



REGULAR ASSEMBLY MEETING 2024-06

AGENDA

March 04, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream

<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. In Memoriam Proclamation: Albert Shaw

E. APPROVAL OF MINUTES

2. June 12, 2023 Regular Assembly Meeting #2023-13 DRAFT Minutes

3. December 18, 2023 Joint Assembly/Docks & Harbors Board Special Meeting #2023-28 DRAFT Minutes

4. February 23, 2024 Special Assembly Meeting #2024-05 DRAFT Minutes

F. MANAGER'S REQUEST FOR AGENDA CHANGES

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (Not to Exceed a Total of 20 Minutes, Nor More than Five Minutes for Any Individual)

H. CONSENT AGENDA

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

Assembly Request for Consent Agenda Changes

Assembly Action

I. Ordinances for Introduction

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

Engineering and Public Works has been awarded \$76,130 in grant funding for the Energy Efficiency and Conservation Block Grant (EECBG) from the U.S. Department of Energy. This funding will be used toward the replacement of a gas-powered utility vehicle with an electric vehicle (EV) truck and

the installation of Level 2 EV charging equipment at multiple municipal facilities for CBJ EVs. These investments will reduce community Greenhouse Gas emissions in the near term and will allow the CBJ to assess the cold weather resilience for potential future EV truck purchases. No local match is required for this funding.

Juneau Commission on Sustainability (JCOS) has been consulted and is supportive of this request. The Public Works and Facilities Committee approved this request at the January 29, 2024 meeting.

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

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

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

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

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

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

The Assembly Human Resources Committee reviewed this on 11/13/23 and 2/5/24 and recommended the Assembly introduce this ordinance.

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

J. Resolutions

8. Resolution 3056 A Resolution Authorizing the Manager to Apply For, and Enter Into, a Loan Agreement of up to \$500,000 with the Alaska Department of Environmental Conservation, Alaska Drinking Water Fund State Revolving Loan Fund, for the Lead Service Line Inventory (LSLI).

The CBJ Utilities Division is seeking Assembly authorization to apply for and accept up to \$500,000 in financial assistance from the Alaska Department of Environmental Conservation (ADEC) to complete a Lead Service Line Inventory (LSLI) as required by the Environmental Protection Agency (EPA). The financial assistance will take the form of a loan with 58.3% in principal forgiveness through the State Revolving Fund (SRF). CBJ appropriated \$250,000 for the LSLI project in 2023. The use of lead pipes was banned in the 1980s. The CBJ Utilities Division is currently working with a

consultant on Phase 1 of the project, which is a desktop exercise to filter and exclude contemporary construction from the next survey phase (Phase 2). A draft inventory is due to ADEC by July 24, 2024. To apply for the ADEC SRF loan, the Assembly must pass a resolution to 1) authorize the SRF application process, and 2) authorize a designated representative of the local government to execute the loan agreement.

The City Manager recommends the Assembly adopt this resolution.

K. Bid Awards

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

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

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

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

L. Transfers

10. **Transfer Request T-1072 A Transfer of \$110,000 from CIP P41-097 Sportsfield Repairs to CIP P41-109 Adair Kennedy Lighting.**

This request would transfer \$110,000 from the Sportsfield Repairs CIP to the Adair Kennedy Lighting CIP. This funding would provide for the replacement of the 30-year-old ballfield lighting system at Adair Kennedy baseball field with new LED lights. The Sportsfield Repair CIP will retain adequate funding for the remaining FY24 priority projects.

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

The City Manager recommends approval of this transfer.

M. PUBLIC HEARING

11. **Ordinance 2023-14(b)(AD) An Ordinance Providing for a One-Time Loan in FY24 to the Juneau School District for up to \$4.1 Million Dollars.**

In 2024 the Juneau School District suddenly discovered a current year structural deficit of approximately \$9.5 million dollars as a result of years of insufficient state funding, over projecting enrollment, and financial mismanagement. The Board of Education took immediate action to make cuts to the 2024 budget; however, the magnitude of the deficit is too great to address through cuts in the current school year. This ordinance, along with a companion general fund ordinance, appropriates approximately \$4.1 million dollars from the restricted budget reserve as a loan to enable the school district to complete the current school year. These funds will be used to pay for instructional costs while the companion general fund ordinance will be used to pay for non-instructional costs.

The Assembly and its committees discussed this topic multiple times in the last two months (1/29/24, 1/30/24, 2/7/24, 2/23/24, 2/26/24), including holding a public hearing at the February 26 Committee of the Whole meeting.

The City Manager recommends the Assembly adopt this ordinance.

12. Ordinance 2023-14(b)(AB) An Ordinance Providing up to \$3,922,787 to the Juneau School District for Non-instructional Costs for FY24.

In 2024 the Juneau School District suddenly discovered a current year structural deficit of approximately \$9.5 million dollars as a result of years of insufficient state funding, over projecting enrollment, and financial mismanagement. The Board of Education took immediate action to make cuts to the 2024 budget; however, the magnitude of the deficit is too great to address through cuts in the current school year. This ordinance, along with a companion loan ordinance, appropriates approximately \$3.9 million dollars from the general fund to enable the school district to complete the current school year. These funds will be used to pay for non-instructional costs while the companion loan funds will be used to pay for instructional costs.

The Assembly and its committees discussed this topic multiple times in the last two months (1/29/24, 1/30/24, 2/7/24, 2/23/24, 2/26/24), including holding a public hearing at the February 26 Committee of the Whole meeting.

The City Manager recommends the Assembly adopt this ordinance.

13. Ordinance 2024-01(b)(A) An Ordinance Providing up to \$1,650,405 to the Juneau School District for Non-instructional Costs for FY25.

In 2024 the Juneau School District suddenly discovered a current year structural deficit of approximately \$9.5 million dollars as a result of years of insufficient state funding, over projecting enrollment, and financial mismanagement. The Board of Education took immediate action to make cuts to the 2024 budget; however, the magnitude of the deficit is too great to address through cuts in the current school year and will continue to be challenging in FY25. This ordinance appropriates approximately \$1.65 million dollars from the general fund to support JSD in FY25 by covering non-instructional costs in FY25 as CBJ and JSD plan for the potential transition of facility maintenance services to CBJ.

The Assembly and its committees discussed this topic multiple times in the last two months (1/29/24, 1/30/24, 2/7/24, 2/23/24, 2/26/24), including holding a public hearing at the February 26 Committee of the Whole meeting.

The City Manager recommends the Assembly adopt this ordinance.

14. Ordinance 2023-32 An Ordinance Clarifying the Process for Electing an Assemblymember Due to a Midterm Vacancy.

The date when an office of the Assembly is vacant dictates whether the Assembly appoints a successor or the voters elect a successor. The Assembly enacted CBJC 11.10.040(a) to prescribe how vacant Assemblymember positions are filled. While that code provision provides a helpful standard, it does not provide specificity when a midterm vacancy occurs whether the Assembly appoints or the voters elect. This ordinance clarifies that ambiguity:

-If a midterm vacancy occurs more than 60 days from the election, then the voters elect the vacant position;

-if a midterm vacancy occurs within 60 days of an election, then the Assembly appoints an interim and the vacancy would be placed on the subsequent year's election.

The Assembly Human Resources Committee recommended this ordinance at its meeting on November 28, 2023. The Systemic Racism Review Committee considered this ordinance at its meeting on February 6, 2024.

The City Manager recommends the Assembly adopt this ordinance.

15. Ordinance 2023-14(b)(Y) An Ordinance Transferring \$540,340 from Various Capital Improvement Projects to CIP R72-167 Dogwood Lane, CIP R72-169 10th, F, W. 8th Streets Reconstruction, and CIP U76-127 Collection System.

This housekeeping ordinance would transfer \$540,340 from multiple nearly complete or fully complete projects to newer projects to allow bidding and construction during the 2024 season. Due to significant continued cost escalation, projects receiving funding no longer have sufficient budgets to complete the construction stage. This transfer will allocate additional funds to complete construction on these high priority projects. Any ongoing projects will retain sufficient funds funding to cover remaining project work. Funding is provided by Water Funds and Wastewater Funds.

The Public Works and Facilities Committee will review this request at the January 29, 2024 meeting. The Systemic Racism Review Committee reviewed this ordinance at its February 6, 2024 meeting and moved it forward to the full assembly for action with the following comment: *the SRRC understands that the proposed ordinance reflects the CBJ's Capital Improvement Plan prioritization process and the SRRC commits to reviewing the CIP broadly in an effort to find systemic racism as the committee is charged with.*

The City Manager recommends the Assembly adopt this ordinance.

N. NEW BUSINESS

16. 2024 Assembly Goals Adoption

The Assembly goals were discussed and decided upon at the December 2, 2023 annual Assembly Retreat. The changes requested at the retreat were incorporated into a draft version that was considered at the January 29, 2024 Assembly Committee of the Whole meeting.

The City Manager recommends the Assembly adopt this final version of the 2024 Assembly Goals.

17. JG Construction Request to Purchase City Property near 6300 Jackie Street (Lemon Creek area)

In February, JG Construction applied to acquire fractions of two CBJ lots through a negotiated sale process, which have been available to purchase since 2017 by over-the-counter sale. The two lots are located on Jackie Street and were platted as part of the Renninger Subdivision. The applicant has requested fractions of lot 4 and lot 5, which are the two remaining CBJ owned lots. The applicant proposes to use the property for residential development and the application states that if the sale is approved, then they will build a maximum of 28 apartments. JG Construction currently rents 18 units, 9 of which are rented to the USCG and JG Construction has rented to USCG for 24 years.

On February 26, the Lands, Housing, and Economic Development Committee reviewed this application and forwarded it to the full Assembly with a motion of support to work with the original proposer.

According to 53.09.206 the next step in processing the application is for the Assembly to determine "whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals". If the Assembly provides a motion to negotiate with the original proposer on these two lots, and if the negotiations are successful, ordinances with terms and conditions of the sales will be introduced prior to a public hearing.

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

O. STAFF REPORTS

P. ASSEMBLY REPORTS

Mayor's ReportCommittee and Liaison ReportsPresiding Officer Reports**18. Hart v. Planning Commission & Huna Totem Corporation**

In the summer of 2023, the Planning Commission issued a conditional use permit for a new cruise ship dock at the Juneau Subport. Ms. Hart filed a timely appeal. The State Office of Administrative Hearings held the oral argument hearing on January 24, 2024. The Hearing Officer's proposed decision is due to the parties soon, and the Assembly will likely be able to consider the decision at the regular Assembly meeting on April 1.

There is no action for the Assembly.

Q. ASSEMBLY COMMENTS & QUESTIONS**R. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS****S. 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.

T. EXECUTIVE SESSION**U. SUPPLEMENTAL MATERIALS**

[19.](#) **RED FOLDER: Ordinance 2023-14(b)(AD) An Ordinance Providing for a One-Time Loan in FY24 to the Juneau School District for up to \$4.1 Million Dollars. Proposed Amendments by Assemblymember Kelly**

[20.](#) **RED FOLDER: 2024-03-04 Frank Hauser JSD Update to the Assembly**

[21.](#) **RED FOLDER: 2024-03-04 Municipal Clerk Memo to Assembly re: Election Dates/Timing**

V. ADJOURNMENT

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

**The Office of the Mayor
City and Borough of Juneau, Alaska
PROCLAMATION
In Memoriam – Albert Shaw**

WHEREAS, Albert Shaw was born and raised in Juneau, Alaska and is related to the Messerschmidt family on his mother's side; and

WHEREAS, Albert worked for many years as a teacher for the Juneau School District; and

WHEREAS, he was instrumental in getting the planetarium set up at the Marie Drake building and operating it for many years; and

WHEREAS, Albert owned and operated the 2nd Cabin ski area in Juneau, and later was one of the key community members to develop the Eaglecrest ski area; and

WHEREAS, he was on the National Ski Patrol from 1954 until his death in 2024; and

WHEREAS, Albert skied well into his 90s; and

WHEREAS, Albert served on the Juneau City Council in the 1960s, was a member of the local carpenters union for decades, and served on the DIPAC board of directors for a long time; and

WHEREAS, he was a frequent presence at meetings of the City and Borough of Juneau Assembly, testifying on matters of concern to him; and

WHEREAS, Albert possessed a wealth of information about Juneau and its history and was generous in sharing his knowledge, especially with the mayor; and

WHEREAS, Albert's long-time friend Bill Corbus remembers many hunting and skiing adventures with Albert, including annual trips to Jackson Hole, Wyoming; and

WHEREAS, Albert recently passed away a month shy of his 94th birthday, at his home in Juneau; and

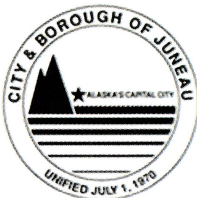
WHEREAS, Albert leaves behind two sons, Robert and Karl, and three granddaughters.

NOW THEREFORE, I, Beth A. Weldon, Mayor of the City and Borough of Juneau, Alaska, on behalf of the City and Borough Assembly, do hereby honor the memory of Juneau resident

Albert Shaw

For a life well lived in Alaska's Capital City. After nearly 94 years of calling Juneau home, there is hardly a section of the community that Mr. Shaw hasn't touched in some way.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City and Borough of Juneau, Alaska, to be affixed this 4th day of March, 2024.



Beth A. Weldon, Mayor

REGULAR ASSEMBLY MEETING 2023-13

Draft MINUTES

June 12, 2023 at 7:00 PM



Assembly Chambers/Zoom Webinar/YouTube Livestream

Meeting No. 2023-13: The Regular Meeting of the City and Borough of Juneau Assembly was held in the Assembly Chambers and called to order by Mayor Beth Weldon at 7:00p.m.

A. FLAG SALUTE

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

Assemblymembers Present: Maria Gladyszewski, Greg Smith, Christine Woll, Carole Triem, Michelle Hale, Wade Bryson, Alicia Hughes-Skandijs and Mayor Beth Weldon.

Assemblymembers Absent: ‘Wáahlaal Gíidaak (excused)

Mayor Weldon noted that ‘Wáahlaal Gíidaak was serving as the CBJ liaison to the Polynesian activities during this time and the Mayor thanked her for serving in that role.

Staff Present: City Manager Rorie Watt, Deputy City Manager Robert Barr, Acting Municipal Attorney Sherri Layne, Municipal Clerk Beth McEwen, Deputy City Clerk Andi Hirsh, Lands Manager Dan Bleidorn, BRH CEO David Keith, Port Director Carl Uchtyl, Finance Director Jeff Rogers, Finance Director Angie Flick

D. SPECIAL ORDER OF BUSINESS

1. 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.

E. APPROVAL OF MINUTES

2. December 12, 2022 Assembly Regular Meeting #2022-28 DRAFT Minutes

MOTION by Ms. Hale to approve the December 12, 2022 Regular Assembly meeting minutes and asked for unanimous consent.

Hearing no objection, the minutes were passed by unanimous consent.

F. MANAGER'S REQUEST FOR AGENDA CHANGES

City Manager Watt requested Item 5, Ordinance 2023-30 ***An Ordinance Authorizing the Manager to Advocate for and Provide Public Information Regarding the Need for a New City Hall, Including the***

Dissemination of Information That May Influence the Outcome of a Future Ballot Initiative, to be amended for the Manager's Recommendation to say that the Assembly introduced this ordinance and set it for public hearing at a Special Assembly meeting on June 26, prior to the Committee of the Whole meeting.

Mr. Watt also noted that for Item 14, Ordinance 2022-06(b)(AX) **An Ordinance Appropriating \$8,100,000 to the Manager for the Purchase of the Juneau Bone and Joint Center Building at 3220 Hospital Drive; Funding Provided by Hospital Funds**, he said that a portion of the Manager's Recommendation has changed after introduction of the ordinance to read: "The City Manager recommends the Assembly pull this ordinance from public hearing and refer it to the Assembly Finance Committee or Committee of the Whole for further review and to set it for public hearing on July 10."

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

David Ignell, from West Juneau, said he wanted to talk about the issue of systemic racism in Alaska's criminal justice system. He said that 40% of our state prisoners, both men and women, are Alaska Native, double the percentage of Alaska Native people in the general population. He said that there is a case in Juneau that is symbolic of this racial injustice reflected in these prison statistics. He said the wrongful conviction of Alaska Native men exposes almost everything that is wrong about our criminal justice system and that he had been told by the executive director of the Alaska Innocence Project that it is not unusual. Mr. Ignell then shared the story of a man who lived in Hoonah. According to Mr. Ignell this man had no criminal record and regarded as an honest and upright man by clan leaders; he was tried twice in Juneau for an alleged crime, but no Alaska Natives were on either jury. Mr. Ignell said that he was not tried by a jury of his peers and thus maintains his presumption of innocence under the law. Mr. Ignell said it was a completely unfair trial and a violation of ethical rules and the Constitution. He said the man's post-conviction release motion has sat dormant in the courts for the last eight years. Mr. Ignell requested that the next Systemic Racism Review Committee meeting take this matter up.

Ke Mell, from Basin Road, said she has lived in Juneau for most of her life and has been a registered architect with 39 years of experience. She said that on May 23 the Planning Commission did an unusual thing; they sent a recommendation to the Assembly to not adopt either Ordinance AME2021-0008 or the accompanying maps prepared by Tetra Tech in 2020. Ms. Mell said this ordinance would amend the land use code related to avalanche and landslide areas and replace the currently adopted maps. She said there was extensive public testimony at the May 23 meeting which covered a great many relevant issues and made clear that revision of the ordinance and adoption of the revised maps will not be quickly resolved. Ms. Mell asked the Assembly to devote the appropriate time, energy, and resources to the underlying public policy issues that were not addressed by the draft ordinance.

Assemblymember Woll asked Ms. Mell if she could elaborate on the policy issues she was referring to that were not part of the ordinance.

Ms. Mell said that there are a great number of policy issues involved, one is the people's use of their own land and the ability of the government to determine how people should use their land. The difference between hazard and risk in terms of public policy and the use of land. She said that she didn't wish to go into detail of those at this point as that would be too expensive.

Mary Alice McKeen, from downtown Juneau, also spoke about the proposed Tetra Tech maps and proposed ordinance. She said she was very concerned that the record does not contain basic data which is needed to make informed and fair decisions, and said she had three questions without answers to ask the Assembly. She asked how many properties were currently in a severe avalanche zone under the current maps. She asked how many properties are currently in a severe landslide zone under the current maps, how many would be in a severe landslide zone under the new maps, and what the difference between those two would be. Ms. McKeen said that another concerned citizen tried to find that number and came up with 220 properties. She said that if CBJ staff has this information they should provide it, but if they do not is it

probably due to the nature of the Tetra Tech maps themselves, which only describe natural features of the land. She said the Assembly needs to know how what is being proposed affects what is already there.

Kim Metcalfe, from downtown Juneau, spoke to how she enjoyed having the Basin Road Trestle Bridge closed due to the rockslide. She said once it reopened, the heavy traffic continued. She requested the city close the gate near the trailhead of Mount Roberts year-round instead of seasonally and prohibit tours in the area. She said that one day in mid-June of the previous year she recorded 998 vehicle trips on Basin Road. She said the area is a known hazard area for avalanches and landslides. She asked the Assembly to please consider closing the gate year-round and prohibit all forms of commercial tourism along the road. She said she thinks the neighborhood deserves to be considered a neighborhood and not a commercial tourism zone.

Eve Soutiere, from Starr Hill, had multiple issues she wanted to speak about. First, she echoed Ke Mell's comments and urged the Assembly to review all written and oral comments received about the hazard maps. She said she diverged from Kim Metcalfe's comments and urged the Assembly to strictly enforce the 5-mph speed limit on the trestle bridge and 10 mph limit on Basin Road. Third, she wanted to bring attention to Chicken Yard Park. She said Parks and Recreation removed the plants brought in by the neighborhood to replace the salmonberries. She wanted to remind the Assembly that the public restitution Parks and Recreation charged her and her neighbors for removing the salmonberries was \$2068.79 for plants that were available from her backyard for free. She said the neighborhood does not want salmonberries to be replanted.

Karla Hart, from Back Loop area, said that the Seattle Cruise Control recently observed that a community tied to the cruise industry is a bit like being in an abusive relationship; their needs are always more important than yours, there is a major imbalance of power, they gaslight you, and if you bring up a problem you are isolated from opportunities. She said ignoring this issue will not make it go away. She said she wanted to talk again about the air pollution from cruise ships coming out of the ship stacks, which lead to health problems. She said that even short-term exposure to pollution can result in excess deaths, hospitalizations, and emergency room visits for cardiovascular and respiratory issues. She said that DEC does not have adequate staffing for monitoring and enforcement of air quality. She said just because it is legal does not mean it's not harming the residents of Juneau. She urged the Assembly to not allow a tideland lease for a fifth dock until they truly understand the health impacts of the cruise ships already present.

Frank Bergstrom, from Lemon Creek, wanted to speak to Ordinance 2023-31, general obligation bonds for a new City Hall. He said the associated ordinance to allocate \$50,000 for an ad campaign to convince voters to allow the city to raise property tax was somewhat troubling, and he wondered if it wasn't possible that the city would want both sides of the issue properly illuminated. He suggested splitting the money with another organization that would provide a counterpoint. He also said he would like to have an idea what actual cost of the structure, as he has heard a variety of numbers. Mr. Bergstrom said he did a net present value analysis of the 2022 election option and the 2023 proposal, and said it comes out to the same thing. He said he has a hard time seeing how the proposal is any different than what was voted down last year. Lastly, he said more information is needed on the cost comparison on maintenance. He said there's a lot of talk about how the current City Hall needs too much maintenance to justify its retention, and he said he would like to see the data to support that. *Clerk's Note: Ordinance 2023-31 was an ordinance for introduction.*

H. CONSENT AGENDA

Public Request for Consent Agenda Changes, Other than Ordinances for Introduction - None

Assembly Request for Consent Agenda Changes - None

Ms. Woll said she had a possible conflict of interest regarding Resolution 3028, a resolution amending the CBJ personnel rules because it applied to Tier IV city employees, of which her spouse was one. She said after discussing it with the City Attorney, the Attorney said it was not a conflict as there were approximately 400 other Tier IV employees.

Assembly Action

MOTION by Ms. Gladziszewski to pass the consent agenda as amended and asked for unanimous consent.
Hearing no objection, the consent agenda passed as amended.

