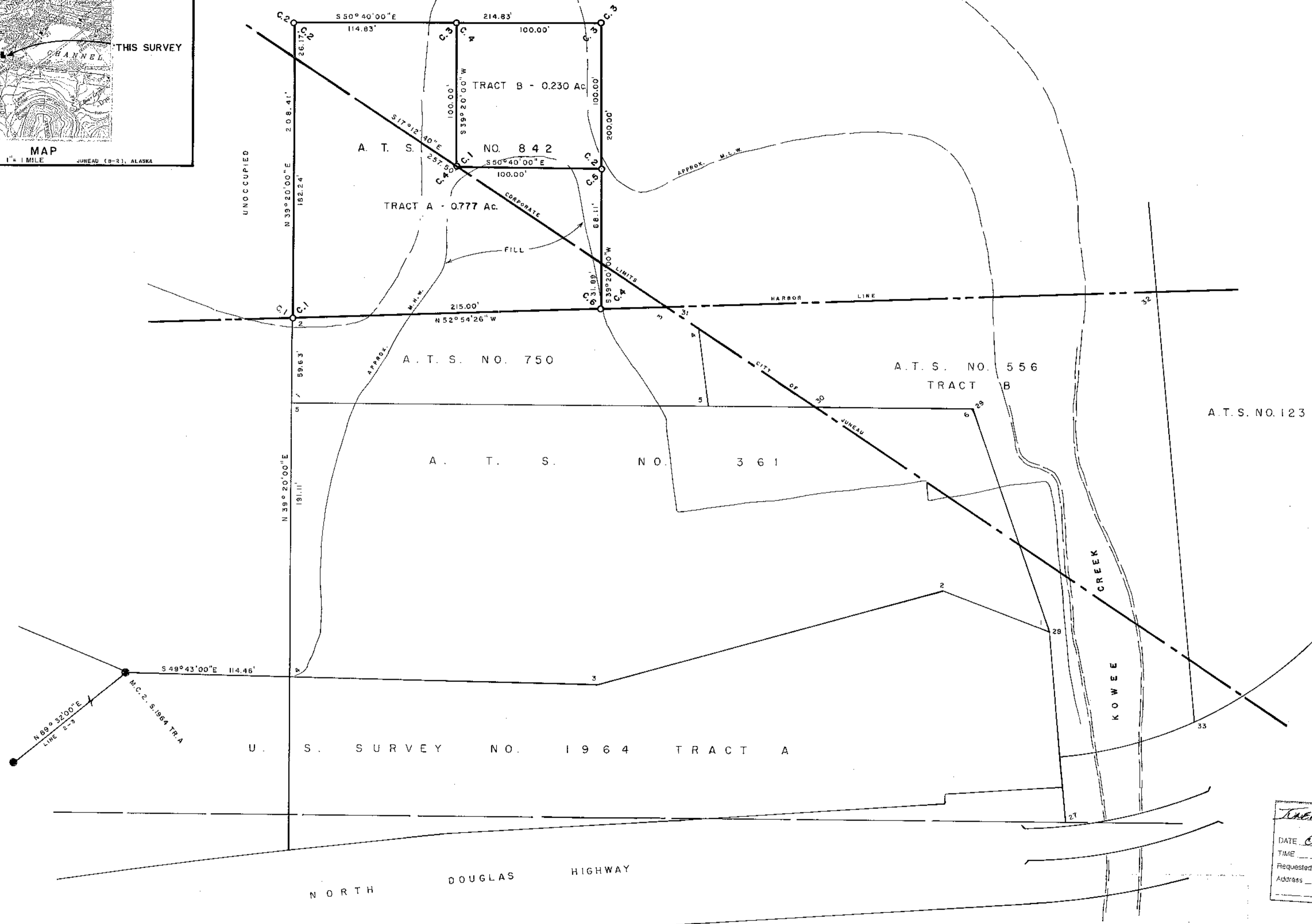


THIS SURVEY

VICINITY MAP
U.S.C.S. QUADRANGLE SCALE 1" = 1 MILE JUNEAU (9-3), ALASKA

GASTINEAU CHANNEL

Ordinance 2024-12 Exhibit A ATS 842



DESCRIPTION OF ATS NO. 842
Beginning at Cor. No. 1, identical with Cor. No. 2, ATS 750. Thence, from Cor. No. 1, by metes and bounds, N 39° 20' 00" E, 208.41 ft. to Cor. No. 2; S 50° 40' 00" E, 214.83 ft. to Cor. No. 3; S 39° 20' 00" W, 200.00 ft. to Cor. No. 4; N 52° 54' 26" W, 215.00 ft. to Cor. No. 1, the point of beginning, containing in all 1.007 acres, more or less.