I. Ordinances for Introduction**3. Ordinance 2023-28 An Ordinance Authorizing the Manager to Convey Approximately 11.5 Acres of Property Located at Pederson Hill to Tlingit Haida Regional Housing Authority for Less Than Fair Market Value.**

Last fall the Assembly authorized the City Manager to enter into negotiations with the THRHA for the disposal of property at Pederson Hill for less than fair market value. THRHA plans to build homes on these lots and sell 50% of them to low-income tribal citizens and the other 50% will be available to moderate income Juneau residents for purchase. The Lands, Housing and Economic Development Committee reviewed this proposed CBJ land disposal at the meeting on August 29, 2022, and passed a motion of support to the Assembly to direct the Manager to negotiate the sale of the CBJ property for less than fair market value. The Assembly reviewed this application at the September 12, 2022 meeting, and passed a motion authorizing the City Manager to enter into negotiations with Tlingit Haida Regional Housing Authority towards the disposal of City property for less than fair market value. Fair market value has been determined to be \$700,000. This ordinance will authorize \$600,000 to be forgiven as conditions in the ordinance are met.

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

4. Ordinance 2023-29 An Ordinance Amending the Sensitive Areas Requirements of the Land Use Code Related to Marine Mammal and Anadromous Waterbody Habitat Protections.

This ordinance revises the land use code to address future development in stream setback and buffer areas.

For years, maintaining a balance between development and the preservation of fish habitat in the land use code has presented difficulty to developers who struggled with limited work area during construction to ensure the buffer is not disturbed. This ordinance provides flexibility in code by maintaining practical protection of anadromous waterbodies, while allowing development to occur in a portion of the outer buffer during construction -- by providing the work area necessary to construct outside the 50 foot buffer.

Drafts of this ordinance have been worked on since 2017. The full path through the Planning Commission, T49 Committee, the Assembly, and staff and Law review was outlined in a memo to the May 22, 2023 Lands, Housing and Economic Development Committee. The Planning Commission recommended a relatively complex ordinance that would allow development within the full 50' setback. The Manager had staff draft Ord. 2023-29 which simplifies the process and allows an incursion of up to 15 feet into the 50 foot setback, provided that the area is revegetated with native plants during the same construction season. This approach balances the need to relax development rules while still protecting fish stream habitat. The LHED motioned to support adoption of this ordinance.

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

5. Ordinance 2023-30 An Ordinance Authorizing the Manager to Advocate for and Provide Public Information Regarding the Need for a New City Hall, Including the Dissemination of Information That May Influence the Outcome of a Future Ballot Initiative.

This ordinance enables the Manager to advocate for a new City Hall project if the Assembly decides to put a ballot question before the voters this fall. \$50,000 for this purpose has been included in the FY24

budget. While CBJ regularly provides the public with nonpartisan information about upcoming ballot provisions, Alaska law requires the Assembly adopt an ordinance specifically authorizing the expenditure of funds if those funds are to be used to influence the outcome of an election. Threading the needle of delivering nonpartisan information versus information that might influence the outcome of an election is particularly challenging in this case; people may reasonably debate about the difference of facts and arguments in favor of a City Hall facility.

These funds would be used to produce and disseminate materials via direct mail, media, presentations to the community, and online.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at a Special Assembly meeting on June 26, prior to the Committee of the Whole meeting.

6. Ordinance 2023-31 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$27,000,000 to Finance Construction and Equipping of a New City Hall for the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 3, 2023.

This ordinance would send a bond package to the voters to consider in the municipal election on October 3, 2023. This ordinance would send one general obligation bond proposition of up to \$27 million for the construction and equipment of a new city hall. The total project cost, with underground parking, is currently estimated at \$43.3 million, and the Assembly has already appropriated \$16.3 million of general funds.

The new City Hall would be built on Whittier Avenue, across the street from the State museum. A new facility would have a number of positive attributes for the City and our citizens, including the following: an end to office space rent payments in excess of \$800,000 annually, the freeing up of historical apartment spaces, and the ability for customers and employees to do municipal business in a more efficient manner as CBJ offices would be located in one place, instead of five different locations. Additionally, a new structure would be more economical to maintain, the existing City Hall is one of our most expensive municipal buildings to maintain (actually slightly more costly to maintain than the 60 year Augustus Brown Pool).

The Committee of the Whole selected 450 Whittier Street as the preferred site for a new city hall during the April 11, 2022 meeting. The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 3, 2023 election ballot during the June 5, 2023 Committee of the Whole meeting.

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

7. Ordinance 2022-06(b)(AY) An Ordinance Appropriating up to \$500,000 to the Manager for the Information Technology Infrastructure Capital Improvement Project for the Purchase of Permitting, Land Management, and Property Valuation Software; Funding Provided by General Funds.

This ordinance would appropriate up to \$500,000 for permitting, land management and property valuation software for the Community Development and Finance Departments. The software would provide an online public portal for permit and land use applications, inspection requests, status updates, and payments. The software would maintain property data, property valuation, and ensure tax equity through uniform valuations for the Assessor's Office. Additionally, the Assessor's Office would use the software for the administration of exemptions, assessment notifications, appeals processing, and reporting. The software would increase staff productivity while offering faster, more accurate, and user-friendly systems for permit and land use applicants and property owners in the CBJ.

The software cost will exceed the requested \$500,000 by an estimated \$300,000. The excess funds would be provided by previously appropriated funds in the Information Technology Infrastructure CIP.

The Mayor's Housing and Development Task Force recommended the CBJ acquire permitting software as a major outtake of their work.

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

J. Resolutions

8. Resolution 3028 A Resolution Amending the City and Borough of Juneau Personnel Rules.

This resolution amends the personnel rules to provide a deferred compensation plan employer match to PERS Tier 4 CBJ employees. This new benefit would provide a 50% employer match to every employee dollar contributed to their deferred compensation plan programs, up to a total of 4% employer contribution, based on years of service. PERS Tier 1, 2, and 3 employees will continue to be able to participate in the deferred compensation program without the employer match. The program includes a 5 year vesting schedule on the employer contributions that will begin with the onset of the program. This benefit is intended to make progress towards bridging the gap between the value of retirement benefits provided to PERS 1/2/3 employees versus Tier 4 employees as well as to create a new incentive to attract and retain employees.

The City Manager recommends the Assembly adopt this resolution.

9. Resolution 3032 A Resolution Amending the Bartlett Regional Hospital Personnel Rules.

This resolution would approve a change to the Bartlett Regional Hospital (BRH) Personnel Rules, which, along with the collective bargaining agreement, govern the rights and responsibilities of BRH employees, supervisors, and managers. The revised rules are set forth in the attachment to the resolution.

The Assembly is being asked to adopt the changes to the BRH Personnel Rules so that the hospital will have the authority to hire the incoming employees from Wildflower Court (WFC) at a similar rate of pay and comparable leave balance. These changes were unanimously approved by the hospital board at the May 23, 2023 board meeting, and the costs associated with these changes have been previously approved by the hospital board and the Assembly.

The Manager recommends the Assembly adopt this resolution.

K. Bid Awards

10. Bid Award No. 24-008 Term Contract for Sand for CBJ Streets Division & JNU Airport Runways

Bids were opened on this project on May 16, 2023. The following bids were received:

<u>Bidder</u>	<u>Total Bid</u>
Alaska Juneau Construction	\$211,857.00
Secon	\$257,600.00

The protest period ended May 17, 2023 at 4:30 p.m.

With the concurrence from Scott Gray, Superintendent of the CBJ Public Works Department, Streets & Fleet Division, and John Coleman, JNU Business Manager, the Purchasing Division recommends award to Alaska Juneau Construction, based on them having the lowest responsive and responsible TOTAL BID price of \$211,857.00.

L. Transfers

11. Transfer Request T-1059 A Transfer of \$43,000 from CIP P48-088 Downtown Parking Management to CIP P48-089 Parking Garage Security Cameras.

This request would transfer \$43,000 from the Downtown Parking Management CIP to the Parking Garage Security Cameras CIP. This transfer will pay additional costs required to complete the installation of a closed-circuit video camera system at the Downtown Transit Center (DTC) parking garage to deter and prosecute crimes. The DTC parking garage has been used for illegal activity and vandalism. The new camera system will provide court admissible footage to prosecute crimes, supporting the Assembly goals of public safety and economic development, and will assist in the management of the DTC parking garage.

The installation of video cameras at this facility was requested by the Juneau Police Department, Legislative Affairs Agency, and the Parks & Recreation Department. The Public Works and Facilities Committee reviewed this request at the June 5, 2023 meeting.

The Manager recommends approval of this transfer.

M. Liquor/Marijuana Licenses

12. Liquor and 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 - TRANSFER

License Type: Beverage Dispensary, License #4349

Transfer From: Fishbone LLC d/b/a Rockwell

Transfer To: Alaska Sustainable Seafoods LLC d/b/a Deckhand Dave's

Location: 117 S. Franklin St., Juneau

Liquor License - RENEWAL

License Type: Recreational Site - Seasonal, License #4881

Licensee: Alaska Travel Adventures. Inc. d/b/a Alaska Travel Adventures

Location: 9999 Glacier Hwy (Banks of Mendenhall River), Juneau

License Type: Recreational Site - Seasonal, License #3409

Licensee: Alaska Travel Adventures. Inc. d/b/a Gold Creek Salmon Bake

Location: 1061 Salmon Creek Lane (Salmon Bake location), Juneau

License Type: Beverage Dispensary - Tourism, License #447

Licensee: TCKS LLC, d/b/a Tracy's King Crab Shack 2

Location: 300 Whittier St. Lot C1 Juneau Subport Section 23, Juneau

Marijuana License - NEW

License Type: Retail Store, License: #33270

Licensee: Treadwell Herb Company LLC., d/b/a Treadwell Herb Company LLC

Location: 824 Front St., Douglas

Staff from the Police, Finance, Fire, Public Works (Utilities) and Community Development Departments have reviewed the above licenses and recommended the Assembly waive its right to protest the applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk's office.

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

N. PUBLIC HEARING

13. Ordinance 2022-06(b)(AU) An Ordinance Appropriating \$30,000 to the Manager for the Deferred Maintenance Capital Improvement Project; Funding Provided by School District Operating Funds.

This ordinance would appropriate \$30,000 to the CBJ Deferred Maintenance CIP for Thane Warehouse building repairs. The Juneau School District has agreed to pay \$30,000 of the installation fees associated with the overhead coiling door at the Thane Warehouse. The installation of this door provides improved access to the property stored at the warehouse. Maintenance and repair costs are considered instructional in nature, and therefore will be funded inside the cap from School District operating funds.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment - None

Assembly Action

MOTION by Mr. Bryson to adopt Ordinance 2022-06(b)(AU) An Ordinance Appropriating \$30,000 to the Manager for the Deferred Maintenance Capital Improvement Project; Funding Provided by School District Operating Funds and asked for unanimous consent.

OBJECTION by Ms. Triem for the purpose of a question. She asked why the School District agreed to pay for repairs to the warehouse where it housed the Ballot Processing Center.

Mr. Watt answered that the Ballot Processing Center was a portion of the warehouse, but it also included storage for CBJ and the Juneau School District. He said the school district agreed to pay for a cost that helped them access their stored materials.

Ms. Triem removed her objection.

Hearing no objection, Ordinance 2022-06(b)(AU) passed by unanimous consent.

14. Ordinance 2022-06(b)(AX) An Ordinance Appropriating \$8,100,000 to the Manager for the Purchase of the Juneau Bone and Joint Center Building at 3220 Hospital Drive; Funding Provided by Hospital Funds.

This ordinance would appropriate \$8,100,000 of hospital funds for the purchase of the Juneau Bone and Joint Center Building at 3220 Hospital Drive. The property includes over 21k sq. ft. of medical and commercial space in two buildings on a 53k sq. ft. parcel. With clinical and healthcare administration space challenging to come by in the current real estate market, this acquisition would represent one of the few opportunities to increase Bartlett's (BRH) space for growth near our existing campus. Additionally, the existing JBJC property offers steady commercial rental income, providing immediate access to positive cash flow.

This ordinance will appropriate authority to a capital improvement project for the purchase of this building to offer Bartlett maximum flexibility in transaction closing.

This request was reviewed by the Hospital Board at the April 25, 2023, meeting.

The City Manager recommends the Assembly pull this ordinance from public hearing and refer it to the Assembly Finance Committee or Committee of the Whole for further review.

Mr. Watt said, as per his request to amend the agenda, that this item be referred to an Assembly Finance or Committee of the Whole meeting and set for public hearing at the July 10 Assembly Meeting.

Mayor Weldon said they will see where it fits best on the calendar.

15. Ordinance 2023-26 An Ordinance Creating a Short Term Rental Registration Program and Providing for a Penalty.

This ordinance requires owners to register the location and occupancy details of each individual short-term rental unit that they operate. Registration of individual short-term rental units has two objectives: first, registration will assist the CBJ Sales Tax Office in ensuring compliance with sales tax and hotel-bed tax requirements, and second, registration will give the Assembly and the public greater visibility into the number, type, and geographical distribution of short-term rental units. This ordinance does not require registration for any dwelling units rented for longer than 30 days. The ordinance also provides for a penalty if owners publicly list short-term rental units without having properly registered those units with CBJ.

The City Manager recommends the Assembly adopt this ordinance as well as recommends to change the effective date to 90 days after adoption to provide operators with proper time to work with the finance department to bring this program on board.

Public Comment

Aaron Spratt, from the Mendenhall Valley, said that it appeared that CBJ is again overreaching their authority. He said he found it interesting that this ordinance cited the housing crisis in previous reasonings, but that there is no mention of that in the current ordinance. He said that we do not need the government to review short-term rentals and that Airbnb and VRBO are private companies that do a great job. He asked why CBJ does not incentivize public behaviors that they want with tax breaks instead of fining people with penalties. He asked why this type of business needs special tax compliance and oversight compared to other businesses that operate within CBJ.

Mary Ann Ray, from Douglas, said that if the purpose of this ordinance is to collect taxes, then there are better ways to go about it than putting an onerous burden on small rental businesses. She said the ordinance is burdensome in wanting to have registration numbers on advertisements. She said she would like to see this brought back for review which included industry members in the review process, so that something can be formulated that addresses the Assembly's concerns.

Laura Powers, from Fritz Cove, said she was a property manager for long- and short-term properties in Juneau for the last 20 years. She said she supports the proposed ordinance as this will allow the city to collect the taxes that are due. She said that according to Fannie Mae, the root of the housing shortage goes back to the housing bubble collapse in 2008, where many builders were out of business and new home construction dropped precipitously. She said that by 2019 it was estimated that the United States was 3.8 million units short of what was needed, and that addressing housing supply will require different, highly localized strategies to provide more housing. Ms. Powers said that she proposes that the Assembly appropriate the money collected from short-term lodging tax to fund infrastructure development and open land to build apartments and multifamily housing. She said our local strategy should be to use the funds to create more housing stock using local nonprofits, like Tlingit and Haida.

Tom Williams, from Auke Bay, said that he and his wife have operated a vacation rental since 2007. He said they have paid all their rental taxes, including sales tax and bed taxes, even when the Assembly raised it an additional 2%. He said what they operate is not only a short-term rental, but a long-term rental in the winter. He said he supports the intent of this legislation but would like the Assembly to send this ordinance back to committee and get rental operators involved. He said the current ordinance is unnecessarily burdensome and that the city can get to the same spot relative to sales and bed taxes without the requirement to file each year and provide a whole lot of information about what the rental is offering. He asked why the city would care if his amenities included a coffee maker, blow dryer, or TV, or anything else? He said if this ordinance is simply to help collect tax, then he is 100% supportive, but said that it was suggested by the manager that the city may consider limiting short-term rentals, which he said is a bad policy. Ms. Hughes-Skandijs asked Mr. Williams if he could elaborate on what he would change. Mr. Williams said that this is for an annual registration and that it should only be required to inform the city when something changes; he also said there is no reason to have any listing of amenities. Mr. Williams also said there was no need for a 24-hour phone number for short-term rentals, as it's not required for long term rentals.

Renda Heimbigner, from downtown Juneau, said she has operated a bed and breakfast for over 20 years. She said she is a current taxpayer. She asked the Assembly to send Ordinance 2023-26 either to committee or to throw it out; she said that as it is currently written it poses undue burden to both operators and CBJ. She said the report the ordinance is based on contains misperceptions and challenges, and it is also unclear whether CBJ is attempting to increase tax revenue with this proposal or enforce existing sales tax collections. She said that either way, the proposed ordinance lacks the input of professionals in the field, and it would be better to invite collaboration for best practices. She said people with rental properties are business people with a tremendous stake in the stability of commerce in Juneau. Ms. Gladyszewski asked Ms. Heimbigner if she was permitted as a bed and breakfast, which goes through the Planning Commission and is more onerous than this ordinance. Ms. Heimbigner said she was, and that bed and breakfasts are different than short-term rentals, and B&B owners must live on-site.

John George, from Fritz Cove, said he owned a bed and breakfast. He said that if he rented for 29 days he would be subject to this ordinance and if he rented for 31 days he would not be, and that did not seem fair. He asked if this ordinance also applied to hotels and motels, as they rent to people short-term. He said that recently when Juneau hosted Iron Man the city was begging people to open their houses and rent rooms, and wondered if adding this ordinance would prevent people from renting out their rooms for large events. He said that he knows the city has a hard time collecting tax every year, but there must be a better way to collect it than going for small operators. He suggested the city go after large operators who owe tens of thousands of dollars.

Dawn Dulebohn, from Douglas, said she has been a Juneau resident for 15 years and that she has worked in a variety of industries here, including tourism, owning a small business, and working for the State of Alaska. She said she has been an Airbnb host since 2019. She said she pays her sales tax, bed tax, a business license, exorbitant property taxes, and recently an increase in water and sewer. She said she thinks independent travelers are a benefit to the community and the economy who spend money on accommodations, restaurants, groceries, coffee, and tours. She said she wondered that all she hears is “look local first” and “support local businesses” but said that the city takes actions to the contrary. She said she is a local who lives here year-round and that when the city takes steps to hinder her income, it reminds her of the actions that the city has taken to put seasonal people first and provided several examples. She said that if this proposed hindrance on Airbnb hosts is about the lack of long-term housing then the city could look at helping decaying and empty buildings in downtown that are prohibitive to bring up to code, helping develop the subdivision on Douglas that became delayed once talk of the second crossing started up, or the fact that the Terry Miller building was recently approved to be converted to housing but only for legislative staff. She said she has tried renting to locals and because she does not charge an exorbitant price, she gets people who damage her property, abuse drugs, and almost burned her house down. She said if Airbnb went away she still would not rent to locals.

Michele Hake, from the Valley, said she is a relator and owns rentals. She requested the Assembly’s open-mindedness in considering the broader implications of the proposed ordinance and its potential for increased restrictions overtime. She said that the current ordinance is redundant, as all short-term rentals already require a business license with a penalty for non-compliance. She said implementing an additional fine would require allocating resources for monitoring and compliance. She said the underlying motive of the city seems to be gathering data and that a contractor has already been hired to acquire the information. She said the contractor’s presentation repeatedly emphasized the limited and inconsistent data available, but Ms. Hake said that data is readily available on short-term rental websites. She said CBJ already conducted a study last year which examined the causes of Juneau’s housing affordability and availability crisis and the findings revealed that the primary factor affecting Juneau was demographic changes within our population. She proposed the Assembly temporarily postpone these discussions and reevaluate them later this year, as a new apartment complex is being built behind Fred Meyer which will offer 84 additional long-term rental units by October.

David Rosenstiel, a Valley resident, said he agreed with this registration. He said looking at studies, it will reduce 30% of the people not currently paying taxes. He said he is worried about the Assembly’s next steps. He said he does not agree with providing contact information from noise complaints, which is on the current form. He said his rentals go through Airbnb, which does a background check. He said having to provide his contact information

is like being 13 again with his parents out of town. He said it makes no sense. He said through Airbnb his taxes are listed out and it breaks down how much to set aside. He said he's probably the middle of the row in this group, but that he paid over \$31,000 in taxes last year. He said they are all trying to do the right thing and that the Assembly should not penalize people that bought property and are trying to run a business.

Cameron Fleming, a valley resident, said he does not own a rental property, but lives near them. He said the people who stay at the Airbnbs are friendly and quiet. He said previous owners of the property had rentals, and there were loud parties and lots of noise at all hours. He said he is much happier with the way the property is currently being run compared to the rentals. He said he has lived here for 33 years and there is a lot of land that can be opened for housing, but the problem is that nobody wants to build affordable housing. He said he is not in support of regulating Airbnbs and that less regulation in government is better.

JoAnn Wallace, from Lemon Creek, said she has been a Juneau resident for 40 years. She said she has sold real estate in Juneau for 17 years and has four rentals in town, a short-term rental in Juneau, and short-term rentals in Idaho, South Dakota, and Fairbanks. She said she feels short-term rentals are getting the blame for the housing shortage, which exists in Juneau and throughout the country. She said the housing shortage is due to changing demographics. She said short-term rentals provide housing niche for Juneau the same way that regular rentals do. She said there are people who do multiple kinds of rentals throughout the year, such as to the legislature during session and short-term during the summer. She said that all housing is important and how does someone decide what kind of housing is more important than other types? She said that one thing she wanted to point out that she hadn't heard yet tonight is that sometimes short-term rentals are just spaces in people's homes that would never be a legal apartment or otherwise rented out. She said that should be encouraged. She said the city's permitting process for adding additional units or accessory apartments is needlessly complex and discourages people from making additional housing units.

Kelli Ballou, from Salmon Creek, said she is a real estate broker who provides long-term and short-term rental services. She said the ordinance concerns her and that the city should include industry in discussions. She said there is no purpose for the ordinance listed. She asked why they needed a registration number, as they can be identified via a tax account. She said including the registration number in advertisements might not even be feasible on some booking sites, such as booking.com. She asked why the city needed private property information, including amenities. She said the ten-day window for reporting changes to the city and \$25 fine per day is onerous. Ms. Hale asked Ms. Ballou to expand upon what, specifically, was onerous about this ordinance. Ms. Ballou said that having a registration number in every advertisement, having a ten-day time frame to report changes, having to list the amenities, having to provide a 24-hour contact were all onerous and that the operation definition was problematic.

Robin Gates, from the Valley, said she is registered with the city to have an Airbnb license. She said the city has all her information and she pays her taxes quarterly. She asked why this is going to be required from Airbnb rentals but not hotels or cottage industries. She said that only the honest taxpayers of the Airbnbs will register, which means that honesty will be chastised by the city. She said this ordinance seems like discrimination and that needs to be resolved. She suggested the Assembly needs to redo this ordinance and work with the Airbnb rental operators to come up with something better. She suggested that the Assembly provide perks to honest taxpayers instead of penalizing them.

Stan Lee, from Douglas, said that short-term rentals feel like they are under attack. He said that as Airbnb, VRBO and others get restricted, new platforms will emerge. He said that Juneau is an expensive place to live and that property owners have a right to subsidize their income. He said that maintaining rental property in Juneau is very costly and that landlord expenses for maintenance, property tax, water and sewer, and dump fees are higher here than in other communities. Mr. Lee asked rhetorically if the city was planning on restricting Home Depot or Costco from selling to non-locals, as that is what the city is trying to do for the rental business. He said that short-term rentals fill the void where other accommodations are not available and are used by nonprofits, the State of Alaska, and other government agencies in addition to tourists. He said he feels there should be some regulation and restriction to a degree, but without additional cost or burden to property owners. He said that single-family

homes or condos should not be allowed or purchased for the use of short-term rentals. He suggested limiting short-term rentals to property owners only, and that if a listing was managed by the property owner it would reduce commercial listings.

Dale Anderson, from the Auke Lake area, said he has owned and operated a bed and breakfast for 27 years. He said he heard this ordinance is designed to catch bad guys who are running businesses without collecting or paying taxes. He said he objects to placing onerous restrictions on his business that he has run legitimately. He said this ordinance is anti-commerce and questioned what further ordinances may be coming next. He said he is concerned about the government's incremental growth and intrusion into the public's personal lives and commercial enterprises. He suggested that the city hire a high school student to scan the internet and find people who are not in compliance with existing tax codes. He said he is not against taxes, but is against this ordinance.

Greg Anderson, from out-the-road, said that he is against the short-term rental registration program. He said he is starting to add a rental unit attached to his home to help pay for the house in his upcoming retirement. He said this is unnecessary and an overreach of city resources. He said the way to fix the housing crisis is to turn over abundant city land to those who want to build apartment housing. He said this program is a solution in search of a problem and is a slippery slope towards regulations and restrictions. He said that the city can enforce the tax code by going online, finding buildings available for rent, then checking their address in the city tax rolls.

Hannah Davis, from downtown, said that she has been looking at the multiple service listing (MLS) every morning for the last three years. She said that, especially during COVID when interest rates were low, she saw a lot of houses being bought and sold, and ending up on Airbnb. She said she was lucky to purchase a house in 2020 and lucky to operate an Airbnb out of it, after having a year-long rental that turned into a nightmare. She said she thinks the registration is a good idea and that the city deserves metrics on current housing issues. She said that if people are lucky enough to own property in Juneau then it is their job to be transparent with the city. She supports having an emergency contact number, as there was a recent fire in an Airbnb in the middle of the night. She said CCFR needs to be able to contact the owner or manager at 2:00 in the morning. She said she thinks people renting out individual rooms in their house should be treated differently than people with separate rental spaces on their property. She said this registration does not pose a barrier to entry but would support having the registration be active for longer.

James Brooks, from West Juneau, spoke in favor of the ordinance. He said it took a lot of effort to purchase a home in Juneau, including making an offer sight-unseen, waiving the inspection, and offering above asking price before it went to market. He said he currently has two friends visiting who used to live here but moved away when they could not buy housing. He said he believes that short-term rentals are a contributor to the housing problem in Juneau and that this ordinance is a first step towards fixing that problem.

Victoria Godkin said she has had long-term rentals in Juneau since the 1980s. She also said that she used to work in the Sales Tax office over 20 years ago and that CBJ should have most of this data already. She said she wanted to know how much it was going to cost to monitor the \$25 violation. She echoed other comments that to fix the housing shortage the city needs to open up more land.

Assembly Action

Mr. Smith disclosed that he seasonally operates a short-term rental at his primary residence. He said that he discussed this with the City Attorney, and the City Attorney believed it was broad enough to not constitute a conflict of interest.

MOTION by Ms. Triem to adopt Ordinance 2023-26 An Ordinance Creating a Short-Term Rental Registration Program and Providing for a Penalty and add amendments.

MOTION TO REFER by Mr. Bryson to move Ordinance 2023-26 to the Committee of the Whole for further work.

OBJECTION by Ms. Triem, who said this ordinance has been discussed in meetings for the past year. She said that at the Committee of the Whole the previous week the Assembly gave direction to the Manager's office to bring back ideas for short-term rental regulations, and this registration is a key piece that needs to be done first.

Ms. Hughes-Skandijs also objected for similar reasons to Ms. Triem. She said she felt that amendments could take place tonight to improve the ordinance based on the testimony heard, but that it did not need to go back to the COW.

Ms. Hale spoke in support of Mr. Bryson's amendment. She said that the testimony tonight showed that the community was not aware of the meetings for the last year and that moving this ordinance to the COW would allow the Assembly more time for communication to and from the public.

Mr. Bryson said that this ordinance, as a first attempt, is problematic for the businesses they are asking to register and that taking more feedback and time to get it right will lead to a higher compliance rate.

Mayor Weldon said that before the public testimony she had thought she had a good handle on this ordinance, but after hearing people speak, she now believes they need to hear more from the industry.

Roll Call Vote on the motion to refer this ordinance to the COW:

Yeas: Mr. Bryson, Ms. Hale, Mr. Smith, Ms. Gladziszewski, Mayor Weldon

Nays: Ms. Hughes-Skandijs, Ms. Triem, Ms. Woll

Motion to refer Ordinance 2023-26 to the June 26, 2023 Committee of the Whole passed, 5 yeas to 3 nays

O. UNFINISHED BUSINESS

16. Ordinance 2023-16(b) An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2023 Based Upon the Proposed Budget for Fiscal Year 2024.

This ordinance establishes the mill rates for property taxes for 2023, which funds a significant portion of the City and Borough of Juneau's FY24 operating budget. The Charter requires the Assembly to adopt, by ordinance, the tax levies necessary to fund the budget before June 15.

The mill levies presented in this ordinance support the Manager's FY24 Revised Budget as amended by the Assembly Finance Committee (AFC). As part of the budget review process, the AFC reviews, amends and recommends to the Assembly the final mill levies.

For FY24, the AFC recommends a decrease of 0.40 mills from the FY23 Adopted Budget, resulting in a total mill levy of 10.16 mills, the components of which are:

Operating Mill Rate by Service Area

Areawide: 6.20 (a decrease of 0.40 from FY23 Adopted)

Roaded Service Area: 2.45 (flat from FY23 Adopted)

Fire Service Area: 0.31 (flat from FY23 Adopted)

Operating Total: 8.96 (a decrease of 0.40 from FY23 Adopted)

Debt Service: 1.20 (flat from FY23 Adopted)

Total Millage: 10.16 (a decrease of 0.40 from FY23 Adopted)

An opportunity for public comment was provided at a Special Assembly meeting on April 26, 2023. The AFC reviewed the mill rate ordinance at its meetings on April 5 and May 17, 2023, referring the amended ordinance to the full Assembly for adoption.

The City Manager recommends the Assembly adopt this ordinance, as amended by the Assembly Finance Committee.

Public Comment

Tom Williams, from Auke Bay, said that he asked the Assembly for a significantly lower mill rate. He said that a previous finance chairperson, perhaps David Stone, had recommended that Assembly's should not change the mill rate to anything other than what would maintain overall revenues. He thanked the Assembly, particularly Mr. Smith, for efforts to reduce the mill rate and said that even with this smaller mill rate, taxes will go up. He said the city had much money in reserves and this will probably just add to reserves, and families and seniors are struggling with increased cost of living. He asked the Assembly to further reduce the mill rate.

Assembly Action

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2023-16(b) An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2023 Based Upon the Proposed Budget for Fiscal Year 2024 and asked for unanimous consent.

OBJECTION by Ms. Hughes-Skandijs for the purposes of a comment. She said the Assembly has heard about rising property assessments and said she believes the mill rate should be reflective or flexible to what happens with assessments. She said she does not have a problem with adjusting the mill rate but does have a problem with adjusting it below what the city needs after going through the budget process. She said different people have different ideas about what is the best government, and that some people would say the best government is the smallest government. She said that she believes the government should be the size that the citizens are willing to fund the services they want, but that means when services are added then the mill rate must be adjusted to pay for those ongoing costs. Ms. Hughes-Skandijs removed her objection.

OBJECTION by Ms. Triem for the purposes of a comment. Ms. Triem said she does not believe the combination of this mill rate and budget is fiscally responsible. She said good tax policy is countercyclical to the economic climate, and that the current business climate in Southeast Alaska is "the best it has ever been" according to Meilani Schijvens, from Rain Coast Data. Ms. Triem said responsible fiscal policy would not have CBJ deficit spending. Ms. Triem removed her objection.

Ms. Woll said that the fiscal decisions of past Assemblies have allowed the current one to take advantage of opportunities when they come up, and she was afraid that future Assembly's would not be in the same position with this current budget.

Ms. Hale said she was very comfortable with the current budget and mill rate. She said they have the money for it this year. Ms. Hale said that since she has been on the Assembly the sales tax estimates have been low and CBJ has collected more in sales tax than projected, though noted that may not continue.

Mr. Bryson said he feels confident that they passed a balanced budget. He said they made the mill rate the smallest tangible number possible while still having a relatively balanced budget, and that they can adjust next year if expenses outpace income.

Hearing no objection, Ordinance 2023-16(b) An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2023 Based Upon the Proposed Budget for Fiscal Year 2024 passed by unanimous consent.

17. Resolution 3016(b) A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2024 through 2029, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2024.

This resolution would adopt the Capital Improvement Program (CIP) for Fiscal Years 2024 through 2029, as required by Charter Section 9.4, and lists the capital projects that will be initially appropriated by ordinance in FY24.

The Public Works and Facilities Committee reviewed the preliminary CIP at its March 6, 2023 meeting and forwarded the plan to the Assembly.

The CIP resolution was introduced at the April 5, 2023 Special Assembly Meeting and referred to the Assembly Finance Committee (AFC) for deliberation. An opportunity for public comment was provided at the Special Assembly Meeting on April 26, 2023. The AFC referred the amended resolution to the full Assembly for adoption at the May 17, 2023 meeting. The Charter requires adoption of the FY24 CIP by June 15.

The City Manager recommends the Assembly adopt this resolution, as amended by the Assembly Finance Committee.

Public Comment - None

Assembly Action

MOTION by Ms. Woll to adopt Resolution 3016(b) A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2024 through 2029, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2024 and asked for unanimous consent.

Hearing no objection, Resolution 3016(b) passed by unanimous consent.

18. Ordinance 2023-14(b) An Ordinance Appropriating Funds from the Treasury for FY24 City and Borough Operations.

This ordinance appropriates \$536,244,200 in expenditure authority for the City and Borough of Juneau's FY24 operating budget, excluding the School District. This ordinance appropriates all transfers between funds that support operations, debt service and capital projects as well as the associated expenditures within the funds themselves.

This ordinance also recognizes \$504,360,300 of forecast revenue and transfers-in and decreases fund balances, across all funds, by \$31,883,900. The forecast revenue and draw from fund balance are sufficient to fund the budgeted expenditures.

The original ordinance was introduced at the April 5, 2023 Special Assembly meeting and referred to the Assembly Finance Committee (AFC) for deliberation. An opportunity for public comment was provided at the Special Assembly meeting on April 26, 2023. The AFC referred the amended budget ordinance to the full Assembly for adoption at the May 17, 2023 meeting. The Charter requires adoption of the FY24 operating budget by June 15.

The City Manager recommends the Assembly adopt this ordinance, as amended by the Assembly Finance Committee.

Public Comment - None

Assembly Action

MOTION by Mr. Smith to adopt Ordinance 2023-14(b) An Ordinance Appropriating Funds from the Treasury for FY24 City and Borough Operations and asked for unanimous consent.

OBJECTION by Mayor Weldon for the purposes of a statement. Mayor Weldon said she wanted to clarify to the public that although these budget items seem to be passed quickly, the Assembly has spent every Wednesday for the last two months together to work on these topics. The mayor thanked the Assembly for their hard work and Finance Chair Woll. Mayor Weldon removed her objection.

Hearing no objection, Ordinance 2023-14(b) passed by unanimous consent.

P. NEW BUSINESS

19. Request to Purchase City Property Located Adjacent to 11260 North Douglas Highway (Fraction of Lot 2, USS 3559)

In May 2022, the City Manager received an application to acquire City property from Jon and Susanne Reiswig, the owners of 11260 North Douglas Highway. The application is for roughly 3,000 square feet of City

property adjacent to the applicant's 11.6-acre property and states that the request is being made in order to secure more road frontage on Douglas Highway. The City property is a large 92-acre parcel, transected by Douglas Highway. The requested property is managed by the Lands Division and the 2016 Land Management Plan designated this property as retain/dispose. The Plan also states that this property could be utilized for a future residential subdivision. The LHED Committee reviewed this request at the May 2, 2022 meeting, and forwarded this application to the Assembly with a motion of support for disposal. The Planning Commission reviewed this application at the September 13, 2022 meeting, and recommended approval of this disposal.

The Manager recommends the Assembly pass a motion of support to work with Jon and Susanne Reiswig towards the disposal of City property in accordance with City Code 53.09.270.

Ms. Woll asked why the process took so long to come to the Assembly. Mr. Watt said he did not have specifics on this application but noted that the land disposal process can be very slow and has multiple steps. Ms. Hughes-Skandijs noted that the Lands Division only has two employees, and they had been given direction to the Assembly to prioritize other projects.

Ms. Gladziszewski asked why the Planning Commission disagreed with the staff recommendation. Ms. Layne said the Planning Commission decided that this was an appropriate use of City land and should go forward. Mr. Watt said that the CDD Director noted that the applicant had been remiss in providing information why the disposal would support the Comprehensive Plan and suggested that the Planning Commission may have received additional information that led them to believe that additional housing would come out of this project.

Mr. Smith said that in the packet it says this could lead to 14 additional housing units. He asked if that is what the applicants are proposing to do, or if that is hypothetical. Mr. Watt said that the Assembly is faced with whether to sell the land and that the purchaser is not required to do anything specific.

Mayor Weldon asked why a property with 11.6 acres needed an additional 3000 square feet. Mr. Watt said that in that at a previous meeting the applicant desired not to share a driveway with the newly created lot, which might lead to marginally higher property value, which might lead to a higher property tax. Mr. Watt said the only other public good is that there would be some survey work done. Mayor Weldon asked if the land the applicants are requesting could instead go to a housing development. Mr. Watt said yes.

MOTION by Ms. Gladziszewski to support the disposal of city lands to Jon and Susanne Reiswig.

Ms. Gladziszewski said she is a little reluctant, but had to defer to the Planning Commission, whom she presumes got the public purpose at their meeting.

OBJECTION by Ms. Hughes-Skandijs for the purposes of a statement. She said she was not sure of how much harm would be done to the applicant by waiting for an additional Assembly meeting to get more information. She said that in general she supports city land being turned into housing and does not love giving it away. With that, Ms. Hughes-Skandijs removed her objection.

Ms. Triem noted that the city will be selling the land at market value, not giving it away. She said she was in favor of moving this forward tonight and that the Assembly needed to recognize that housing will also be completed by private developers.

OBJECTION by Mayor Weldon, who said she could not see the public good in this sale.

Roll Call Vote:

Yeas: Mr. Bryson, Ms. Hale, Mr. Smith, Ms. Gladziszewski, Ms. Woll, Ms. Triem

Nays: Ms. Hughes-Skandijs, Mayor Weldon

Motion to work with Jon and Susanne Reiswig for the disposal of city lands passed 6 yeas, 2 nays.

Late-Filed Real Property Tax Exemption Applications

There are 11 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.

MOTION by Ms. Gladziszewski for the assessor to accept the following applications for review; for the Hardship exemption: Allen Taug, Helene Keso, and Kenneth Klepinger; for the late file and disabled veteran exemption: Don Kubley, Matthew Knutson, Mayumi Gabor, Jagdish Yellesetty, Samuel Hunter, Samuel Pleasants, Scott Shields, and Stephen Seymour; and asked for unanimous consent.

Hearing no objection, the motion passed by unanimous consent.

Q. STAFF REPORTS - None

R. ASSEMBLY REPORTS

Mayor's Report

Mayor Weldon said there are lots of community events happening, including the Hōkūleʻa Polynesian boat launch and associated programming.

Committee and Liaison Reports

Committee of the Whole (COW) – Chair Gladziszewski said at the meeting the previous week they discussed short-term rentals, City Hall bonding, and had a presentation from the Juneau Commission on Sustainability about Juneau’s energy picture and climate action. She said the next COW meeting will be June 26, 2023.

Assembly Finance Committee (AFC) – Chair Triem thanked the Assembly and Finance staff for their hard work on the budget. She said this budget was very difficult and it reflected the hard decisions the Assembly had to make. She said she hoped to improve the budget process for the next year. Ms. Triem said she was hopeful they could cancel the upcoming July 5, 2023 Finance Committee meeting.

Public Works and Facilities Committee (PWFC) – Chair Bryson said at the previous meeting they discussed cameras in the downtown parking garage, the landfill, and a zero waste plan. He said they hosted a listening session for the second crossing which brought more than 60 participants.

Lands, Housing, and Economic Development Committee (LHEDC) – Chair Hughes-Skandijs said they cancelled their previous meeting.

Human Resources Committee (HRC) – Chair Smith said they moved to the full Assembly a resolution to create a deferred compensation employer match for CBJ employees. He said they recommended that the HRC waive the Assembly rules to propose that members of the Systemic Racism Review Committee be appointed by the HRC instead of the full Assembly sitting as the HRC. Mr. Smith said they are hoping to do empowered board appointments on June 27. Chair Smith forwarded the following nominations from the HRC for board appointments by the Assembly:

MOTION: by Mr. Smith for the following appointments to the Bidding Review Board: the reappointment of Alexander Smith to a term beginning immediately and ending May 31, 2024, and the reappointment of Jason Soza to a term beginning immediately and ending May 31, 2026 and asked for unanimous consent.

Hearing no objection, motion passed by unanimous consent.

MOTION: by Mr. Smith for the Assembly to appoint the following applicants for the Parks and Recreation Advisory Committee, and asked for unanimous consent: For one-year terms beginning immediately and ending April 30, 2024; Makayla Chappell, Christina Mounce and Christopher Mertl. For two-year terms beginning immediately and ending April 30, 2025; Paulette Schirmer, Danika Swanson and Josh Anderson. For three-year terms beginning immediately and ending April 30, 2026; Portland Highbaugh, Charles Westmoreland and Emma Van Nes.

Hearing no objections, motion passed by unanimous consent.

MOTION by Mr. Smith for the Assembly to waive its rules to allow the regular Human Resources Committee (as opposed to the full Assembly sitting as the HRC) to recommend appointments to the Systemic Racism Review Committee and asked for unanimous consent.

OBJECTION by Mayor Weldon for the purposes of a question. Mayor Weldon asked how the process would work. Mr. Smith said that there would be an expanded question sheet asked of all applicants. Mayor Weldon removed her objection.

Hearing no objection, the motion passed by unanimous consent.

Joint Assembly-School Board Facilities Committee – Chair Hale said they met on May 25th and discussed upcoming goals for the years, criteria and variables that will go into a school consolidation matrix, the six-year CIP plan, and discussed if they need to do a condition assessment of the facilities.

Manager's Recruitment Committee – Chair Woll said they are looking at July 6 and 7 for screening interviews of six to twelve applicants over zoom and looking at the week of July 31 for in-person interviews for the top three to four candidates.

S. ASSEMBLY COMMENTS & QUESTIONS (and Liaison Reports)

Mr. Bryson reported that Docks and Harbors discussed the UAS rate lease increase. He said that instead of offering a season pass to UAS students, they agreed to a lift ticket. He said the board thinks they might need the Juneau delegation or a third party to help with the discussions. He said they are also trying to start up a Navy League for retired Mariners. Mr. Bryson said that page 112 of today's packet had an extra ordinance not on the agenda. He said this ordinance is the continuation of the work that took place last year to develop a new city hall. He said he did not want to introduce it tonight, but he noted there is more opposition to a new city hall this year and that if the Assembly decides their current path will not work, there is a second ordinance ready to go.

Ms. Hughes-Skandijs said she had many things that she was going to say during this time but it is now 10:15p.m. and she wasn't sure if she should bring them up at this time since this is when they can have a conversation with all members present or if she should just not bring them up due to the late hour. She decided to ruminate on those process issues and bring them up at a later date. To start with, she reported that she met with the Chamber of Commerce and they mostly talked about the budget. She said that some of them met with the Governor about reviving the road project and the piece she found interesting was that the Governor was warning members of the Chambers that our Senator was not supporting the road project even though he said he was in support of it. She said the Eaglecrest Board met and discussed rates and talking about summer plans. They were a little sad that they were behind on the gondola. Ms. Hughes-Skandijs said that she attended the Hospital Board retreat and it was revealing that they need to have more discussions between the Hospital Board and the Assembly. She said it was a good retreat where they worked on their strategic plan and Ms. Triem will talk with Mr. Solomon-Gross and they will try to schedule a joint meeting with the Assembly. Ms. Hughes-Skandijs said that she got to attend the welcoming ceremony this past Saturday for the Hōkūle'a Polynesian Boat Society and it was truly amazing and she felt very lucky to be there for that event.

Ms. Triem said she would give a report about the Hospital Board retreat a different night but due to health issues, she needed to leave the meeting. *Ms. Triem left the meeting at 10:16p.m.*

Ms. Woll reported that the School Board met shortly before the state legislature passed the budget. She said the School Board is beginning discussions about how to adjust their budget based on new information about the BSA funding increase. She said they would be meeting on June 13.

Mr. Smith attended the Housing and Homeless Coalition meeting. He said they are very thankful for the Assembly for funding Phase 3 of Housing First. He said they shared at that meeting the Point in Time Count for Juneau in 2023 was 220, which was a slight drop from the previous year. He wished everyone a happy Pride Month. Mr. Smith said he attended the US Coast Guard District 17 Change of Command Ceremony, where he spoke to the Commandant about Juneau's support for Coast Guard families, especially as it relates to housing and childcare. Mayor Weldon thanked him for representing CBJ at that ceremony and she welcomed Rear Admiral Megan Dean.

Ms. Hale said she attended a portion of the BRH retreat. She attended the Airport Board meeting where she reported that the parking lot work is underway, and they were remarkably successful at getting cars out of the long-term parking lot. She said they heard from Delta Airlines about the proposed second crossing, where Delta expressed concerns about any Sunny Point crossing. She said that Delta and Alaska Airlines planned to coordinate their comments to the DOT and somehow the airlines hadn't heard about the second crossing project much and they are now aware and starting to comment on it. She said the Airport Board discussed a "Welcome to Juneau" sign in Lingit and there is quite a bit of coordination that needs to be done and she's going to work with staff on helping that through the process. Ms. Hale said that she, along with some staff and community members, toured the Disney Wonder, and during their visit, there was an unannounced abandon ship drill performed so they had to reshuffle the tour. Only the crew had to participate in the drill but she said it was heartening to see it go so smoothly. She said, with the Assembly's consent, she would like to work with the City Manager and Law Department to draft a resolution for the Assembly asking State DOT to work on improvements to the Yandukin Drive (Fred Meyer) intersection.