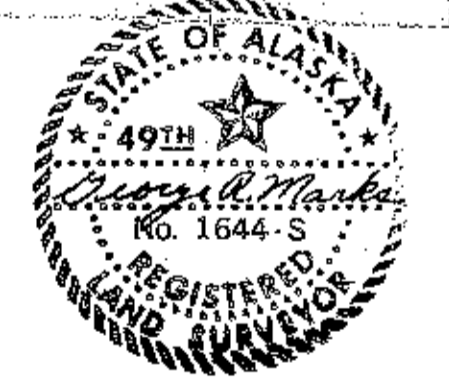
DESCRIPTION OF TRACT A
Beginning at Cor. No. 1, identical with Cor. No. 1 of ATS 842 described above. Thence, from Cor. No. 1, by metes and bounds, N 39° 20' 00" E, 208.41 ft. to Cor. No. 2; S 50° 40' 00" E, 114.83 ft. to Cor. No. 3; S 39° 20' 00" W, 100.00 ft. to Cor. No. 4; S 50° 40' 00" E, 100.00 ft. to Cor. No. 5; S 39° 20' 00" W, 100.00 ft. to Cor. No. 6; N 52° 54' 26" W, 215.00 ft. to Cor. No. 1, the point of beginning, containing in all 0.777 acres, more or less.

DESCRIPTION OF TRACT B
Beginning at Cor. No. 1, identical with Cor. No. 4, Tract B, ATS 842 described above. Thence, from Cor. No. 1, by metes and bounds, S 50° 40' 00" E, 100.00 ft. to Cor. No. 2; N 39° 20' 00" E, 100.00 ft. to Cor. No. 3; N 50° 40' 00" W, 100.00 ft. to Cor. No. 4; S 39° 20' 00" W, 100.00 ft. to Cor. No. 1, the point of beginning, containing in all 0.230 acres, more or less.

Latitude 58° 18' N. Longitude 134° 26' W.
at Cor. No. 1, ATS No. 842

LEASE APPLICANT:
J.E. Trucano
314 Highland Drive
Juneau, Alaska 99801

CERTIFICATE OF REGISTERED LAND SURVEYOR
I hereby certify that I am a registered land surveyor, and that this plat represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct to the best of my knowledge.
July 24, 1970



2001-10
TANAN REC DIST
DATE 01-11-2001
TIME 2:46 PM
Requested by: M.L.W.
Address:

Plat Prepared May 27, 1970		ADL 51488
DATE OF SURVEY Beginning: May 8, 1970 Ending: May 8, 1970	TONER & NORDLING REGISTERED ENGINEERS JUNEAU, ALASKA	
ALASKA DIVISION OF LANDS STATE OF ALASKA ANCHORAGE, ALASKA		
ALASKA TIDELANDS SURVEY NO. 842 (T41S, R67E, C.R.M.)		
Drawn By: G. R. M.	Approved: <i>[Signature]</i> Chief Cadastral Engineer	
Date Approved: 10-28-70	Approved: <i>[Signature]</i> Director of Lands	
Scale: 1" = 40'	Checked: <i>[Signature]</i>	File No. ATS 842

Revised: April 10, 1971 - Tract B added.
Approved: *[Signature]*
Chief Cadastral Engineer
Approved: *[Signature]*
Director of Lands

LEGEND
● Existing G.L.D. cross on rock.
○ No monument set or existing.

NOTE: The origin of bearings for this survey originated between Cor. No. 3 and Cor. No. 2, MC, USS 1964, Tract A, officially reported as N 89° 32' E.

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-14(b)(AK)

An Ordinance Appropriating \$1,446,827 to the Manager for the Power Upgrades for Electric Buses Capital Improvement Project; Grant Funding Provided by the Alaska Department of Transportation and Public Facilities.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$1,446,827 as funding for the Power Upgrades for Electric Buses Capital Improvement Project (D71-091).