Ms. Gladziszewski said the Juneau Commission on Sustainability (JCOS) met and is working on their annual report to the HRC. She said JCOS is very active with lots of subcommittee meetings that staff has been attending and providing support to and Ms. Gladziszewski suggested that they revise their practice so staff members are not overly burdened. Ms. Gladziszewski said that they took their skiff over to the Hōkūle'a Polynesian Boat Society welcoming ceremony and echoed Ms. Hughes-Skandijs sentiment. She said that she appreciates Ms. Hale taking the lead on the Yandukin intersection. She asked if the Manager could speak about emissions from cruise ships, as the Assembly is receiving a lot of emails and what CBJ is doing about that.

Mr. Watt said that we have been receiving quite a few emails about cruise ship emissions in the harbor and it is one company that is struggling, Norwegian Cruise Lines (NCL). He said they have been in contact with NCL at the corporate level and the the Cruise Line International Association about this issue and that solving it needs to be a priority. He said he did not know why Norwegian was having this issue while other cruise lines were not due to their use of a higher grade of fuel. Mr. Watt said that when CBJ receives complaints, they communicate those to DEC but he does not know if days with visible emissions that they are in violations of state standards, which is a technical question for DEC. CBJ does not have air monitoring equipment and we aren't trained in what is or isn't a violation. The one company that is struggling with this gives a bad name to our harbor and to the cruise industry in general. He said when CBJ receives complaints, they are forwarded to DEC, the cruise line association and the cruise company involved. Ms. Gladziszewski asked if he has received any response from NCL when CBJ contacts them. Mr. Watt said that over the past year or so, NCL has had tremendous amount of staff turnover and restructuring and some of the long term employees that CBJ staff had been working with were no longer working for NCL. He said that the last he heard was that they did not know why they were having such a hard time and they suspected it was some of their older ships that were having the issues. He said that across the industry, he has been told that Juneau is one of the hardest places

where emissions are highly visible due to the dark greenery of the trees on the mountains on both sides of the channel depending on where you are looking. We are hard, if you compare them with other cruise ship ports in Southeast Alaska.

T. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – *None.*

U. EXECUTIVE SESSION – *None.*

V. SUPPLEMENTAL MATERIALS

21. Resolution 3016(b)

W. ADJOURNMENT

With no further business to come before the Assembly, the meeting adjourned at 10:27pm.

Signed: _____
Elizabeth J. McEwen, Municipal Clerk

Signed: _____
Beth A. Weldon, Mayor

SPECIAL ASSEMBLY JOINT MTG. 2023-28 WITH DOCKS & HARBORS BOARD **DRAFT** MINUTES

December 18, 2023 at 6:00 PM

Assembly Chambers/Zoom Webinar



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

Immediately followed by Committee of the Whole Worksession

A. CALL TO ORDER

Mayor Weldon called the joint meeting to order at 6:00p.m. in the Assembly Chambers located at 155 Heritage Way.

B. LAND ACKNOWLEDGEMENT

Assemblymember Ella Adkison gave the following Land Acknowledgement:

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

C. ROLL CALL

Assemblymembers present: Mayor Beth Weldon, Deputy Mayor Michelle Hale, Wade Bryson, Alicia Hughes-Skandijis, 'Wáahlaal Gidaag, Christine Woll, Greg Smith, Paul Kelly, Ella Adkison

Docks & Harbors Boardmembers Present: Chair Don Etheridge, Shem Sooter, Mark Ridgway, Deborah Hart, Matt Leither, and Jim Becker (arrived at 7:08p.m.)

Staff Present: City Manager Katie Koester, Port Director Carl Uchtyl, City Attorney Robert Palmer, Deputy Manager Robert Barr, Municipal Clerk Beth McEwen, Deputy Clerk Andi Hirsh, Assistant Attorney Sherri Layne, Assistant Attorney Emily Wright, Tourism Manager Alix Pierce, Port Administrative Officer Teena Larson, Harbor Director Matt Creswell, (Staff on Zoom: Parks & Recreation Director George Schaaf, Finance Director Angie Flick, Lands Manager Dan Bleidorn, Assistant Attorney Nicole Lynch, Engineer II Alan Steffert)

D. AGENDA TOPICS

1. Joint Meeting with the Docks & Harbors (D&H) Board Introductions

Mayor Weldon thanked the members of the Docks and Harbors Board for their service and making themselves available to meet with the Assembly. She invited each of the members to introduced themselves.

2. Roles and responsibilities of the Tourism Manager and the Docks & Harbors Board

After introductions, they discussed the topics of the roles and responsibilities of the Assembly, the D&H Board, Manager and Port staff and how those all intersect especially with respect to the role of the Tourism Manager.

City Manager Katie Koester provided a memo in the packet following up on discussions and presentations by former City Manager Rorie Watt on this topic. Manager Koester explained that one outcome of the work of the Visitor Industry Task Force (VITF) in 2019-2020, was that the Assembly directed the manager to create the Tourism Manager who is hired to work on managing the impacts of tourism on the community. The policy decisions come from the Assembly. The memo in the packet gives the 30,000 foot level to keep it out of the weeds. She noted that the Assembly has a key policy decision to make and that is "Does the Assembly want Docks & Harbors to be involved in Dock policy as it relates to the visitor industry?"

Mayor Weldon asked members of both bodies to provide their input on that question. Each member present provided their opinions and all agreed that communication between the Assembly, City Manager, Tourism Manager, Port Director and D&H Board was an important component in all the discussions related to the Docks & Harbors facilities. They also suggested that some of these communication channels could be assisted through the use of the liaisons to/from the Assembly and Board.

With respect to the tourism issues, the Assembly expressed a desire for the Docks and Harbors Board's role to continue to run the daily operations, staffing, and facilities of the Docks (and harbors) but that the Assembly wanted to be the ones making policy decisions related to broad range, community planning efforts taking into account the impacts on the community by tourism, specifically as it ties into to the Docks (and harbors). While the Assembly's discussion focused primarily upon tourism-related dock issues, they briefly discussed the impacts of tourism on the harbors, especially as it related to the whale watching industry. The Assembly expressed their desire that the work of the Tourism Manager would be following the policy direction given by the Assembly to help mitigate the impacts of tourism on the community. The ability of the Tourism Manager to use dock scheduling is an example of one lever that could be used to accomplish some of the Assembly directed policy decisions.

Mayor Weldon explained that in her conversations with Chair Etheridge and Port Director Uchytel, they discussed the fact that while the Assembly is wanting to make policy decisions about the docks and tourism impacts, they are not intending on weighing in on any of the revenue/fee structures already set in place under the D&H Board.

D&H Boardmembers shared that they were concerned that the Assembly wanted to make changes to Title 85 and they expressed their appreciation for the Assembly having this discussion with them to get a better understanding of the roles of each of the groups involved. Ms. Hart shared her experiences of her current service on the D&H Board and her past service on the Eaglecrest Board and stressed the importance of the role of the empowered boards in being an entity that hears directly from and works with the public on the issues that fall under the board's purview and she shared that is a key role she would like to see continue. She suggested the Assembly might want to form a subcommittee that is tasked with hearing from the public.

Mayor Weldon noted that as far of a subcommittee, the whole Assembly wants to be involved in any dock related conversations.

Ms. Woll said that she was interested in hearing D&H board members' opinions as to what they might be losing by having things go through the tourism manager, managed by direction of the Assembly.

Mr. Ridgeway stated that they have 3 buckets of things that the D&H Board deals with: project management, managing staff, and prioritization/rate setting. He suggested they might come up with a method that triggers a process by which something is moved on to the Assembly rather than D&H Board dealing with that particular issue.

D&H Chair Etheridge shared that the biggest concern they had was with the way the proposal was initially rolled out by former City Manager Watt. He noted that the D&H Board has been asking to meet with the Assembly and have open communication with them. They are looking for direction from the Assembly on where the Assembly wants the board to go.

Mr. Leither said that he was hoping to have more clarity about the fact that Docks & Harbors were being asked to maintain and staff the docks and make sure they are functional for the tourists in the summer but in the initial read he had of the proposed changes, they were being stripped of the fees that would generate the revenues that pay for those services. He said that he thinks it is reasonable to assess whatever the Assembly feels is appropriate from the Marine Passenger Fees to accomplish that. He said that his concern was that D&H Board was being taken out of the dockage rate fee decisions and that doesn't allow them to maintain and manage their services.

Mayor Weldon noted that those are some of the things that the bodies will need to communicate about. She noted that one of the things the Assembly wants Tourism Manager Pierce to consider when she works on the

scheduling is to get the right ship at the right dock and one of the mechanisms for doing that is by increasing the dock rates to match closer to what the private docks are charging. She said that will be something that the D&H Board will also be weighing in on. She said that she foresees the hardest part about the communication piece is that a large amount of that burden will fall on Port Director Uchtyl. She said that the Assembly doesn't want to take his position away from the D&H Board but as things come up related to docks, he will need to identify whether something is policy related or not and if it is, he will work with Manager Koester to decide which body should be taking it up. She said there is likely to be some confusion as they work out that process and she apologized for any miscommunication that may have happened in the past. This naturally lead into the discussion of the next agenda item.

3. Assembly/Board Communications

Chair Etheridge said that he felt this was one of the greatest dialogues they have had across the two bodies. He spoke to numerous communications he has had with the Mayor and he wants to be sure that extends to the rest of the Assemblymembers and D&H Board members. He and the Mayor spoke to the process of the recent rate study and rate increase that the D&H Board worked on over a three year period. Mr. Etheridge shared his frustration that members of the public and others may not realize that the state built the docks and harbors and then turned them over to the municipality in need of a lot of maintenance and the board was trying to meet those needs but needed to be able to fund those as well and couldn't do so on rates established in the 1970s. He was concerned by the split vote on the rates when they came to the Assembly.

Ms. Woll said that while no one on the Assembly voted against the rate increases, they did want to have one more meeting to consider it. She said that maybe it would be helpful for the Assembly to have a conversation about the role of the liaisons. She said that it isn't real clear if the role of the liaison is just to share communications between bodies or if there is a greater obligation for the liaison to be spotting issues of concern and helping to prepare for those in advance. She said that she feels that is a bigger conversation for the Assembly to have with respect to all the liaison roles across the different boards and what those expectations on the liaisons are.

Mayor Weldon agreed and said that if the D&H/Assembly liaisons see issues of possible concern to please bring those to her and Manager Koester's attention.

Mr. Ridgeway said that in going back to the three buckets he mentioned that have traditionally been under D&H control: facilities, rates, personnel, that is 85% of what they deal with. Using the metaphor of working on a vehicle, he said that as the Assembly lifts up the hood and starts to work on this engine that encompasses all of Docks & Harbors, it is very complex and he provided a cautionary note not to twist the wrench too hard.

Mr. Smith said he needs more information about what they are trying to set policy on. He said that with respect to the dock rates and CIP projects, he is not an expert and didn't feel comfortable weighing in on that without more information. He said that he does have personal perspectives and principals as it relates to the harbor rates and the impacts those have on commercial fishermen and liveaboards and he may want to weigh in on those.

Mayor Weldon shared that if Mr. Smith has issues about the harbor rates, those concerns/questions would be directed to the D&H Board and staff. She said that what they are proposing is that for any of the port/dockage rates to be managed through Ms. Pierce.

Ms. Hughes-Skandijs, spoke to liaison role vs. that of an individual Assembly member. She shared how much time and commitment each board member makes in serving on the board and that it is difficult for the board to work on something at length without knowing the policy directions that the Assembly has on those issues. When the Assembly is clear and provides a clear picture in policy direction, things work well and she stressed the importance of the Assembly to come up with and provide clear direction to the empowered boards.

Mayor Weldon thanked Ms. Hughes-Skandijs for her comments and said that she understands what Mr. Smith was also saying a little clearer. She said that as the D&H Board does want policy direction on anything from the

Assembly, such as the harbor rates, they should come to the Assembly with that before the board spends a lot of time on it.

Mr. Sooter asked if they are rewriting Title 85, would it be appropriate to include language stating that the Assembly and D&H Board would meet annually or bi-annually. Mayor Weldon noted that they try to meet with the board at least once a year but if they want to include that language in Title 85, it could be incorporated in those changes.

Ms. Hale said that what Mr. Smith was getting to is that there may be some polar opposites in terms of Assembly opinions on setting rates for different types of harbor users so that is not an easy thing for the Assembly to come to agreement on. She said that this Assembly has tended to go a lot into the weeds on so many issues and there is only so much bandwidth and that is why they have empowered boards. She said that it is up to D&H Board to set the harbor rates and then up to the Assembly to say yes or no to those rates. She said that when the D&H Board initially came to the Assembly with the first round of rates, the Assembly said no, because they wanted to hear more justification on why the rates needed to be changed. The D&H Board took that direction from the Assembly and went back and provided that information and new rates were approved. She said that in the big picture scope of things, she would also like to have a joint Assembly D&H Board meeting to discuss liveboards sometime.

Ms. Woll, a former liaison to the D&H Board, said that this discussion about the rate raising is a perfect example of how hindsight is 20/20 and would be a situation that as they move forward they are looking for those issues that are or could be controversial and have those joint conversations earlier in the process.

‘Wáahlaal Gidaag said that in thinking through the questions Mayor Weldon posed, she sits on another board and if the strategy at top level hasn’t been formulated in a way that is clear to everyone involved, everything becomes piecemealed. She said in thinking through the communications pieces, the liaisons who sit on each body that may be one avenue for those lines of communications to stay open. She said the Assembly needs to look at its intentions, its goals and how do these fit with D&H board.

Chair Etheridge said that they have heard a lot of information during this meeting and he hopes they can keep up this communication. He said that one of the underlying mandates the D&H Board has when setting rates is that the policy is that they have to be fair to all user groups. He said they can’t please everybody all the time and usually somebody is going to be mad at them about something all the time. He said that is something they will need to keep in mind with their communications with the Assembly.

4. Project Updates from Port Director

Port Director Carl Uchtyl provided updates on a number of projects the Mayor specifically asked him to provide information about. Starting with the **Aurora Harbor Phase III** project, that is the next phase to be built out. He said that project has been awarded to Trucano Construction for \$4.2 million and they are mobilizing this week and hoping to start driving piles by the end of the week. That particular project is three times the costs that they paid in 2018 for the first phase of the project. He said that the good news with Aurora Phase IV, which will be the next to last phase, \$5 million was allocated by the 1% Sales Tax which he thanked the Assembly for. He said they have applied for a Harbor grant and while they haven’t had the best outcome on their grant applications, they pursue projects that have most likelihood of being funded. He said that if they assume they will get the \$5 million from State DOT through the harbor grant program and the governor signs it in July 2024, they could bid it and go out for bid in the summer of 2025 for the last phase on the Aurora Harbor project.

Director Uchtyl said that the next project the Mayor specifically asked him to provide information on was the **N. Douglas Boat Launch ramp expansion**. Mr. Uchtyl said he has had conversations with Kensington Mine who has excess waste rock and he said there could be an opportunity to build something out there in the range of \$20 million. He said that the area is heavily used and the water is very deep there. He said they only have a concept plan and a rough order of magnitude estimate at this time. He said the challenges they would have with any development is that they would need to resolve the issues is that all that parking is in the State right of way. He said the State gave CBJ the property in 2001 but it is still encumbered with State right of ways. They would also

have to petition DNR for the submerged lands to build out and there would also be permitting requirements. He said that this would also be a hot topic for those who live in N. Douglas, some will love it and others will hate it. He said that the D&H Board and staff like that project but they don't really have the funds to pursue it at this time. However if the Assembly gave the board direction that they would like to see this done, they would move as quickly as they can.

Mr. Uchytel said those were the two main projects Mayor Weldon asked him to speak on but that he was open to talking about anything else they may have questions about.

Mr. Smith asked Mr. Uchytel if the current plan was to offer more commercial use or what their concept was. Mr. Uchytel said that what they would hope to do would be to install a year-round launch ramp. He said that they would need funding to make this happen. He noted that there may be more commercial use of the D&H such as the potential of moving some of the whale watching vessels over to N. Douglas. He said that might allow them to use MPF funds to help build that out. That is one potential. He said the primary need would be for local, non-commercial use, but they may need to think strategically for use of MPF.

Mr. Uchytel also spoke to the increase earlier in the year for the limit of the DOT/Municipal Harbor Grant to be raised from \$5 million to \$7.5 million and the Assembly passed a resolution supporting that increase earlier this year.

Mr. Uchytel then spoke to the need for the Statter Harbor Breakwater project. He said that breakwater is currently getting long in the tooth and it currently confines the area and the ability to develop more use of that area. They would like to support other government vessels in that area. The breakwater is a federal asset that is run by the Army Corps of Engineers and D&H has petitioned the Army Corps for several years to get a study going for it. Currently in the Senate budget, Senator Murkowski has put forward money in the amount of \$500,000 as a congressional directed spending (CDS) and that is moving forward. He said they have had conversations with the Army Corps in Anchorage and they say that it is a great project. He said the money is there and they need \$3.6 million with half of that local match share at \$1.8 million for that study. Once that study is done, they will need to come up with a 20% match for the replacement of the breakwater.

D & H Vice Chair Jim Becker joined the meeting at 7:08p.m.

Ms. Hart said that the projects that were shared by Mr. Uchytel, in looking at the two main projects related to N. Douglas and Statter Harbor, she anticipates those will be hot topics for commercial fishermen and whale watching boards and on all their board agendas for quite some time. She asked how the Assembly wants to be involved with those especially in light of the earlier conversation about communications.

Ms. Woll said that she thinks the N. Douglas issue would be a perfect example of where tourism impacts as relates to traffic and other development overlap with D&H. She said she felt it would be beneficial, early in the process, to have those conversations about traffic impacts in that area.

Ms. Hale agreed with Ms. Woll and said that it worries her somewhat about the whale watching and that her concern isn't just about the traffic at the harbors but also as it relates to how much traffic is occurring around the whales themselves, especially at certain times. She said the Assembly has had presentations about those issues already and it is something that even the whale watching operators have been looking at. She said she felt it would be important for the D&H Board to also be involved in those discussions.

Mayor Weldon said that this is a perfect example of communications that would be sent through Ms. Pierce. She also said that while the Assembly isn't often looking at the D&H agendas, if the board feels there is something the Assembly should be aware of, they can send an email to the City Clerk and that information will be forwarded to the Assembly and while not all Assemblymembers may show up to the meeting, there may be more than one who attends.

Mr. Ridgeway said that while the Title 85 language is specific to docks, this brings up other areas that are specific to harbors and there are other areas of overlap than just docks. He said that this would be one of those issues that they will be having communications with the Assembly about per their earlier discussion. Ms. Hale agreed

with Mr. Ridgway that this is a tourism policy issue and exactly the kind of issues they were talking about. They are talking about using head tax and the North Douglas and whale watching issues which have come to the Assembly.

Mr. Etheridge said that this is still a long way off and they don't have any money to put to this project. He said they are currently looking at long term projects. He noted that the main push for N. Douglas is the launch ramp portion of this project for use by the locals. He said they don't have the money to do it at this point.

5. Docks & Harbors Annual Report to Assembly 2023

Chair Etheridge said that they did better than expected this year. They put a little money into the reserve funds and could be used towards projects coming up in the future. He said they did their fee increases and the Assembly has seen all the numbers in the Assembly Finance Committee meetings. The new rates for the coming years are at the back of the packet.

Mayor Weldon thanked the board for its annual report.

Ms. Hughes-Skandijs said that when she was the liaison, she watched them work through the process for the safety issues and she congratulated them for the installation of the rescue ladders and other safety features.

Mayor Weldon noted that at some point they need to ask Mr. Ridgway to come and do a presentation on the submarine. She said that if people aren't aware of it, they should reach out to Mr. Ridgway for more information.

D. PUBLIC PARTICIPATION

None.

F. SUPPLEMENTAL MATERIALS

Mr. Etheridge thanked the Assembly for making this happen and hoped for continued joint meetings in their future.

G. ADJOURNMENT

There being no further business to come before the body, the meeting adjourned at 7:19p.m.

Signed: _____
Elizabeth J. McEwen
Municipal Clerk

Signed: _____
Beth A. Weldon
Mayor

SPECIAL ASSEMBLY MEETING 2024-05 DRAFT MINUTES

February 23, 2024 at 11:45 AM

Assembly Chambers/Zoom Webinar



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

A. CALL TO ORDER

Mayor Weldon called the Special Assembly Meeting to order at 11:46a.m. in the Assembly Chambers located at 155 Heritage Way.

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

Assemblymembers present: Mayor Beth Weldon, Deputy Mayor Michelle Hale, Wade Bryson, Alicia Hughes-Skandijs, 'Wáahlaal Gidaag, Christine Woll, Paul Kelly, Ella Adkison

Assemblymembers absent: Greg Smith

Staff Present: City Manager Katie Koester, City Attorney Robert Palmer, Deputy Manager Robert Barr, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Assistant Attorney Sherri Layne, Assistant Attorney Emily Wright, Finance Director Angie Flick, Budget Manager Adrien Wendel, Assessor Mary Hammonds; JSD Superintendent Frank Hauser, JSD Chief of Staff Kristen Bartlett

D. AGENDA TOPICS**1. CONSENT AGENDA**

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

Assembly Request for Consent Agenda Changes – None.

Assembly Action

MOTION by Mr. Bryson to approve the Consent Agenda and asked for unanimous consent. Hearing no objection the Consent Agenda was approved by unanimous consent.

2. Introduction: Ordinance 2023-14(b)(AD) An Ordinance Providing for a One-Time Loan in FY24 to the Juneau School District for up to \$4.1 Million Dollars.

In 2024 the Juneau School District suddenly discovered a current year structural deficit of approximately \$9.5 million dollars as a result of years of insufficient state funding, over projecting enrollment, and financial mismanagement. The Board of Education took immediate action to make cuts to the 2024 budget; however, the magnitude of the deficit is too great to address through cuts in the current school year. This ordinance, along with a companion general fund ordinance, appropriates approximately \$4.1 million dollars from the restricted budget reserve as a loan to enable the school district to complete the current school year. These funds will be used to pay for instructional costs while the companion general fund ordinance will be used to pay for non-instructional costs.

Due to when this issue became apparent and the timing requirements associated with the CBJ, JSD, and DEED budget/review processes, decision making and public input has been necessarily expedited. The Assembly and Board of Education have each held numerous public meetings in recent weeks. The Assembly has expressed a desire for additional opportunity for public testimony and the Board of Education has expressed a desire for certainty on the outcome of these ordinances. A cover memo outlining options to reconcile these two needs is included.

The City Manager recommends the Assembly choose one of the three options for public input on this ordinance as outlined in the cover memo and set it for public hearing at the next Regular Assembly meeting.

3. Introduction: Ordinance 2023-14(b)(AB) An Ordinance Providing up to \$3,922,787 to the Juneau School District for Non-instructional Costs for FY24.

In 2024 the Juneau School District suddenly discovered a current year structural deficit of approximately \$9.5 million dollars as a result of years of insufficient state funding, over projecting enrollment, and financial mismanagement. The Board of Education took immediate action to make cuts to the 2024 budget; however, the magnitude of the deficit is too great to address through cuts in the current school year. This ordinance, along with a companion loan ordinance, appropriates approximately \$3.9 million dollars from the general fund to enable the school district to complete the current school year. These funds will be used to pay for non-instructional costs while the companion loan funds will be used to pay for instructional costs.

Due to when this issue became apparent and the timing requirements associated with the CBJ, JSD, and DEED budget/review processes, decision making and public input has been necessarily expedited. The Assembly and Board of Education have each held numerous public meetings in recent weeks. The Assembly has expressed a desire for additional opportunity for public testimony and the Board of Education has expressed a desire for certainty on the outcome of these ordinances. A cover memo outlining options to reconcile these two needs is included.

The City Manager recommends the Assembly choose one of the three options for public input on this ordinance as outlined in the cover memo and set it for public hearing at the next Regular Assembly meeting.

4. Introduction: Ordinance 2024-01(b)(A) An Ordinance Providing up to \$1,650,405 to the Juneau School District for Non-instructional Costs for FY25.

In 2024 the Juneau School District suddenly discovered a current year structural deficit of approximately \$9.5 million dollars as a result of years of insufficient state funding, over projecting enrollment, and financial mismanagement. The Board of Education took immediate action to make cuts to the 2024 budget; however, the magnitude of the deficit is too great to address through cuts in the current school year and will continue to be challenging in FY25. This ordinance appropriates approximately \$1.65 million dollars from the general fund to support JSD in FY25 by covering non-instructional facilities maintenance costs in FY25 as CBJ and JSD plan for the potential transition of these services to CBJ.

Due to when this issue became apparent and the timing requirements associated with the CBJ, JSD, and DEED budget/review processes, decision making and public input has been necessarily expedited. The Assembly and Board of Education have each held numerous public meetings in recent weeks. The Assembly has expressed a desire for additional opportunity for public testimony and the Board of Education has expressed a desire for certainty on the outcome of these ordinances. A cover memo outlining options to reconcile these two needs is included.

The City Manager recommends the Assembly choose one of the three options for public input on this ordinance as outlined in the cover memo and set it for public hearing at the next Regular Assembly meeting.

Mayor Weldon asked Manager Koester to provide information about the public testimony options for the above ordinances as outlined in her memo in the packet.

Manager Koester explained that the memo outlines three separate options for the Assembly to receive testimony related to the ordinances that were introduced on the Consent Agenda. Those three options are as follows:

1. No changes, public testimony and final introduction at regular Assembly meeting on March 4
2. Public testimony for the 2.26.24 COW and public hearing and final adoption at the regular Assembly meeting on March 4
3. Public hearing at the March 4 regular Assembly meeting and public hearing and adoption at special meeting on 3.11.24 before the COW

MOTION by Mr. Kelly to hold public hearing at the March 4 Regular Assembly meeting and to hold a public hearing and adoption at a Special Meeting to be held on March 11, 2024.

Objection by Ms. Woll for a question and comment.

Ms. Woll said she is concerned about the lack of comment that the Assembly has received so far and said that she is not surprised because the public has had its attention focused solely on the consolidation options at the School Board level. She said the public has been showing up in large numbers to those meetings and she is concerned that we get the word out and these ordinances will have a significant impact on our community. She asked what the plans would be to get that notice out there and asked if we could use the School District and their channels of communication to help get the word out since they obviously are able to reach their public demographic.

Manager Koester said that CBJ staff will be working on a press release and will work in partnership with Superintendent Hauser and his staff. She also said that in addition to the information about how to provide public testimony, she will also ensure that the press release states that this is related to one-time funding as that is a key distinction that she wants to ensure the public is aware because these are fund balance funds.

Objection by Ms. Hale to the motion as she feels they should be going for Option # which has the public testimony being taken at the February 26 COW meeting. She said the reason for that objection and timing is that the school district is seeking some certainty and it is a hard place that the school district and school board has been in. She said that those channels mentioned by Ms. Woll could be employed to get the word out about testimony being taken at a February 26 COW so that the ordinances could be passed by March 4.

Objection by Ms. Hughes-Skandijs for purposes of a question. She said that if March 12 is the hard stop deadline for the school board, she would also prefer Option 2 for the same reasons that Ms. Hale provided. She asked for clarification if March 12 is the hard stop deadline.

Mayor Weldon noted that she is looking at Superintendent Hauser and it is her understanding that they would like to have the final answers/information by March 5 or 6 to be able to do the follow-up work they need to prepare for their board meeting on March 12. She noted that Superintendent Hauser was nodding his head that her information was correct.

Mr. Kelly shared the concerns that this is pushing things close to the deadline. He said that he thinks it warrants two opportunities for public testimony but he thinks that having public testimony on Monday, February 26 is too soon to try to get on people's calendars. He said that he thinks they will have more public testimony and more meaningful public testimony if they wait until March 4 for the first time to take public testimony.

Ms. Woll said that the packet makes a distinction between public testimony and public hearing but they are primarily the same thing. Ms. Woll said that Monday, February 26 would be fairly fast to try to get the word out. She said that she would support Option 2 and objects to Option 3 provided we do a lot to get the word out about both opportunities.

Mr. Bryson said he is in favor of Option 2 and not Option 3. He said that we have been in similar situations before with very important community topics have warranted holding special public testimony opportunities which have not netted very much, if any, additional public testimony. He said that if they push it back, it would make it harder on the school district. He said if they hold testimony on Monday, February 26 and then have the second testimony on March 3, he doesn't believe it will change significantly. He said that individuals could testify via Zoom if they couldn't make it to the meeting in person.

Mayor Weldon said that she also objected for the same reasons given by the other members who were objecting.

Mr. Kelly withdraw his initial motion and made a new motion.

MOTION by Mr. Kelly to hold public testimony as outlined in Option 2 and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent.*

Manager Koester commented that she knows that the School Board had unprecedented attendance at their School Board meeting the night before and she will consult with Superintendent Hauser about looking at alternative venues/methods to ensure accommodations for all those who may wish to attend.

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None.

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 BEFORE the meeting by calling 907-586-5278.*** 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.

F. ADJOURNMENT

There being no further business to come before the body, the meeting adjourned at 12:02p.m.

Signed: _____
Elizabeth J. McEwen
Municipal Clerk

Signed: _____
Beth A. Weldon
Mayor

Presented by: The Manager
Introduced: March 04, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$76,130 to the Manager for the Energy Efficiency and Conservation Block Grant; Grant Funding Provided by the U.S. Department of Energy.

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 \$76,130 for the Energy Efficiency and Conservation Block Grant.

Section 3. Source of Funds

U.S. Department of Energy	\$76,130
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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: March 04, 2024
 Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Transferring \$250,000 from the RecycleWorks Fiscal Year 2024 Operating Budget to the River Road Junk Vehicle Cleanup Capital Improvement Project.

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. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$250,000 be transferred:

From:

FY24 RecycleWorks Operating Budget (\$ 250,000)

To: CIP

D16-043 River Road Junk Vehicle Cleanup \$ 250,000

Section 3. Source of Funds

General Funds \$ 250,000

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: HRC
Presented: 03/04/2024
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-04(b)

An Ordinance Establishing a City and Borough of Juneau Whistleblower Act.

WHEREAS, the Alaska Whistleblower Act (AS 39.90.100 – 150) applies to municipalities unless the municipality adopts its own whistleblower act that is substantially similar to the Alaska Whistleblower Act; and

WHEREAS, the City and Borough of Juneau has a robust conflict of interest code (CBJC 01.45), which includes a process to report potential personal and financial conflict of interest violations by employees and by members of the public (CBJC 01.45.110); and

WHEREAS, while the City and Borough of Juneau Conflict of Interest Code overlaps with traditional whistleblower protections, an explicit local whistleblower act would help people more easily locate whistleblower protections and promote accountability in local government.

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 Title. Title 01 - General Provisions, is amended by adding a new chapter to read:

Chapter 01.46 - CBJ WHISTLEBLOWER ACT

01.46.010 Protection for whistleblowers.

(a) The City and Borough of Juneau may not discharge, threaten, or otherwise discriminate against an employee of the City and Borough of Juneau regarding the employee's compensation, terms, conditions, location, or privileges of employment because:

(1) The employee, or a person acting on behalf of the employee, reports to a public body or is about to report to a public body a matter of public concern; or

(2) The employee participates in a court action, an investigation, a hearing, or an inquiry held by a public body on a matter of public concern.

(b) The City and Borough of Juneau may not disqualify an employee or other person who reports a matter of public concern or participates in a proceeding connected with a matter of public concern before a public body or court, because of the report or participation, from eligibility to

(1) bid on contracts with the City and Borough of Juneau;

(2) receive land under a City and Borough of Juneau ordinance; or

(3) receive another right, privilege, or benefit.

(c) The provisions of this chapter do not:

(1) Require the City and Borough of Juneau to compensate an employee for participation in a court action or in an investigation, hearing, or inquiry by a public body;

(2) Prohibit the City and Borough of Juneau from compensating an employee for participation in a court action or in an investigation, hearing, or inquiry by a public body;

(3) Authorize the disclosure of information that is legally required to be kept confidential; or

(4) Diminish or impair the rights of an employee under a collective bargaining agreement.

(d) The City and Borough must post notices and use other appropriate means to inform employees of their protections and obligations under this chapter.

State law reference—Alaska Whistleblower Act, AS 39.90.100.

01.46.020 Limitations to whistleblower protections.

(a) A person is not entitled to the protections under this chapter unless the person

(1) reasonably believes that the information reported is or is about to become a matter of public concern; and

(2) reports the information in good faith.

(b) A person is entitled to the protections under this chapter only if the matter of public concern

(1) is not the result of conduct by the person seeking protection; or

(2) is the result of conduct by the person that was required by the City and Borough of Juneau.

(c) Before an employee initiates a report on a matter of public concern under this chapter, the employee shall submit a written report concerning the matter to the City and Borough of Juneau manager. However, the employee is not required to submit a written report if the employee

(1) believes with reasonable certainty that the activity, policy, or practice is already known to the manager;

(2) reasonably believes that an emergency is involved; or

(3) reasonably fears reprisal or discrimination as a result of disclosure.

State law reference—Alaska Whistleblower Act, AS 39.90.110.

01.46.030 Limitations to whistleblower protections.

(a) A person who alleges a violation of this chapter may bring a civil action and the court may grant appropriate relief.

(b) A person who violates or attempts to violate this chapter is also liable for a civil fine of not more than \$10,000.

(c) A person who attempts to prevent another person from making a report or participating in a matter under this chapter with intent to impede or prevent a public inquiry on the matter is liable for a civil fine of not more than \$10,000.

State law reference—Alaska Whistleblower Act, AS 39.90.120.

01.46.040 Definitions.

In this chapter,

(1) “employee” means a person who performs a service for wages or other remuneration under a contract of hire, written or oral, express or implied, for the City and Borough of Juneau;

(2) “matter of public concern” means

(A) a violation of a state law; federal law; or municipal law, regulation, ordinance, or formal policy;

(B) a danger to public health or safety;

(C) gross mismanagement, a substantial waste of funds, or a clear abuse of authority;

(3) “public body” includes an officer or agency of

- (A) the federal government;
- (B) the state;
- (C) a political subdivision of the state including
 - (i) a municipality;
 - (ii) a school district; and
 - (iii) a regional educational attendance area;
- (D) a public or quasi-public corporation or authority established by state law including the Alaska Railroad Corporation; and
- (E) the University of Alaska.

State law reference—Alaska Whistleblower Act, AS 39.90.140.

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: 03/04/2024
Drafted by: S. Layne

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3056

A Resolution Authorizing the Manager to Apply For, and Enter Into, a Loan Agreement of up to \$500,000 with the Alaska Department of Environmental Conservation, Alaska Drinking Water Fund State Revolving Loan Fund, for the Lead Service Line Inventory (LSLI).

WHEREAS, the adoption of Resolution No. 3056 would authorize the City Manager to submit a loan application and enter into a loan agreement with the State of Alaska Department of Environmental Conservation (ADEC) to provide funding for completion of the following project:

Alaska Drinking Water Fund (ADWF):
Lead Service Line Inventory (LSLI)
Funding amount: \$500,000; and

WHEREAS, the Environmental Protection Agency’s Lead and Copper Rule Revisions (LCRR) and subsequent guidance requires all community public water systems (PWS) to compile an inventory, to identify the materials used for each water service line connected to the PWS distribution system, in order to protect public health by minimizing levels of lead and copper in drinking water; and

WHEREAS, to meet this requirement, the CBJ Utilities Division will assemble existing information regarding the water system LSLI, determine data gaps and deficiencies, and coordinate with the public and relevant agencies to update the data; and

WHEREAS, the CBJ Utilities Division currently has a contractor working on phase one of the LSLI, which is a desktop exercise to filter and exclude contemporary construction from the survey phase. Phase two of the LSLI, which consists of owner-facilitated self-inspections, is scheduled to start in March 2024, and a draft inventory is due by July 24, 2024; and

WHEREAS, CBJ appropriated \$250,000 for the project in 2023, however, given the technical, administrative, and financial cost of the complex and expansive scope, additional funding is required to complete the project by the required deadline; and

WHEREAS, the City and Borough of Juneau, seeks to obtain the necessary financial assistance for the project; and

WHEREAS, ADEC is offering a Lead Service Line Loan program with 58.3% in loan forgiveness through the State Revolving Fund (“SRF”); and

WHEREAS, the project is currently included on an Alaska Drinking Water Fund project priority list for the current fiscal year; and

WHEREAS, the loan of up to \$500,000 would be repaid over no more than a 5-year term, with a finance rate calculated pursuant to State of Alaska 18 AAC 76.225; and

WHEREAS, in order for the CBJ Utilities Division to apply for the SRF loan, the Assembly must pass a resolution to (1) authorize the SRF loan application process, and (2) authorize a designated representative of the local government to execute the loan agreement; and

WHEREAS, the Public Works and Facilities Committee, at its regular meeting on February 26, 2024, recommended adoption of this resolution; and

WHEREAS, upon receiving the loan agreement document, Assembly authorization will be required by ordinance to borrow the money.

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

Section 1. That the Manager is authorized to submit a loan application to the State of Alaska Department of Environmental Conservation, Alaska Drinking Water Fund loan program, and execute the loan agreement with the State of Alaska for a loan for the following project, not to exceed \$500,000:

Alaska Drinking Water Fund (ADWF):
Lead Service Line Inventory (LSLI)
Funding amount: \$500,000

Section 2. The Manager is authorized to carry out the City and Borough’s responsibilities under the loan agreement. The Manager is authorized to delegate responsibility to appropriate CBJ staff to carry out technical, financial, and administrative activities associated with the loan agreement.

Section 3. 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

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 HERITAGE WAY, JUNEAU, ALASKA 99801

TO: Katie Koester
City and Borough Manager

DATE: February 27, 2024

FROM: Greg Smith
Contract Administrator

FILE: 2223

SUBJ: BID RESULTS:
Adair Kennedy Baseball Field Improvements
CBJ Contract No. BE24-147

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

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

Project Manager: John Nelson

Project Description:

The Base Bid WORK covered in the Contract Documents includes mobilization, supply and installation of synthetic turf field system, clearing and grubbing, tree/stump removal, erosion and sediment control, site demolition, excavation, usable excavation, turf base rock, perimeter nailer board, field drainage system, storm drain system, construction surveying, chain link fencing, gates, signs, fence removal, pitching mats, pitching mounds, portable fences and backstop, foul pole marker posts, batting cage, removal and replacement of electrical conduit, cable and junction boxes for field lighting and electronic scoreboard, AC pavement removal and replacement, concrete field curbs, concrete area drains, concrete dugout slabs and other miscellaneous items of WORK for a complete, turnkey synthetic turf field for baseball and softball at the Adair Kennedy Memorial Park.

Additive Alternate No.1 WORK covered in the Contract Documents includes the drainage repairs to an existing underground turf/track drain system that is failing at the northeast side of the Adair Kennedy Running Track. The WORK includes removal, salvage and reinstallation of existing synthetic turf material and rubber infill material, removal and replacement of underground storm drain piping, cleaning of existing storm drain catch basins and trench drains and other miscellaneous related WORK.

Additive Alternate No. 2 WORK covered in the Contract Documents includes the removal of existing Adair Kennedy baseball field light luminaires on six (6) existing field light poles and replacing with new LED fixtures including new light controls and other miscellaneous WORK.

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 HERITAGE WAY, JUNEAU, ALASKA 99801

Funding Source: Go Bond '23

Total Project Funds: \$5,000,000.00
CIP No. P41-106
Construction Encumbrance: \$2,959,802.89
Construction Contingency: \$300,000.00
In-House or Consultant] Design: \$133,380.00
Contract Administration/Inspection: \$236,785.00
CBJ Administrative costs: \$90,000.00

Staff recommends award of this project, Base Bid and both Alternates to Dawson Construction, LLC for the total amount bid of \$2,959,802.89.

Approved: _____
Katie Koester
City & Borough Manager

Date of Assembly Approval: _____

c: CBJ Purchasing

Presented by: The Manager
 Introduced: March 04, 2024
 Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA

SERIAL NUMBER T-1072

It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$110,000 be transferred:

From: CIP

P41-097	Sportsfield Repairs	\$ (110,000)
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To: CIP

P41-109	Adair Kennedy Lighting	\$ 110,000
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The \$110,000 consists of:

General Sales Tax	\$ 110,000
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Moved and Approved this _____ day of _____, 2024.

Katie Koester, City Manager

Attest:

Elizabeth J. McEwen, Municipal Clerk



Presented by: AFC
 Presented: 02/23/2024
 Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Providing for a One-Time Loan in FY24 to the Juneau School District for up to \$4.1 Million Dollars.

WHEREAS, although the Legislature has the duty to maintain a public school system, the City and Borough of Juneau (CBJ) and the Juneau School District (JSD) currently have a responsibility to provide public education to the children of Juneau (*Compare* Article VII, §1, Alaska Const. *with* AS 29.35.160 and CBJ Charter §13); and

WHEREAS, the CBJ Assembly has a long history of funding instructional services at the Juneau School District to the maximum local contribution cap allowed by law, AS 14.17.410(c); and

WHEREAS, in FY24 the CBJ Assembly appropriated over \$30 million dollars for instructional services subject to the AS 14.17.410(c) local contribution cap and an additional \$2.3 million dollars of funding for non-instructional services representing over 5 mills of property tax revenue; and

WHEREAS, in early January 2024, the JSD discovered that it faced a significant growing structural deficit (~\$9.5M for FY23 and FY24, and an additional ~9.7M for FY25) requiring immediate and long-term reductions in spending; and

WHEREAS, on January 12, 2024, the JSD met with the Alaska Department of Education and Early Development, who indicated the JSD could address the deficit through the procurement of a loan; and

WHEREAS, on January 16, 2024, the Board of Education directed the JSD staff to implement immediate cost saving measures and pursue long-term solutions; and

WHEREAS, the JSD took immediate action with a series of cost-saving measures and initiated community discussions for structural changes to educational delivery, school consolidation, building closure(s), and staff reduction to respond to the continued lack of adequate funding from the State as well as the declining student population in Juneau; and

WHEREAS, on January 30, 2024, the Board of Education and the CBJ Assembly met to discuss the deficit and a path forward with both expressing a strong commitment to work together to establish a sustainable budget; and

WHEREAS, the CBJ Assembly expressed an interest to support the JSD with a one-time loan, maintenance of facilities, and one-time fiscal support for non-instructional expenses involving, insurance, utilities, and custodial services; and

WHEREAS, in addition to the one-time non-instructional fiscal support through Ordinance 2023-14(b)(AB), a loan is necessary to balance the FY24 JSD budget consistent with AS 14.17.900(a), and because there is no practical way to cut ~\$4M in the final few months of a school year while still providing the Constitutionally required free public education to the students in Juneau and complying with AS 29.35.160; and

WHEREAS, the JSD explored other sources for a loan like from a commercial lender, private entities, and the State, all of which would clearly not be subject to the AS 14.17.410(c) local contribution cap, and the CBJ Assembly Finance Committee on February 7, 2024, indicated that it was willing to support the JSD with a ~\$4M loan; and

WHEREAS, the intent of this appropriation is to help stabilize the JSD's FY24 budget by giving the JSD a five-year fiscal reorganization opportunity; and

WHEREAS, the CBJ Assembly recognizes the JSD structural deficit exists in FY25, and the JSD will need to make substantial reductions in expenditures through school consolidations, school closure, and staff reductions even with the Assembly's support with this loan, Ordinance 2023-14(b)(AB) (FY24 up to \$3.9M), and Ordinance 2024-01(b)(A) (FY25 up to \$1.6M) to create a balanced budget. Importantly, any education funding support from the Legislature and the Governor this session would minimize the severity of the expenditure reductions to the students, families, staff, and economy of Juneau; and

WHEREAS, as part of the loan, the JSD will need to make their financial systems and records available to the CBJ Finance Department to increase transparency and share expertise between the two organizations; and

WHEREAS, as part of bringing forward a FY26 balanced budget, the JSD will be required to present their loan payback schedule for the remainder of the term of the loan; and

WHEREAS, if the JSD fails to make timely payments on this loan, the CBJ Assembly has appropriation authority over JSD's budget in the annual budget process to ensure this loan is repaid (AS 14.14.060(c), CBJ Charter 13.6-13.7).

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 Juneau School District the sum of \$4.1 million dollars as a loan for the District to continue providing educational services in FY24 while it continues reducing expenditures.

Section 3. Terms. The CBJ Assembly authorizes the Manager to enter into a loan agreement with the Juneau School District for an amount up to \$4.1 million dollars with the following essential terms:

- (a) The loan period is five (5) years;
- (b) The first payment is due no later than in FY26; and
- (c) The interest rate shall be zero percent (0%).

Section 4. Source of Funds. To be paid from the restricted budget reserve.

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

Presented by: AFC
 Presented: 02/23/2024
 Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Providing up to \$3,922,787 to the Juneau School District for Non-instructional Costs for FY24.