Section 3. Source of Funds

Alaska Department of Transportation and Public Facilities \$1,446,827

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-14(b)(AL)

An Ordinance Transferring \$400,000 from CIP H51-113 Waterfront Seawalk to CIP P41-107 Homestead Park

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

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

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$400,000 be transferred:

From: CIP

H51-113 Waterfront Seawalk (\$ 400,000)

To: CIP

P41-107 Homestead Park \$ 400,000

Section 3. Source of Funds.

Marine Passenger Fees \$ 400,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-14(b)(AM)

An Ordinance Appropriating \$36,712 to the Manager for the Construction Phase of the Float Pond Improvements Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$36,712 for the construction phase of the Float Pond Improvements Capital Improvement Project (A50-092).

Section 3. Source of Funds

Federal Aviation Administration \$ 36,712

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-14(b)(AN)

An Ordinance Appropriating \$170,660 to the Manager for the Airport Snow Removal Equipment Building Capital Improvement Project; Funding Provided by Passenger Facility Charge Fees.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$170,660 for the Airport Snow Removal Equipment Building Capital Improvement Project (A50-086).

Section 3. Source of Funds

Passenger Facility Charge Fees \$ 170,660

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-14(b)(AO)

An Ordinance Appropriating \$222,066 to the Manager for the Ramp Improvement Capital Improvement Project; Funding Provided by Airport Funds.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$222,066 for the Ramp Improvement Capital Improvement Project (A50-104).

Section 3. Source of Funds

Airport Funds \$ 222,066

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-14(b)(AP)

An Ordinance Appropriating \$34,367 to the Manager for the Airport Master Plan Capital Improvement Project; Funding Provided by Sales Tax Funds.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$34,367 for the Airport Master Plan Capital Improvement Project (A50-113).

Section 3. Source of Funds

Temporary 1% Sales Tax \$ 34,367

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

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Presented by: The Manager
Presented: 06/17/2024
Drafted by: S. Layne

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3057(b)

A Resolution Adopting Guidelines for the Manufactured Home Down Payment Assistance Program.

WHEREAS, the City and Borough of Juneau (CBJ) urgently needs more affordable and middle-income housing for its current residents, to support and maintain the economy, to allow for population growth, and to enable positive developments; and

WHEREAS, in 2016, the CBJ partnered with True North Federal Credit Union (TNFCU) to create the Mobile Home Down Payment Assistance (MHDPA) Program for Juneau residents looking to purchase a mobile home, and it has continued since; and

WHEREAS, the Assembly initially appropriated \$100,000 for the MHDPA Program and subsequently appropriated \$30,000 annually; and

WHEREAS, that annual budget authority lapses on June 30 every year pursuant to CBJ Charter 9.12; and

WHEREAS, the FY25 budget appropriated \$30,000 for the MHDPA Program; and

WHEREAS, the Accessory Dwelling Unit Grant Program is an underutilized program with \$216,000 in FY25 budget authority; and

WHEREAS, the MHDPA Program and the Accessory Dwelling Unit Grant Program are part of the Affordable Housing Fund that has a balance of \$2,368,300 in FY25; and

WHEREAS, funds in the Accessory Dwelling Unit Grant Program can be used to supplement the MHDPA Program if necessary; and

WHEREAS, in the last five years, the MHDPA Program has issued four loans totaling \$26,850, and the MHDPA Program has received ~\$15,000 in payments; and

WHEREAS, the MHDPA Program currently has ~\$11,850 in outstanding loans in the portfolio; and

41 WHEREAS, CBJ staff would like to respond to the increase in manufactured home
42 purchase prices by altering the MHDPA Program terms and increasing MHDPA Program
43 public notice; and
44

45 WHEREAS, if the FY25 demand for the MHDPA Program exceeds \$100,000, the City
46 Manager will report to the Lands Housing and Economic Development Committee
47 requesting a supplemental appropriation or transfer of additional funds from the Accessory
48 Dwelling Unit Grant Program; and
49

50 WHEREAS, due to increases of manufactured homes prices, CBJ staff is requesting an
51 increase in the maximum loan from \$10,000 up to \$20,000; and
52

53 WHEREAS, previous iterations of the MHDPA Program guidelines limited recipients of
54 loan funds to \$96,800 regardless of family size; and
55