WHEREAS, although the Legislature has the duty to maintain a public school system, the City and Borough of Juneau (CBJ) and the Juneau School District (JSD) currently have a responsibility to provide public education to the children of Juneau (*Compare* Article VII, §1, Alaska Const. *with* AS 29.35.160 and CBJ Charter §13); and

WHEREAS, the CBJ Assembly has a long history of funding instructional services at the Juneau School District to the maximum local contribution cap allowed by law, AS 14.17.410(c); and

WHEREAS, in FY24 the CBJ Assembly appropriated over \$30 million dollars for instructional services subject to the AS 14.17.410(c) local contribution cap and an additional \$2.3 million dollars of funding for non-instructional services representing over 5 mills of property tax revenue; and

WHEREAS, in early January 2024, the JSD discovered that it faced a significant growing structural deficit (~\$9.5M for FY23 and FY24, and an additional ~\$9.7M for FY25) requiring immediate and long-term reductions in spending; and

WHEREAS, on January 16, 2024, the Board of Education directed the JSD staff to implement immediate cost saving measures and pursue long-term solutions; and

WHEREAS, the JSD took immediate action with a series of cost-saving measures and initiated community discussions for structural changes to educational delivery, school consolidation, building closure(s), and staff reductions to respond to the continued lack of adequate funding from the State as well as the declining student population in Juneau; and

WHEREAS, on January 30, 2024, the Board of Education and the CBJ Assembly met to discuss the deficit and a path forward with both expressing a strong commitment to work together to establish a sustainable budget; and

WHEREAS, the CBJ Assembly expressed an interest to support the JSD with a one-time loan, maintenance of facilities, and one-time fiscal support for non-instructional expenses involving, insurance, utilities, and custodial services; and

WHEREAS, the JSD incurs significant non-instructional expenses in its operating fund for providing space and services in school facilities and on school grounds like after-school childcare, community activities, and sporting activities; and

WHEREAS, in addition to the one-time loan through Ordinance 2023-14(b)(AD), this one-time non-instructional fiscal support is reasonable and necessary to balance the FY24 JSD budget consistent with AS 14.17.900(a), and because there is no practical way to cut ~\$4M in the final few months of a school year while still providing the Constitutionally required free public education to the students in Juneau and complying with AS 29.35.160; and

WHEREAS, 4 AAC 09.990(b) currently exempts this ordinance from the definition of local contribution in AS 14.17.990, because these funds are only to be used for non-instructional purposes and the JSD is still required to pay for the fair market value of insurance, utilities, and maintenance of facilities related to free public education from the operating fund; and

WHEREAS, the intent of this appropriation is to help offset the JSD’s FY24 non-instructional expenses involving maintenance of facilities, insurance, utilities, and custodial services that have been absorbed by the JSD’s operating fund and which should be provided by special revenue funds; and

WHEREAS, the amount appropriated by the CBJ Assembly in this ordinance, if any, should not be construed or interpreted as being determinative of the maximum amount the JSD could request or expend for non-instructional purposes consistent with 4 AAC 09.990(b).

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 Juneau School District the sum of \$3,922,787 for non-instructional costs for FY24.

Section 3. Source of Funds. Unrestricted general fund.

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

Adopted this _____ day of _____, 2024.

Attest:

Beth A. Weldon, Mayor

Elizabeth J. McEwen, Municipal Clerk

Presented by: AFC
 Presented: 02/23/2024
 Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(A)

An Ordinance Providing up to \$1,650,405 to the Juneau School District for Non-instructional Costs for FY25.

WHEREAS, although the Legislature has the duty to maintain a public school system, the City and Borough of Juneau (CBJ) and the Juneau School District (JSD) currently have a responsibility to provide public education to the children of Juneau (*Compare* Article VII, §1, Alaska Const. *with* AS 29.35.160 and CBJ Charter §13); and

WHEREAS, the CBJ Assembly has a long history of funding instructional services at the Juneau School District to the maximum local contribution cap allowed by law, AS 14.17.410(c); and

WHEREAS, in FY24, the CBJ Assembly appropriated over \$30 million dollars for instructional services subject to the AS 14.17.410(c) local contribution cap and an additional \$2.3 million dollars of funding for non-instructional services representing over 5 mills of property tax revenue; and

WHEREAS, in early January 2024, the JSD discovered that it faced a significant growing structural deficit (~\$9.5M for FY23 and FY24, and an additional ~\$9.7M for FY25) requiring immediate and long-term reductions in spending; and

WHEREAS, on January 16, 2024, the Board of Education directed the JSD staff to implement immediate cost saving measures and pursue long-term solutions; and

WHEREAS, the JSD took immediate action with a series of cost-saving measures and initiated community discussions for structural changes to educational delivery, school consolidation, building closure(s), and staff reductions to respond to the continued lack of adequate funding from the State as well as the declining student population in Juneau; and

WHEREAS, on January 30, 2024, the Board of Education and the CBJ Assembly met to discuss the deficit and a path forward with both expressing a strong commitment to work together to establish a sustainable budget; and

WHEREAS, the CBJ Assembly expressed an interest to support the JSD with a one-time loan, maintenance of facilities, and one-time fiscal support for non-instructional expenses involving, insurance, utilities, and custodial services; and

WHEREAS, the JSD incurs significant non-instructional expenses in its operating fund for providing space and services in school facilities and on school grounds like after-school childcare, community activities, and sporting activities; and

WHEREAS, in addition to changes to educational delivery, school consolidation, building closure(s), and staff reductions, this one-time non-instructional fiscal support is reasonable and necessary to balance the FY25 JSD budget consistent with AS 14.17.900(a), and because otherwise cuts of ~\$9.7M would harm students, families, staff, and the economy; and

WHEREAS, 4 AAC 09.990(b) currently exempts this ordinance from the definition of local contribution in AS 14.17.990 because these funds are only to be used for non-instructional purposes and the JSD is still required to pay for the fair market value of insurance, utilities, and maintenance of facilities related to free public education from the operating fund; and

WHEREAS, the intent of this appropriation is to help offset the JSD’s FY25 non-instructional expenses involving maintenance of facilities, insurance, utilities, and custodial services that would be absorbed by the JSD’s operating fund and which should be provided by special revenue funds; and

WHEREAS, the amount appropriated by the CBJ Assembly in this ordinance, if any, should not be construed or interpreted as being determinative of the maximum amount the JSD could request or expend for non-instructional purposes consistent with 4 AAC 09.990(b).

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 Juneau School District the sum of \$1,650,405 for non-instructional operations costs for FY25.

Section 3. Source of Funds. Unrestricted general fund.

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

Adopted this _____ day of _____, 2024.

Attest:

Beth A. Weldon, Mayor

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Presented: 02/05/2024
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-32

An Ordinance Clarifying the Process for Electing an Assemblymember Due to a Midterm Vacancy.

WHEREAS, CBJ Charter 3.6 and CBJC 11.10.040 provide standards for vacancies on the Assembly; and

WHEREAS, however, neither of those provisions provide clarity on the timing relationship between a midterm vacancy and the upcoming regular election; and

WHEREAS, consistent with state law, A.S. 29.26.010(a), and CBJ Charter 6.5(a), the Assembly prescribes rules for elections; and

WHEREAS, the formal public notice of the election must occur at least 30 days prior to the election (CBJ Charter 6.1, CBJC 29.07.010(e), A.S. 29.26.030), and CBJC 29.07.010(f)(3) dictates the contents of the notice, which includes specifying the Assemblymember seats that are vacant on the ballot; and

WHEREAS, the Election Official establishes the timeline for ballot formatting, proofing, and printing, which now generally requires all ballot items to be finalized 60 days prior to the election; and

WHEREAS, the Election Official may be able to reduce that 60-day deadline by a few days in certain years due to election vendor efficiencies and ballot language complexity; and

1
2 WHEREAS, while those 60-day deadline reductions may be available in certain years,
3 they are not predictable enough every year for the regular election; and

4 WHEREAS, the community needs clarity when a midterm vacancy of a non-mayoral
5 Assemblymember seat is on the upcoming election for the following year’s election; and

6
7 WHEREAS, this ordinance provides the necessary clarity to maintain election integrity, a
8 representative form of government, while balancing the practical needs of formatting, proofing,
9 and printing timely ballots.

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

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

14
15 **Section 2. Amendment of Section.** CBJC 11.10.040 Vacancies, is amended to read:
16 **11.10.040 Vacancies.**

17 (a) Except for a vacancy in the office of mayor, a vacancy on the assembly shall be filled by the
18 assembly which shall appoint by majority vote of the remaining members a qualified resident of
19 the election district from which the vacancy arose to be the acting assemblymember until the
20 next regular election and a successor is elected. The person appointed by the assembly shall be
21 compensated in accordance with CBJ 11.15.050(b). The relationship between a midterm
22 vacancy and an upcoming election shall be governed by the following subsections.

23
24 (1) If a midterm vacancy occurs more than 60 days, including day 60, from the upcoming
25 regular election, the vacant assemblymember seat shall be placed on the upcoming regular
election.

1
2 (2) If a midterm vacancy occurs less than 60 days from the upcoming regular election, the
3 vacant assemblymember seat shall be placed on the following year's election.
4

5 (b) If a vacancy in the office of mayor occurs within eight months before a regular election, or
6 if the mayoral term to be filled ends with the next regular election, the deputy mayor shall
7 succeed to the office of mayor until the next regular election and a successor is elected, at which
8 time, the deputy mayor shall resume their ~~his or her~~ assembly seat for the remainder of their
9 ~~his or her~~ term, if any. The deputy mayor shall be compensated in accordance with CBJ
10 11.15.050(a). The assembly shall fill the seat left vacant by the deputy mayor's succession by
11 appointing by majority vote of the remaining members a qualified resident from the same
12 election district as the deputy mayor. The person appointed by the assembly shall serve until
13 the next regular election and shall be compensated in accordance with CBJ 11.15.050(b).
14

15 (c) If a vacancy in the office of mayor occurs more than eight months before a regular election,
16 the assembly shall call a special election to fill the unexpired mayoral term. The deputy mayor
17 shall serve as mayor until the new mayor takes office. The assembly shall fill the seat left
18 temporarily vacant by the deputy mayor's succession by appointing by majority vote of the
19 remaining members a qualified resident from the same election district as the deputy mayor.
20 The person appointed by the assembly shall serve until a new mayor takes office and the deputy
21 mayor resumes their ~~his or her~~ assembly seat. The person appointed by the assembly shall be
22 compensated in accordance with CBJ 11.15.050(b). This subsection shall not apply if the
23 mayoral term to be filled will end with the next regular election.
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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

Presented by: The Manager
Introduced: February 05, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Transferring \$540,340 from Various Capital Improvement Projects to CIP R72-167 Dogwood Lane, CIP R72-169 10th, F, W. 8th Streets Reconstruction, and CIP U76-127 Collection System.

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 \$540,340 be transferred:

From: CIP		
W75-072	Lower D and 1 st Street – Sewer Replacement	(\$ 275,000)
W75-066	Airport Area Water Replacement	(\$ 115,862)
W75-060	ADO Project Utility Adj-F414	(\$ 77,637)
W75-077	Aurora Vault Removal	(\$ 71,841)
To: CIP		
R72-169	10 th , F, W. 8 th Streets Reconstruction	\$ 233,340
U76-127	Collection System Improvements	\$ 221,000
R72-167	Dogwood Lane	\$ 86,000

Section 3. Source of Funds.

Water Funds	\$ 490,340
Wastewater Funds	\$ 50,000

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

Assembly Goals 2024

Assembly Goals-Approved at the
3/4/2024 Assembly Meeting

1. Housing - Assure adequate and affordable housing for all CBJ residents				
AA*		Implementing Actions	Responsibility	Notes:
A	P/F/O	After completion of ADU change, begin major T49/Comp Plan re-write project. Include project funding in FY25 budget.	Assembly, Manager's Office, CDD	
B	P/F	Continue to monitor and track progress towards advancing the goals of the Housing Action Plan	Assembly, Manager's Office	
C	P/F/O	Continue aggressive use of the Affordable Housing Fund, tax abatement, and other loan and grant programs	Assembly, Manager's Office	
D	P/F	Continue planning and implementation of (re)development of Telephone Hill, Pederson Hill, and the 2nd/Franklin property	Assembly, Manager's Office	
E	P/O	Measure and monitor short-term rental trends and evaluate feasibility of short-term rental regulation	Assembly, Manager's Office, CDD, Finance	
2. Economic Development - Assure Juneau has a vibrant, diverse local economy				
AA*		Implementing Actions	Responsibility	Notes:
A	P/O	Negotiate agreements with cruise lines and associated industry to eliminate hot berthing, harmonize fees, and implement reasonable daily and/or ship size limits. Support and implement strategies to manage local tourism impacts. Engage in formal regional tourism planning efforts through AML.	Assembly, Manager's Office, Docks & Harbors	
B	P/F/O/S	Consider an update to the JEP, expiring in 2025.	Assembly, Manager's Office	
C	P/F/S	Explore ways to support the Capital Civic Center	Assembly, Manager's Office, Finance	
D	P/F/S	Support Eaglecrest's objective of becoming self-sufficient	Assembly, Manager's Office, Eaglecrest	
E	P/F	Complete design for West Douglas and Channel Crossing, apply for construction funding and appropriate and/or bond for local match	Assembly, CDD, Planning Commission, Manager's Office	
3. Sustainable Budget and Organization - Assure CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community				
AA*		Implementing Actions	Responsibility	Notes:
A	P/F	Develop strategy for fund balance and debt service mill rate	Assembly, Manager's Office, Finance	
B	F/O	Maintain Assembly focus on deferred maintenance including BRH and JSD with emphasis on enhancing building efficiency.	Assembly, Manager's Office, EPW, all operating departments with facilities	
C	P/F	Examine community grant process and priorities	Assembly, Manager's Office	
*Assembly Action to Move Forward: P = Policy Development, F = Funding , S = Support, O = Operational Issue				

Assembly Goals 2024

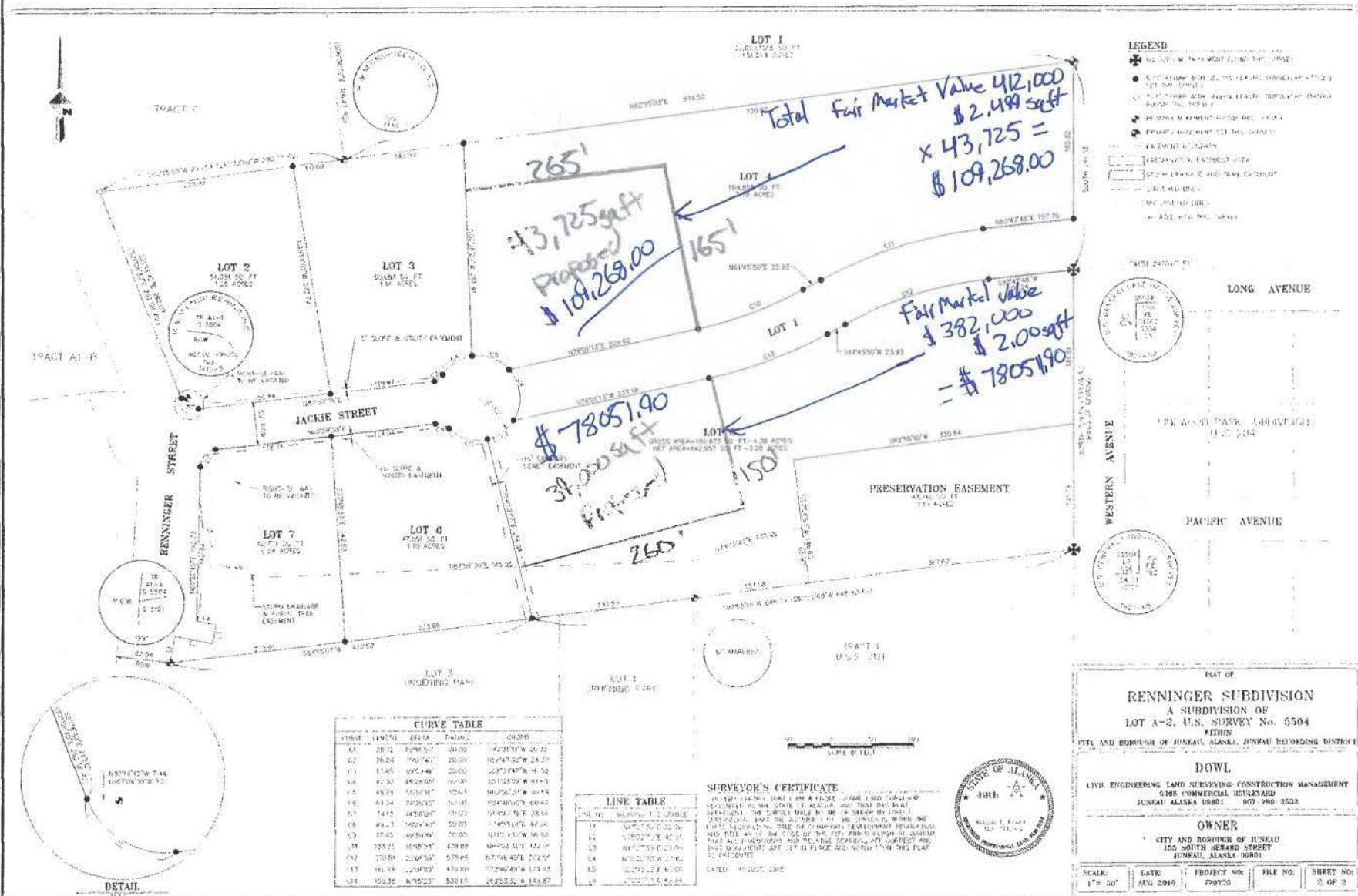
Assembly Goals-Approved at the
3/4/2024 Assembly Meeting

4. Community, Wellness, and Public Safety - Juneau is safe and welcoming for all citizens				
	AA*	Implementing Actions	Responsibility	Notes:
A	P/O/S	Acknowledge and honor Juneau's indigenous culture and place names. Develop a naming policy. Consider the impacts of recognizing additional and/or replaced holidays, including Elizabeth Peratrovich Day, Indigenous People's Day, and Juneteenth.	Assembly, Manager's Office, Human Resources Committee	
B	P/S	Explore government to government relations with tribes, working on projects meant to grow effective communication, trust, and partnerships. Create an Assembly liaison to tribal meetings.	Assembly, Manager's Office	
5. Sustainable Community - Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.				
	AA*	Implementing Actions	Responsibility	Notes:
A	P/O	Implement a zero waste or waste reduction plan, including development of the Zero Waste Subdivision.	Assembly, Manager's Office, EPW, Finance	
B	P/O	Identify and prioritize the most cost-effective energy efficiency and electrification upgrades in CBJ facilities.	Assembly, Manager's Office, all departments	
C	P/O/F	Implement projects and strategies that advance the goal of reliance on 80% of renewable energy sources by 2045	Assembly, Manager's Office, all departments	
D	P/F	Develop mitigation and resilience strategies aimed at reducing community risk and helping Juneau adapt to climate-related hazards that have been identified in the 7/22 ACRC Report	Assembly, Manager's Office, EPW	
E	P/O/F	Develop strategy to reduce abandoned/junked vehicles	Assembly, Manager's Office, EPW, Law, P&R, D&H	
*Assembly Action to Move Forward: P = Policy Development, F = Funding , S = Support, O = Operational Issue				

Renninger Subdivision Area Map

CBJ Over the Counter Land Sale of Renninger Lots

30



Renninger Subdivision Topograph

Section N, Item 17.



Dan Bleidorn

From: JG Construction LLC <jgconstruction@live.com>
Sent: Monday, February 5, 2024 1:38 PM
To: Dan Bleidorn
Cc: Katie Koester
Subject: Re: lot 4 Renninger subdivision

Thanks Dan,
In the building industry we would call lots like 1-2 and 3 buildable, no area is over 15 percent grade, they can drain Sewer to street without lift stations list goes on and on. Lots 4-5 are unbuildable by standard practice. Meaning lots 4-5 cons or reality of being developed are so low no builder would even consider them unless the price compensated for such hardships. All I've proposed is to take the appraised sq ft price and only buy part of lots at that value, not to mention lot 5 I'm offering to buy over 30,000 sq ft of it but you can only fill 12,169 sq ft of it.
I could list more pro-cons on the comparisons if you think it would help.
To be honest I thought it would be nice to actually build some housing up there as intended by the assembly when they created subdivision. In short It takes a ton of energy, time, money and skill to develop these style lots. I have at least three of these at the moment, but i am actively looking for easier land to build on.
Thanks for your time and consideration,
Jon

From: Dan Bleidorn <Dan.Bleidorn@juneau.gov>
Sent: Monday, February 5, 2024 11:46 AM
To: JG Construction LLC <jgconstruction@live.com>
Cc: Katie Koester <Katie.Koester@juneau.gov>
Subject: RE: lot 4 Renninger subdivision

Hi Jon,
I have your application tentatively scheduled for the 2/29 Lands Housing and Economic Development Committee at 5PM. Once I have all my information, I'll send you some recommended suggestions.

One thing I know will get questioned, is your valuation. If you are going to request the property without completing an appraisal, which is infrequent, be prepared to explain your valuation given the attached 2016 appraisal. Of the four lots that were sold in 2016, 3 were sold for appraised value and 1 was sold for the UAS/JDHS home building program at 50% appraised value and the land for this lot is in the Juneau Housing Trust name. The lots you are proposing to subdivide will be similar to those 4 lots, and I'm not certain your valuation will pass as fair market value.

Based upon my research and analysis, market value for th when the subdivision is completed, is as follows:

Lot	Size	Price/SF
Lot 2	54,381 SF	\$3.75
Lot 3	50,683 SF	\$3.75
Lot 4	164,858 SF	\$2.50
Lot 5	190,873 SF	\$2.00
Lot 6	47,851 SF	\$3.00
Lot 7	40,734 SF	\$3.00
Total		\$2.65 avg.

From: JG Construction LLC <jgconstruction@live.com>
Sent: Monday, January 29, 2024 12:02 PM
To: Dan Bleidorn <Dan.Bleidorn@juneau.gov>
Cc: Katie Koester <Katie.Koester@juneau.gov>
Subject: Re: lot 4 Renninger subdivision

Thanks Dan,
My time frame on developing property if I got it is this summer. Permits always seem to be an issue and we would need redrawing of lot lines expedited. I don't know how building housing would negatively impact the remaining CBJ property since it is unbuildable. The remainder of CBJ land still has that 50' platted road going in-between lot 4-5.

I appreciate you sending the analysis, it proves my point why no one has purchased the property. CBJ has it listed as if 200 plus units can be built on it. I don't think that is humanly possible. The lot is just over 200' deep and elevation rises over 90' in that distance.
Seems relatively easy for us to look at the topo and determine the exact amount of land that is actually buildable. Other issue is the ground, the engineer states needing to remove 5-6' of organic soil after trees stumps etc. Rough numbers If you figured 250'x150' that's over 7407 yards or over \$166k just in rock on lot 4. I do appreciate you taking time to look into this further, i think it's a great area for some much-needed housing in Juneau.
Please see my attached idea. I've added lower lot as well for example. I would be applying for an affordable cbj loan as well. Lot 4 my plan would be to build 4-5 4plex dwellings on the proposed lot. Lot 5 Army corps has given permission to fill 12,196sqft, my plan there would be to build two 4 plex buildings. That is all you could fit with parking spaces. It would be nice to actually see some rentals built on this land that was subdivided almost 10 years ago for the sole purpose of adding more housing.
Respectfully

From: Dan Bleidorn <Dan.Bleidorn@juneau.gov>
Sent: Monday, January 29, 2024 9:14 AM
To: JG Construction LLC <jgconstruction@live.com>
Cc: Katie Koester <Katie.Koester@juneau.gov>
Subject: RE: lot 4 Renninger subdivision

Hi Jon,

What is your timeframe for developing the property? What type and how many housing units will you build? Would this project negatively impact the remaining CBJ parcel?

The attached Analysis was in my file. It was completed by the JEDC for some mega 200 unit project up there, which got nowhere. CBJ had nothing to do with the project referenced, JEDC was contemplating acquiring the property under the same CBJ code as your request. I told them CBJ needed copies of any information they collected on the property, thus it's in my file. I also asked Tamara Rowcroft from the Alaska Housing Development Corp for information because AHDC bought CBJ property here and manages the housing development around this property. I think that she can share more information on the site that will help you better understand the site conditions.

Based on our telephone conversation, I will follow up with an outline on how your request could move forward. I will include some basic terms and conditions, that are all subject to Assembly approval. There has been no activity on these properties for a long time, and I believe the Assembly will be interested in reviewing your proposal.

Thanks,
Dan Bleidorn

From: JG Construction LLC <jgconstruction@live.com>
Sent: Wednesday, January 17, 2024 3:10 PM
To: Lands_Office <Lands_Office@juneau.gov>
Subject: lot 4 Renninger subdivision

Hello,

I am inquiring about lot 4 in The Renninger Subdivision. I know it has been listed for a while. I am wondering if there is a process where I can offer less than the minimum asking price of \$412,000.

I am also open to idea of only purchasing the first 2 acres of lot. As you know it s a pretty difficult piece of land to develop and I am proposing to build more housing for Juneau which seems to be desperately needed.

Respectfully,

Jon Geary
Owner JG Construction

Sent from [Mail](#) for Windows

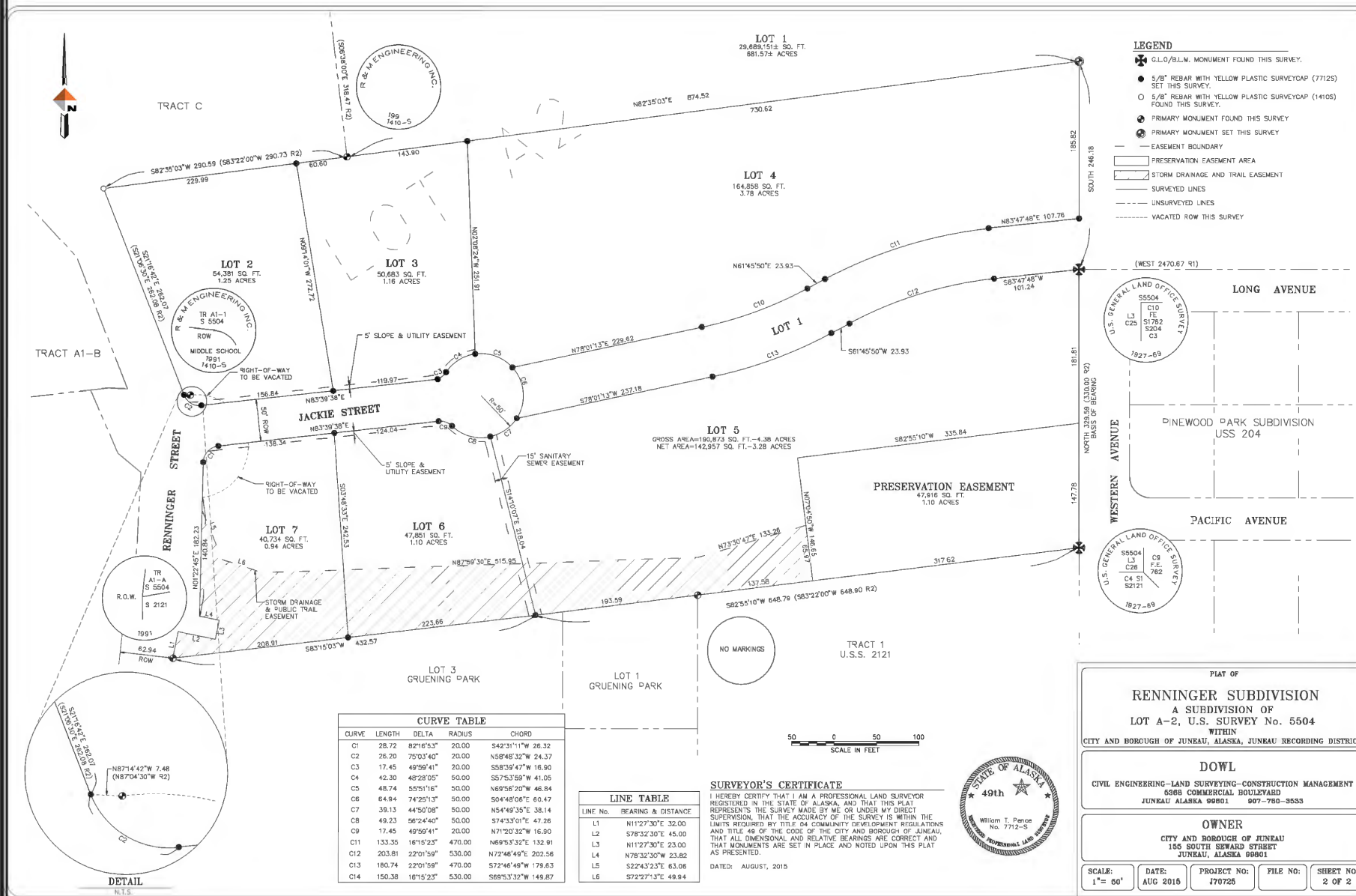
Renninger Subdivision Area Map

Section N, Item 17.

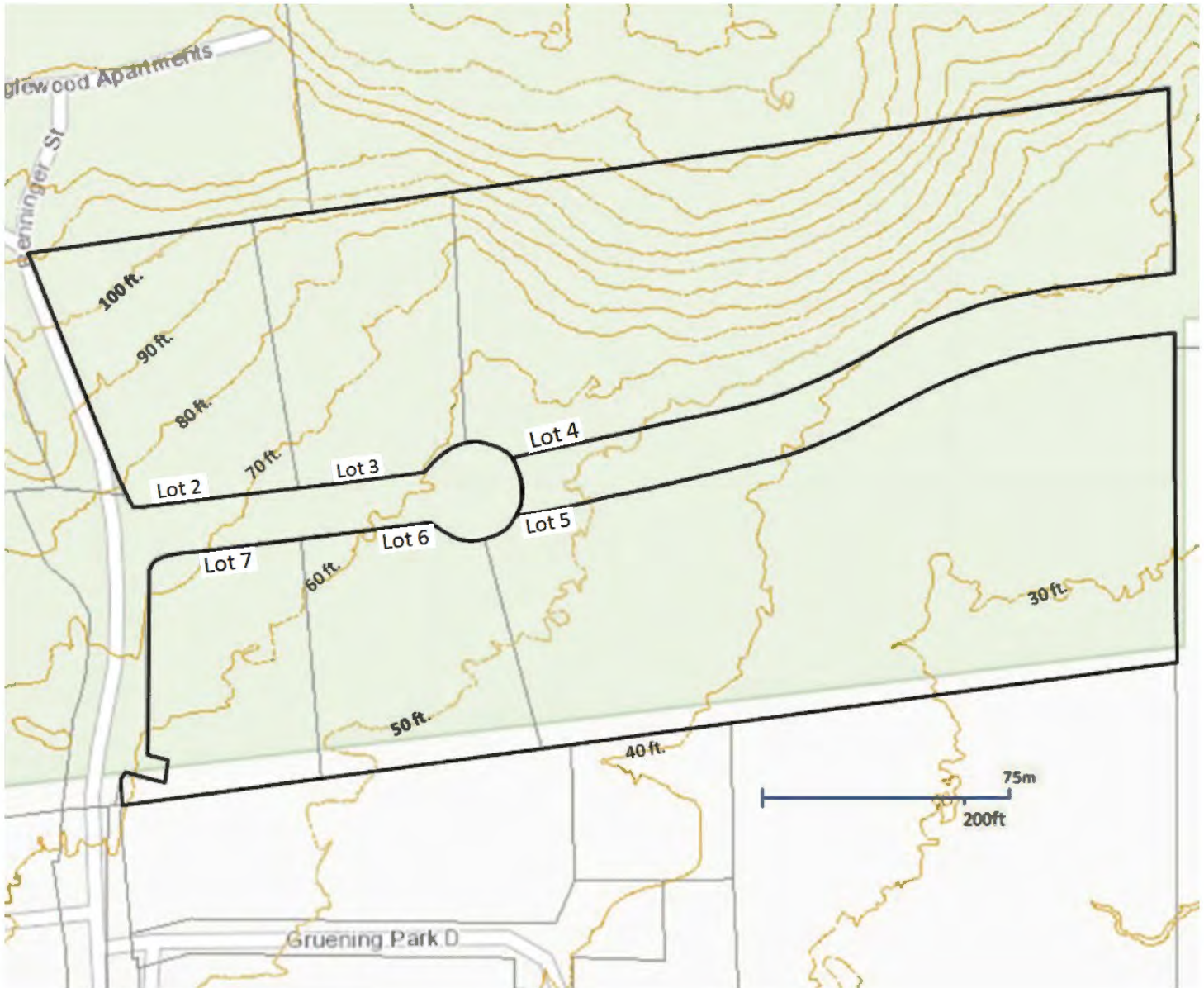
CBU Over the Counter Land Sale of Renninger Lots 4 & 5

30

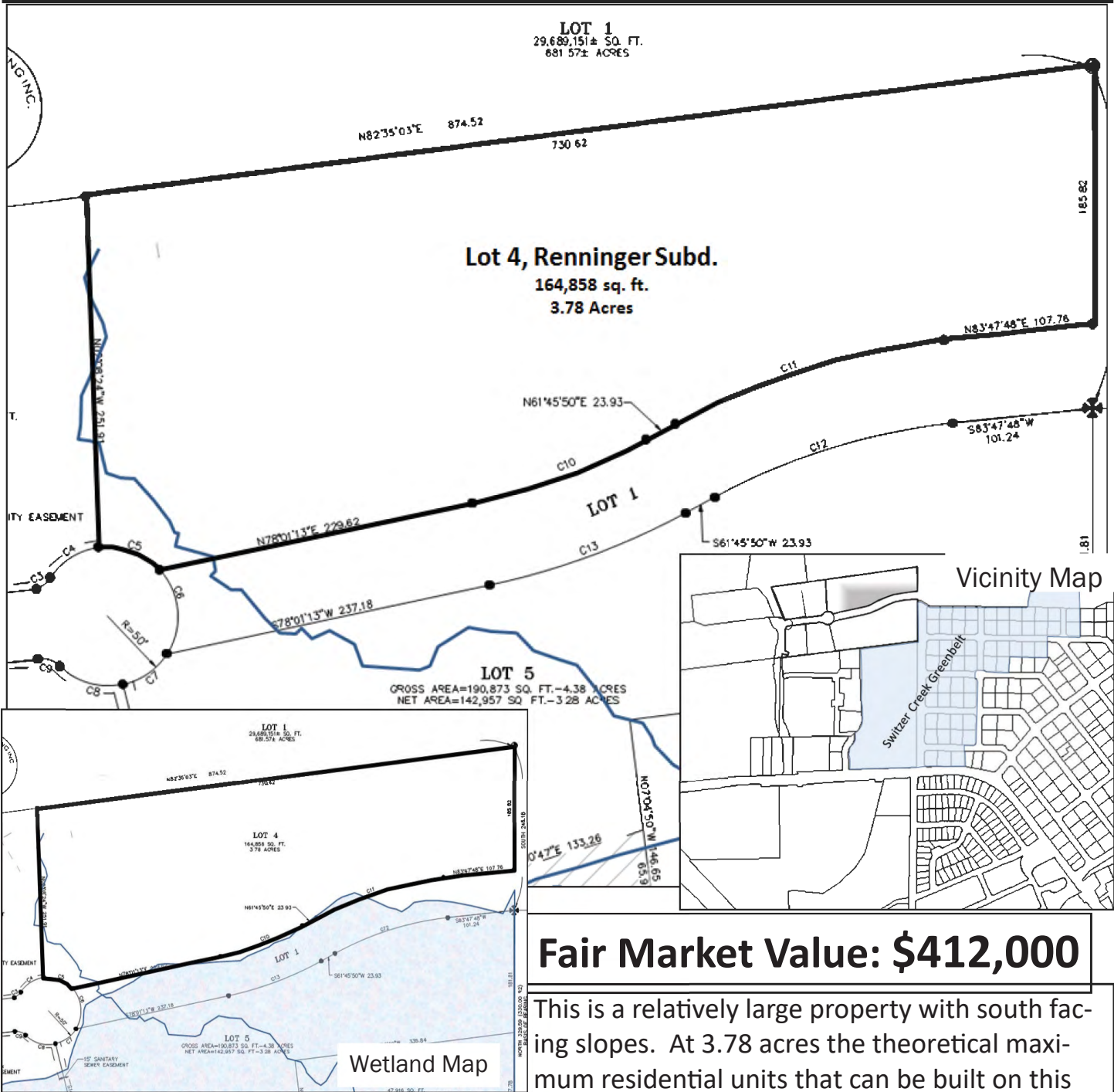
70







Legal Description: **Lot 4 Renninger Subdivision**
Acreage: **164,858 Sq. Ft. 3.78 Acres**



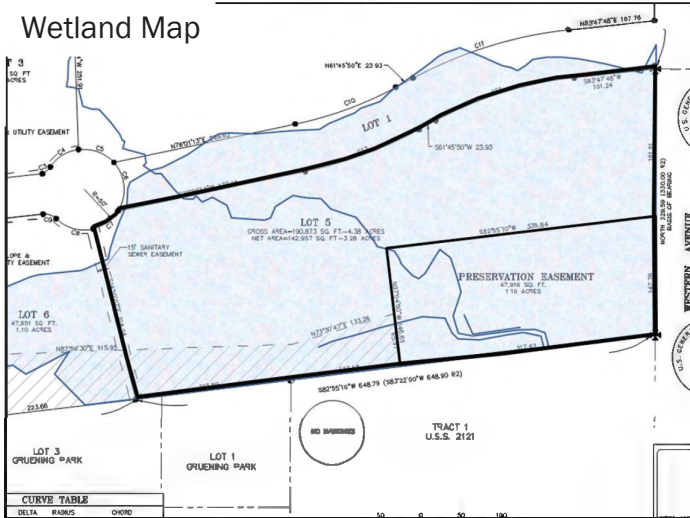
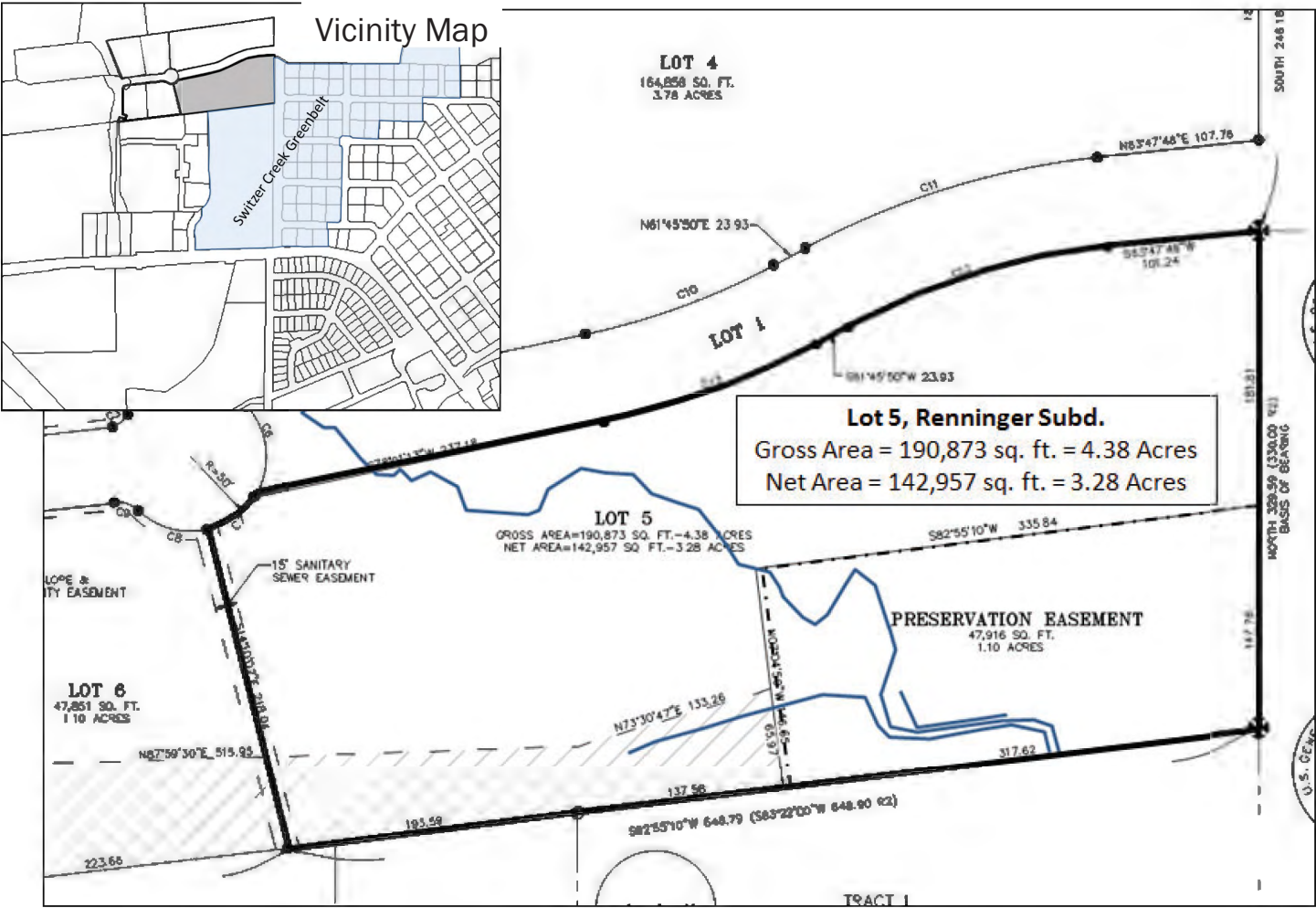
Fair Market Value: \$412,000

This is a relatively large property with south facing slopes. At 3.78 acres the theoretical maximum residential units that can be built on this lot is 57. Topography may make developing the maximum density allowed on this lot challenging.

Wetlands: This lot has roughly 1,167 square feet of wetlands located on this southern property line. The Army Corps of Engineers has not permitted the filling of wetlands on this lot.

Special Conditions: There is a small confined drainage on the southeast portion of the property. The crossing of this drainage has been permitted by the US Army Corps of Engineers.

Legal Description: Lot 5 Renninger Subdivision
Acreage: 190,873 Sq. Ft. 4.38 Acres



Fair Market Value: \$382,000

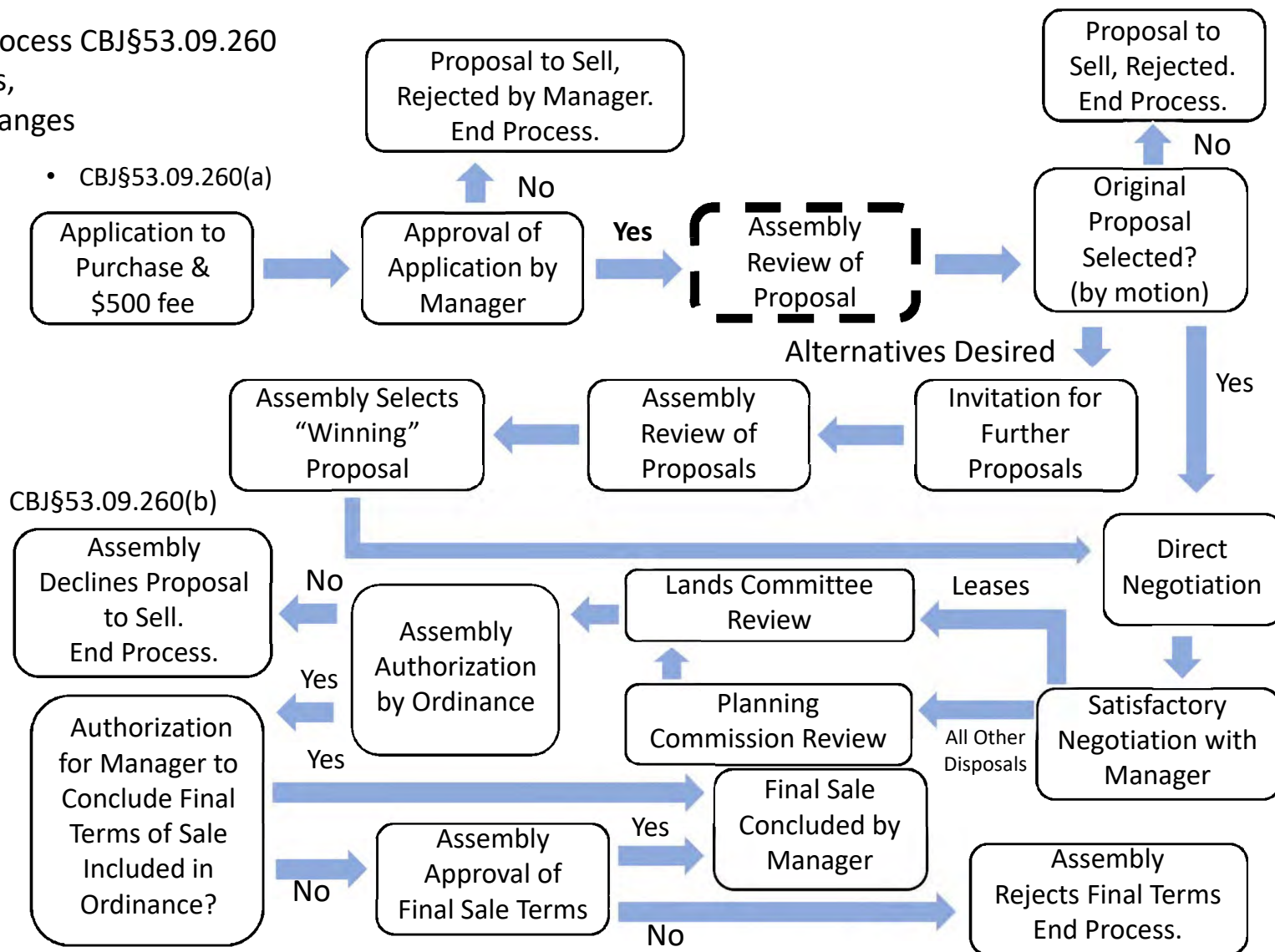
At 4.38 acres the theoretical maximum residential units that can be built on this lot is 66.