56 WHEREAS, staff identified the creation of tiered income limits based on household size to
57 allow more residents to qualify for this MHDPA Program; and
58

59 WHEREAS, a complete application guide based on the criteria in this resolution will be
60 developed by CBJ staff to provide additional clarity to applicants; and
61

62 WHEREAS, this resolution and the accompanying application guide should be reviewed
63 periodically by the Assembly to ensure the intent is consistent with current community
64 values.
65

66 NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF
67 JUNEAU, ALASKA:
68

69 **Section 1. Manufactured Home Down Payment Assistance Program**
70 **Guidelines.**
71

- 72 A. **Intent.** The program can provide low-interest loans to qualified residents for up
73 to 50% of the down payment of a manufactured home in the City and Borough of
74 Juneau. Residents must be able to match the other 50%.
75
- 76 B. **Maximum loan amount.** The maximum CBJ loan amount is up to \$20,000, and
77 the applicant must match the CBJ loan amount with their own funds (50/50
78 match).
79
- 80 C. **Interest rate.** The interest rate is one percent (1%) amortized over five years.
81
- 82 D. **Term of loan.** The maximum CBJ loan term is five years.
83
- 84 E. **Income limits.** This MHDPA Program is only available to people with income
85 limits at or below 120% Area Median Income for the City and Borough of Juneau,
86 adjusted annually.

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- F. **Limited to one per person.** A qualified applicant must be a person and not a business. A qualified person is prohibited from participating in this program more than once.
- G. **Property location.** The manufactured home must be located in the City and Borough of Juneau and on property approved as a mobile home park consistent with CBJ Title 49. This restriction does not prohibit a new mobile home from being shipped into Juneau.
- H. **No real property interest.** An applicant is disqualified from the MHDPA Program if the applicant has an ownership interest in the underlying real property. A MHDPA Program loan must not be used to purchase or acquire an ownership interest in the underlying real property.
- I. **Applicant occupancy.** The applicant/borrower shall provide sufficient assurances that the applicant/borrower intends to personally and permanently occupy the mobile home financed with the MHDPA Program for at least one year.
- J. **Manufactured home only.** For the purpose of this resolution, *manufactured home* means a mobile home, a manufactured home, or a modular home, but not a recreational vehicle or a recreational trailer. *Mobile home* means a structure transportable in one or more sections; intended for permanent residential habitation; and permanently attached to water, wastewater, and electricity. A *recreational vehicle* or *recreational trailer* means a vehicle or trailer designed as temporary living quarters for recreation, camping, or travel uses; has its own mode of power or is drawn by another vehicle without altering the structure or design; and is capable of being licensed to travel on public roads.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____ 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3063

A Resolution Deappropriating \$8,100,000 from the Manager for the Purchase of the Juneau Bone and Joint Center Property at 3220 Hospital Drive.

WHEREAS, under Article IX of the Home Rule Charter of the City and Borough of Juneau, the Assembly by resolution may reduce any appropriation, except for debt service or for cash deficit, provided that no appropriation may be reduced by more than the amount of the unencumbered balance; and

WHEREAS, Ordinance 2022-06(b)(AX) appropriated \$8,100,000 to the Manager for the purchase of the Juneau Bone and Joint Center Property at 3220 Hospital Drive; and

WHEREAS, the property owners notified Bartlett Regional Hospital that the sale would not be moving forward; and

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

Section 1. Deappropriation. There is deappropriated from the Manager the sum of \$8,100,000 for the purchase of the Juneau Bone and Joint Center Property at 3220 Hospital Drive.

Section 2. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

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Presented by: The Manager
Presented: 6/17/2024
Drafted by: R. Palmer III

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3065

A Resolution of the City and Borough of Juneau in Support of the U.S. Army Corps of Engineers Auke Bay Feasibility Study.

WHEREAS, the City and Borough of Juneau has requested a feasibility study for a navigation project in Auke Bay within the City and Borough of Juneau; and

WHEREAS, the study would investigate the feasibility of installing a floating wave attenuator, among other navigation options, to protect public and private marine facilities from wind-driven waves and vessel wakes; these facilities serve a multitude of commercial and non-commercial users and include public and private moorage facilities, Juneau's most popular recreational launch ramp facility, and only one of two marine fuel facilities between Juneau and Haines; and

WHEREAS, the facilities are subject to westerly gales during the fall and winter months and are not adequately protected from the damaging effects of these large waves; and

WHEREAS, Auke Bay is one of the busiest waterways in Alaska; the extensive marine traffic produces wakes that damage the facilities; and

WHEREAS, the U.S. Army Corps of Engineers (USACE) intends to undertake an Auke Bay feasibility Study under the Authority of Section 204 of the Flood Control Act of 1948, PL 80-858; and

WHEREAS, the City and Borough of Juneau and the USACE plan to execute a feasibility cost sharing agreement with the City and Borough of Juneau (as the non-Federal Sponsor) being responsible for 50 percent of the cost; and

WHEREAS, the estimated cost of the Auke Bay Feasibility Study may be up to \$4M of which the City and Borough of Juneau would be responsible for \$2M, and the USACE would be responsible for \$2M; and

39 WHEREAS, Docks and Harbors has sufficient funds and budget authority that can
40 be transferred to cover this project from the following sources: Statter Harbor
41 Improvements Phase 3, CIP H51-108 (~\$1.5M) and the recently approved budget that
42 includes \$500,000 in the Capital Improvement Plan for “Cost Share with [USACE] for
43 Statter Breakwater Feasibility Study”; and
44

45 WHEREAS, the Docks and Harbors Board approved the USACE Agreement on April
46 25, 2024, after public notice; and
47

48 WHEREAS, from execution of the feasibility cost sharing agreement, the study
49 process involves a period of three years to publish a Chief’s Report for consideration by
50 Congress for a construction authorization after which USACE and the City and Borough
51 would be able to proceed to construction upon appropriation of federal funds for
52 construction, if a feasible project is found.
53

54 NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF
55 JUNEAU, ALASKA:
56

57 **Section 1. Feasibility cost sharing agreement.** Docks and Harbors Port
58 Director is authorized to execute a feasibility cost sharing agreement.

59 **Section 2. Local Match.** Docks and Harbors may commit 50% as local match
60 for the Auke Bay Feasibility Study as provided by duly appropriated funds.
61

62 **Section 3. Effective Date.** This resolution shall be effective immediately after its
63 adoption.
64

65 Adopted this _____ day of _____ 2024.
66

67 _____
68 Beth Weldon, Mayor

69 Attest:
70 _____
71 _____
72 _____
73 Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,
ALASKA

SERIAL NUMBER T-1079

It is hereby ordered by the Assembly of the City and Borough of Juneau,
Alaska, that \$7,388 be transferred:

From: CIP

F21-042 Downtown Fire Station Improvements \$ (7,388)

To: CIP

F21-041 Downtown and Glacier Fire Stations
Mechanical and Electrical Upgrades \$ 7,388

The \$7,388 consists of:

General Sales Tax \$ 7,388

Moved and Approved this _____ day of _____, 2024.

Katie Koester, City Manager

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,
ALASKA

SERIAL NUMBER T-1080

It is hereby ordered by the Assembly of the City and Borough of Juneau,
Alaska, that \$310,000 be transferred:

From: CIP

R72-168 4th and E. Streets Douglas \$ (310,000)

To: CIP

R72-162 Crow Hill Utilities \$ 310,000

The \$300,000 consists of:

Water Funds \$ 310,000

Moved and Approved this _____ day of _____, 2024.

Katie Koester, City Manager

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,
ALASKA

SERIAL NUMBER T-1081

It is hereby ordered by the Assembly of the City and Borough of Juneau,
Alaska, that \$148,000 be transferred:

From: CIP

A50-092 Float Pond Improvements \$ (148,000)

To: CIP

A50-001 Airport CIP Project Design \$ 123,000
A50-112 RSA Shoulder Grading \$ 25,000

The \$148,000 consists of:

Airport Funds \$ 148,000

Moved and Approved this _____ day of _____, 2024.

Katie Koester, City Manager

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: June 17, 2024
Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,
ALASKA

SERIAL NUMBER T-1083

It is hereby ordered by the Assembly of the City and Borough of Juneau,
Alaska, that \$65,528 be transferred:

From: CIP

A50-092	Float Pond Improvements	\$ (40,565)
A50-098	Taxiway A&E Rehabilitation	\$ (24,963)

To: CIP

A50-114	ARFF Truck	\$ 65,528
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The \$65,528 consists of:

Temporary 1% Sales Tax	\$ 65,528
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Moved and Approved this _____ day of _____, 2024.

Katie Koester, City Manager

Attest:

Elizabeth J. McEwen, Municipal Clerk



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

May 6, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: No Creek Jack, Inc. DBA: Duck Creek Market VIA email: duckcreekmkt@gmail.com Local Government 1: Juneau Borough Local Government 2: Juneau Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov Community Council: N/A Via Email: N/A

RE: Package Store License #2976 Combined Renewal Notice

Table with 2 columns: Field Name, Value. Fields include License Number (2976), License Type (Package Store), Licensee (No Creek Jack, Inc.), Doing Business As (Duck Creek Market), Physical Address (9951 Stephen Richards Drive), Designated Licensee (Thomas Manning), Phone Number (907-789-4637), Email Address (duckcreekmkt@gmail.com).

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the June 25th, 2024, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The

board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

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

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body.

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

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

May 15, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Fred Meyer Stores Inc DBA: Fred Meyer #158 VIA email: business.license@kroger.com; jackie.cossey@kroger.com Local Government 1: Juneau Borough Local Government 2: Juneau Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov Community Council: N/A Via Email: N/A

RE: Package Store License #2066 Combined Renewal Notice

Table with 2 columns: Field Name, Value. Rows include License Number (2066), License Type (Package Store License), Licensee (Fred Meyer Stores Inc.), Doing Business As (Fred Meyer #158), Physical Address (8181 Glacier Highway).

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the June 25, 2024, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

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

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

April 29, 2024

From: marijuana.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Always Redeye LLC DBA: STONED SALMON FARMS VIA email: alwaysredeyellc@gmail.com CC: n/a Local Government: City and Borough of Juneau Via Email: di.cathcart@juneau.gov ; city.clerk@juneau.gov ; mcb_notice@juneau.org

Community Council: n/a

Via Email:

CC: n/a

BCC: amco.admin@alaska.gov

Re: Standard Marijuana Cultivation Facility #11605 Combined Renewal Notice

Table with 2 columns: Field Name and Value. Fields include License Number, License Type, Licensee, Doing Business As, Physical Address, Designated Licensee, Phone Number, and Email Address.

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

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

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

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

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2023/2024 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

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

Dear Local Government:

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

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

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

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

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

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

AMCO has received a complete renewal application for the above listed license within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To object to the approval of this application pursuant to 3 AAC 306.065, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the objection within 30 days of the date of this notice. We recommend that you contact the local government with jurisdiction over the proposed premises to share objections you may have about the application.

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

If you have any questions, please email marijuana.licensing@alaska.gov.

Sincerely,



Joan M. Wilson, Director
907-269-0350

Presented by: The Manager
Introduced: May 13, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-14(b)(AI)

An Ordinance Appropriating \$74,000 to the Manager for the Crisis Stabilization Capital Improvement Project; Funding Provided by a Donation from the Bartlett Regional Hospital Foundation.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$74,000 to the Crisis Stabilization Capital Improvement Project (B55-080).

Section 3. Source of Funds

Donation Revenue \$74,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

2024 2nd Late File Exemption List to the AssemblyLate File Senior & Disabled Veteran Exemptions:

Name	Parcel Number	Property Address
Matthew Barnaby	2D040T130050	308 E St
Lynne Stevens	5B2101310990	9951 Stephen Richards Memorial Dr Sp 99
Belinda Balasta	5B1301120050	6590 Glacier Hwy #5
Stephen Byers	2D050B030123	2239 Great Western
William McGoey	5B1401010080	7704 Glacier Hwy
Gerald Deguise	5B2401660060	4300 Manor Ave
Charles Severance	7B1001110370	1514 Ling Ct
Juanita Coronell	5B1301122410	6590 Glacier Hwy #241
Patrizia Fiorella	2D040T190010	402 F St

Late File Senior & Disabled Veteran Hardship Exemptions:

Name	Parcel Number	Property Address
Howard Bruce Johnson	5B2501780140	4321 Mendenhall Blvd
Charles Severance	7B1001110370	1514 Ling Ct
Mary Miller	5B250151A003	4401 Riverside Dr Unit A3
Steven Snyder	5B2401430040	4509 Trafalgar Ave
Dolores Marion Healey	5B2101600020	8662 Dudley St
Mary Scoltys	4B2601200020	4956 Wren Dr