Wetlands: This lot is predominantly wetlands. The Army Corps of Engineers has permitted the filling of 0.28 acres or 12,196 square feet of wetlands on this lot.

Special Conditions: The southeastern portion of this lot has a no-disturbance preservation easement. This easement was a stipulation of

the Corps Permit and protects the valuable habitat closest to Switzer Creek. The southwestern portion of this lot has storm drainage and trail and sewer easements. The US Army Corps permit for this lot allows filling 0.28 acres of the lot near the Jackie Street cul-de-sac. A new fill permit would probably be required to achieve maximum density.

CBJ Land Sale Process CBJ§53.09.260
Negotiated Sales,
Leases and Exchanges



Ord 2023-14(b)(AD) Amendment _____ (via Assemblymember Kelly)

Motion: I move to amend Ordinance 2023-14(b)(AD) as follows to support the Juneau School District, help the community rebuild public trust, and improve budget transparency:

1. Repeal and replace the third to last whereas clause, page 2;

“WHEREAS, as part of the loan, staff from the CBJ Finance Department are expected to be assigned to assist the Juneau School District with its finances to increase transparency and foster improved communication between the school district, the CBJ Finance Department, and the community; and

~~WHEREAS, as part of the loan, the JSD will need to make their financial systems and records available to the CBJ Finance Department to increase transparency and share expertise between the two organizations; and”~~

2. And, insert an additional term into Section 3(d), page 3:

“Section 3. Terms. The CBJ Assembly authorizes the Manager to enter into a loan agreement with the Juneau School District for an amount up to \$4.1 million dollars with the following essential terms:

(a) The loan period is five (5) years;

(b) The first payment is due no later than in FY26; and

(c) The interest rate shall be zero percent (0%); and

(d) No later than FY26, the Juneau School District must publish a budget book available to the public no later than when the annual budget is submitted to the Assembly.”



Juneau School District

City and Borough of Juneau Assembly Presentation

Frank Hauser, Superintendent
Juneau School District
March 4, 2024

FY25 Forecast Enrollment

JSD Enrollment 2022 to 2034

Year	Actual		
2022	4,204		
2023	4,082		
	Forecast		
	Low	Mid	High
2024	3,646	3,942	4,175
2025	3,427	3,808	4,044
2026	3,272	3,676	3,944
2027	*	3,519	*
2028	*	3,415	*
2029	*	3,272	*
2030	*	3,171	*
2031	*	3,052	*
2032	*	2,934	*
2033	*	2,872	*
2034	*	2,798	*

* Not forecasted.

Note: Does not include preschool enrollment.

Erickson & Associates 2024

Juneau School District
FY25 Revenue
v.5-2.27.24

+ \$680 BSA

\$5960 BSA**\$6640 BSA**

Account Number / Description GENERAL FUND Fund	FY25 Adopted Reconfiguration FY25 Budget v.5	FY25 Adopted Reconfiguration FY25 Budget v.5
100.00.000.000.000.0110 / CBJ DIRECT APPROPRIATIONS	\$ 34,432,039	\$ 34,432,039
100.00.000.000.000.0400 / OTHER LOCAL REVENUE	\$ 15,000	\$ 15,000
100.01.000.000.000.0400 / OTHER LOCAL REVENUE	\$ 3,545	\$ 3,545
100.02.000.000.000.0400 / OTHER LOCAL REVENUE	\$ 24,824	\$ 24,824
100.12.000.000.000.0400 / OTHER LOCAL REVENUE	\$ 6,798	\$ 6,798
100.14.000.000.000.0400 / OTHER LOCAL REVENUE	\$ 9,718	\$ 9,718
100.55.000.000.000.0400 / OTHER LOCAL REVENUE	\$ 1,622	\$ 1,622
100.00.000.000.000.0410 / TUITION FROM STUDENTS	\$ 11,400	\$ 11,400
100.00.000.004.000.0410 / TUITION FROM STUDENTS	\$ 47,000	\$ 47,000
100.51.000.000.000.0410 / TUITION FROM STUDENTS	\$ 72,274	\$ 72,274
100.00.000.000.000.0470 / E-RATE	\$ 302,000	\$ 302,000
100.00.000.000.000.0510 / STATE FOUNDATION	\$ 25,799,304	\$ 30,967,789
100.00.000.000.000.0550 / SUPPLEMENTAL AID	\$ -	\$ -
100.00.000.000.000.0560 / TRS ON-BEHALF REVENUE	\$ 4,624,078	\$ 4,624,078
100.00.000.000.000.0570 / PERS ON-BEHALF REVENUE	\$ 618,325	\$ 618,325
100.00.000.000.000.1505 / MEDICAID REIMBURSEMENTS	\$ 25,000	\$ 25,000

Total For GENERAL FUND

\$ 65,992,926**\$ 71,161,411**

FY 25 School Closure Revenue Adjustment (100% Revenue)

\$ 1,905,362

\$ 2,122,171

FY25 Foundation Revenue**\$ 67,898,288****\$ 73,283,582**

FY25 Revenue

Juneau School District **FY25 Budget Status Summary** **Status Quo Projection**

			+ \$680 BSA
		\$5960 BSA	\$6640 BSA
FY25 Budget Summary v.5		FY25 Adopted Reconfiguration	FY25 Adopted Reconfiguration
		FY25 Budget v.5	FY25 Budget v.5
		K-6, 7-8, 9-12	K-6, 7-8, 9-12
	FY25 Estimated Revenue Projection	\$ 65,992,926	\$ 71,161,411
	Revenue Adjustment for Year 1 of School Closure	\$ 1,905,362	\$ 2,122,171
		\$ 67,898,288	\$ 73,283,582
	FY25 Status Quo Projected Expense	\$ 72,694,036	\$ 72,694,036
	Surplus/Deficit	\$ (4,795,748)	\$ 589,546
	<i>Fund Balance Target 1.5% Board Policy 3470</i>	\$ (1,049,597)	\$ (1,049,597)
		\$ (5,845,345)	\$ (460,051)
	Future Consideration Loan repayment FY26, FY27, FY28	\$ 1,366,667	\$ 1,366,667
	<i>\$4.1M/3 years</i>		

From: Kristin Bartlett email@juneauschools.org
Subject: JSD Update: Budget message from Supt Hauser
Date: February 29, 2024 at 9:02 AM
To: Juneau School District Recipients recipients@jsd.parentlink.net

Dear JSD Families,

Now that a final district reorganization plan has been adopted by the Board of Education, the FY25 budget process can be completed.

There was a special meeting on Tuesday night to continue this budget work. Discussion included such topics as enrollment projections and the pupil-teacher ratio for school staffing. We also discussed the bipartisan education bill that passed the House and Senate. It contains a \$680 increase to the state education funding formula, the base student allocation (BSA).

With next year's building consolidations and the legislature's approved \$680 BSA increase, the district for FY25 would have a projected deficit of only \$485,051—and that is *after* meeting the fund balance target specified in board policy. With attrition, it seems likely there would be few, if any, reductions in force in that scenario.

Without the BSA increase, the district currently faces a projected deficit of approximately \$4.8 million for FY25. The deficit projection for FY25 is down from approximately \$10 million, since the district reorganization plan was adopted, but it's still significant.

Tough decisions have been made in our district. No one can say we have not done our part to balance the budget. The legislature has done its part. Now, either the bill with the BSA increase will become law, or the governor will veto it.

We have experienced this year what happens when incorrect revenue assumptions are used to build a budget. I am not going to present to the board a district budget based on revenue that I hope will be there, but on revenue that actually is.

At this point, we have no choice but to build the budget without the \$680 BSA increase. We can continue to hope, together, that the situation changes. (In case you missed it, the United States Department of Education has also recently informed the state that it owes over \$2.5 million to JSD because of a "maintenance of equity shortfall": [Federal education officials say Alaska owes millions to Juneau, Kenai and North Slope school districts](#). Read the US-Ed letter to the Alaska Department of Education and Early Development [here](#).)

Finally, I know that emotions run the whole gamut right now, but we are one Juneau School District, and we will continue to support each other throughout this transition.

That will continue to be my focus and my commitment during this transition, and I ask the same of you.

As we enter a new chapter, there will be new possibilities. I invite you to consider the conversations that other districts are having now that we have **not** had—conversations about cutting art, music, and popular academic programs.

The reorganization plan adopted will help preserve as many opportunities and supports for students as possible. I anticipate that high school students next year will have more course choices, instead of situations where peers across town have access to a course they do not. Our plans include supporting—and expanding—robust non-varsity athletics (e.g., JV and C) and supporting the clubs from each school that bring students together.

I'd like to thank everyone for all the conversations we've had over the last two months and for your input, feedback, and attendance at the many meetings we've held. We've sent out two newsletters in the last week and will continue to keep you updated.

Warm regards,
 Superintendent Hauser

You are receiving this email because of your relationship with Juneau School District. If you wish to stop receiving email updates sent through the Finals site service, please [unsubscribe](#).
 Juneau School District | 10014 CRAZY HORSE DRIVE, JUNEAU, AK 99801 | 907-523-1700



OFFICE OF THE MUNICIPAL CLERK ELECTION OFFICIAL

Section U, Item 21.

155 Heritage Way
Phone: (907)586-5278 Fax: (907)586-4552
email: city.clerk@juneau.gov

Date: March 4, 2024
To: Mayor Weldon & Assembly
From: Beth McEwen, Municipal Clerk/Election Official
Subject: Timelines for October 1, 2024 Regular Municipal Election

The next CBJ Regular Municipal Election is Tuesday, October 1, 2024.¹ Following the direction of the Assembly to conduct all CBJ elections by mail, the timelines for conducting the October 1, 2024 election are set forth below. All dates referenced below are for the 2024 calendar year unless otherwise noted. Please note that all code citations used in this memo are referring to the current code in place as of the date of this memo.

CHARTER AMENDMENTS

The Assembly may propose a Charter amendment by ordinance.² In order for a proposed amendment to be submitted to the voters at the regular election, an ordinance to amend the Charter would need to be adopted no earlier than Monday, June 3, and no later than Friday, August 2.³ These deadlines are set to avoid the need to hold a special election. The first regular meeting for the Assembly to introduce a Charter amendment is May 13, the last regular scheduled meeting for the Assembly to adopt a Charter amendment is July 29, unless special meetings are scheduled for such purposes.

GENERAL BALLOT PROPOSITIONS

Notice of the regular election must be published no later than Saturday, August 31.⁴ The notice must state the purposes of the election. All ballot propositions must be finalized prior to the date the notice of election is published.

Ordinances or resolutions proposing a ballot proposition, other than a Charter amendment, *must* be adopted by July 29, in order to allow time for publishing the notice of election and for ballot preparation, printing and mailing to Juneau. I recommend introducing any ballot measure no later than the June 17 Regular Assembly meeting, with public hearing and Assembly action on July 1. If necessary, the Assembly could delay action until the next regular meeting of July 29. The Assembly can hold a special meeting to introduce or adopt a ballot ordinance, as long as a

¹ CBJ Charter Section 6.1 Regular Elections “A regular election shall be held annually on the first Tuesday in October, or such other date as the assembly may provide by ordinance.”

² CBJ Charter Section 14.2 Proposal by the Assembly “The assembly may propose Charter amendments by ordinance containing the full text of the proposed amendment and adopted by at least six votes of the assembly.”

³ CBJ Charter Section 14.5 Election “*The election shall be held not less than sixty days and not more than one hundred and twenty days after the amendment has been proposed. If no regular election is to be held within that period, the assembly shall provide for a special election on the proposed amendment.*”

⁴ CBJ Charter Section 6.1 Regular Elections “At least thirty days published notice shall be given of a regular election.”

public hearing on the ordinance is held. The notice of public hearing on an ordinance must be published in a newspaper of general circulation at a minimum of seven days prior to the public hearing.⁵

PETITIONS

A petition may propose to amend the CBJ Charter or the CBJ Municipal Code. There is an outlined procedure for conducting an initiative (to propose something new) or a referendum (to repeal something in existence). To start a petition, petitioners form a committee of five qualified municipal voters and submit an affidavit stating the purpose of the petition to the Clerk's office.⁶

A petitioner's committee is encouraged to submit a copy of the affidavit and the proposed ordinance, resolution or other measure to be initiated to the Municipal Attorney with a request that it be reviewed by the Attorney.⁷

After receipt of a petition affidavit, the Clerk has 15 work days to review and deny or approve the petition affidavit and, if approved, issue petition books. The petition committee then has 30 calendar days in which to obtain the signatures of qualified voters equal to 25% of the votes cast in the preceding regular municipal election. Based on the 9,435 total ballots counted during the 2023 election, 25% of that would require 2,359 signatures of qualified voters to certify a petition in the City and Borough of Juneau.⁸

The CBJ Charter and Code anticipates a timeframe, which can extend from 66 - 81 days from the time the affidavit is submitted in the Clerk's office to the time it is certified by the Clerk.^{9/10} This includes 15 days for the Clerk to review and issue signature booklets to a petitioner's committee, 30 days for the collection of signatures, 10 days for the Clerk to certify signatures, and up to 20 additional days for petitioners to gather, and the Clerk to review, additional signatures if a timely submitted petition is found deficient.

The time frames for a certified petition proposition to be placed on the ballot vary depending on the type of petition proposed.¹¹ Petitioners are encouraged to contact the Clerk's office in March of each year begin working on the petition process. Below are the filing periods for each type of petition to potentially have a question appear on the October 1 ballot:

Initiative Petition Filing Period March 26 – April 9

Referendum Petition Filing Period April 9 – April 24

5 CBJ Charter Section 5.3 Ordinance Procedure (a) "...The public hearing on an ordinance shall follow publication by at least seven days..."

6 CBJ Charter Section 7.2 Commencement of Proceedings. (a) "Any five qualified municipal voters may commence initiative or referendum..."

7 CBJ Code Section 29.10.020 Attorney assistance on initiative petitions.

8 CBJ Charter Section 7.3

9 CBJ Code Section 29.10.025 Certification of Petitioners' Committee Affidavit

10 CBJ Charter Section 7.3 Petition "A petition...shall be filed in proper form with the clerk within thirty days after the date of issuance of petition pages" and 7.6 Examination for Sufficiency "Within ten days following the date on which the petition is filed in proper form, the clerk shall certify if it bears the required number of signatures"

11 CBJ Charter Section 14.5 Election (a) "Proposed (charter) amendments shall be submitted to the qualified voters of the municipality" and CBJ Charter Section 7.10 Action on Petitions (a) "When an initiative or referendum petition has been determined sufficient, the clerk immediately shall submit it to the assembly".

Charter Amendments

If the petition proposes a Charter amendment, the Assembly **does not** participate in the process. Once certified, the proposition is placed on the ballot.¹² In order to meet publication deadlines for the Notice of Election and to avoid a special election the following dates are set for 2024:¹³

Charter Amendments:

June 3 - Earliest day Clerk can certify a voter initiated Charter amendment petition.
(Petitioner affidavit to be submitted no earlier than **March 29**.)

August 2 - Last day Clerk can certify a voter initiated Charter amendment petition.
(Petitioner affidavit to be submitted by **May 13** at the latest.)

If a Charter amendment petition is submitted outside of the timeframe to fall on a regularly scheduled election, a special election may be required to be held to determine the outcome.

Code Ordinances

If the petition proposes adoption by initiative or repeal by referendum of an ordinance, the Assembly does participate in the process. Upon certification of an initiative or referendum petition, the Clerk submits it to the Assembly for review and possible action. In order to allow the greatest amount of time possible for the petition process, this timeline proposes a **July 29** date by which the Assembly would take action to adopt a substantially similar ordinance or repeal the referred measure.

If the Assembly fails to adopt a proposed initiative measure without any change in substance within forty-five days or fails to repeal the referred measure within thirty days after the date the petition was determined sufficient, the proposed initiative or referred measure is submitted to the voters on the ballot. Since the last regular Assembly meeting to act on an ordinance to be placed on the October 1 ballot is July 29, any **referendum petition** should be certified by the Clerk and submitted to the Assembly by **June 28** to allow time for drafting and public notice of a proposed ordinance. The deadline by which the Clerk should certify and submit an **initiative petition** for adoption no later than the July 29 Assembly meeting would be **June 14**.

If a petition is submitted to the Assembly outside of the timeframe that would allow the measure to be placed on the regularly scheduled election, the Assembly determines whether it is in the best interest of the municipality to conduct a special election on the matter before the next scheduled election.¹⁴

A petitioners' committee for either a Code or Charter amendment is encouraged to discuss the matter with the Municipal Clerk and Municipal Attorney prior to action and is encouraged to

¹² CBJ Charter 14.5 (a) Election.

¹³ CBJ Charter Section 14.5 (b) Election (b) "The election shall be held not less than sixty days and not more than one hundred and twenty days after the amendment has been proposed."

¹⁴ CBJ Charter 7.10 Action on Petitions (b) The election on a proposed initiative or referred measure shall be held at the next regular election, or, if already scheduled, a special election occurring not sooner than 90 days from the last day on which the assembly action may be completed on the proposed initiative or referred measure. If no regular election is scheduled to occur within 75 days after the certification of a petition and the Assembly determines it is in the best interest of the municipality, the Assembly may, by ordinance, order a special election to be held on the matter before the next scheduled election. The notice of election shall contain at least a summary of the proposed initiative or referred measure.

start activities at the earliest date possible.

CANDIDATE FILING PERIOD

In accordance with CBJ Code 29.07.050, nominating petitions for the October 1, 2024 municipal election must be submitted no earlier than **8:00 a.m., Friday, July 12**, and no later than **4:30 p.m., Monday, July 22**.¹⁵ These petitions are available in the Clerk's office and require the signatures of 25 registered CBJ voters. In addition, to be considered a certified candidate, a printed/signed copy of the electronically submitted Alaska Public Offices Commission Public Official Financial Disclosure (APOC POFD) Statement must be submitted to the Clerk's office no later than the July 22, 4:30 p.m. deadline.¹⁶

A candidate may withdraw his or her name from the printed ballot no later than 4:30 p.m. on Friday, July 26.¹⁷

Candidates may submit an official candidate statement for publication on the CBJ website as early as the filing of their nominating petition but no later than August 12.¹⁸

Write-in candidates can file a letter of intent and an APOC POFD statement with the Clerk's office not earlier than Friday, July 26 and not later than 4:30p.m. on September 24. Write-in candidates do not participate in the Official Candidate Statement process.

Attachments

- Quick Reference Dates for October 1, 2024 Election
- Petition Process Flow Chart

15 CBJ Code Section 29.07.050 (c) Candidates – Nomination

16 AS 39.50.020 (a)... Candidates for elective municipal office shall file the statement at the time of filing a nominating petition, declaration of candidacy, or other required filing for the elective municipal office. Refusal or failure to file within the time prescribed shall require that the candidate's filing fees, if any, and filing for office be refused or that a previously accepted filing fee be returned and the candidate's name removed from the filing records....(b)... Municipal officers, former municipal officers, and candidates for elective municipal office, shall file with the municipal clerk or other municipal official designated to receive their filing for office. All statements required to be filed under this chapter are public records.

17 CBJ Code 29.07.050 (e) Any candidate nominated may withdraw his or her nomination not later than 4:30 p.m. of the 67th day before the election.

18 CBJ Code 29.07.050, Official Candidate Statement. Please contact the Election Official for the necessary forms/procedures for filing of these official candidate statements.

Quick Reference Dates for October 1, 2024 CBJ Regular Election

WORKING DRAFT-Updated March 4, 2024 All dates are 2024
See <https://juneau.org/clerk/elections> for full details.

March 26	<u>Initiative Petition</u> Filing Period opens (to make a new law)
March 29	First day for the public to file for a Charter Amendment change (to change the CBJ Charter)
April 9	<u>Initiative Petition</u> filing period closes. <u>Referendum Petition</u> Filing Period opens (to get rid of an existing law)
April 24	<u>Referendum Petition</u> Filing Period closes
May 11	What It Takes to Run for Public Office , a free workshop by the Juneau League of Women Voters, CBJ Clerk's Office, Juneau School District, and Juneau Public Libraries.
May 13	Earliest Regular Assembly meeting for the Assembly to introduce a Charter Amendment Ordinance
May 13	Last Day for the public to file for a Charter Amendment change
June 3	[120 days prior to Election Day] Earliest day for the clerk to certify a petition for a Charter amendment
June 17	First Regular Assembly Meeting for the Assembly to adopt any Charter Amendment Ordinance
June 14	Deadline for the Clerk to certify an Initiative Petition and submit it to the Assembly for Action.
June 22	[100 Days until Election Day]
June 28	Deadline for the Clerk to certify a Referendum Petition and submit it to the Assembly for action.
July 1	Last Regular Assembly Meeting to Introduce all Ballot ordinances, including any Charter amendments.
July 3	[90 days prior to Election Day]
July 12	[81 days prior to Election Day] Filing for Assembly and School Board Candidacy Opens at 8:00 a.m.
July 22	[71 days prior to Election Day] Filing for Assembly and School Board Candidacy Closes at 4:30 p.m.
July 26	Last day for candidates to withdraw their name from the printed ballot – 4:30 p.m. First day a write-in candidate can file a letter of intent to run a write-in campaign.
July 29	Last Regular Assembly Meeting to Adopt all ballot ordinances, including any Charter amendments or to make a motion placing an advisory question on the ballot.
Aug. 2	[60 days prior to Election Day] Last day for Assembly to adopt or the Clerk to certify a petition for a Charter amendment proposition (This is a Friday and would require a Special Assembly meeting.)
Aug. 7	Clerk finalized ballot layout & sends it for design and testing
Aug. 12	[50 days prior to Election Day] Optional Candidate Profiles due to Clerk

Quick Reference Dates for October 1, 2024 CBJ Regular Election

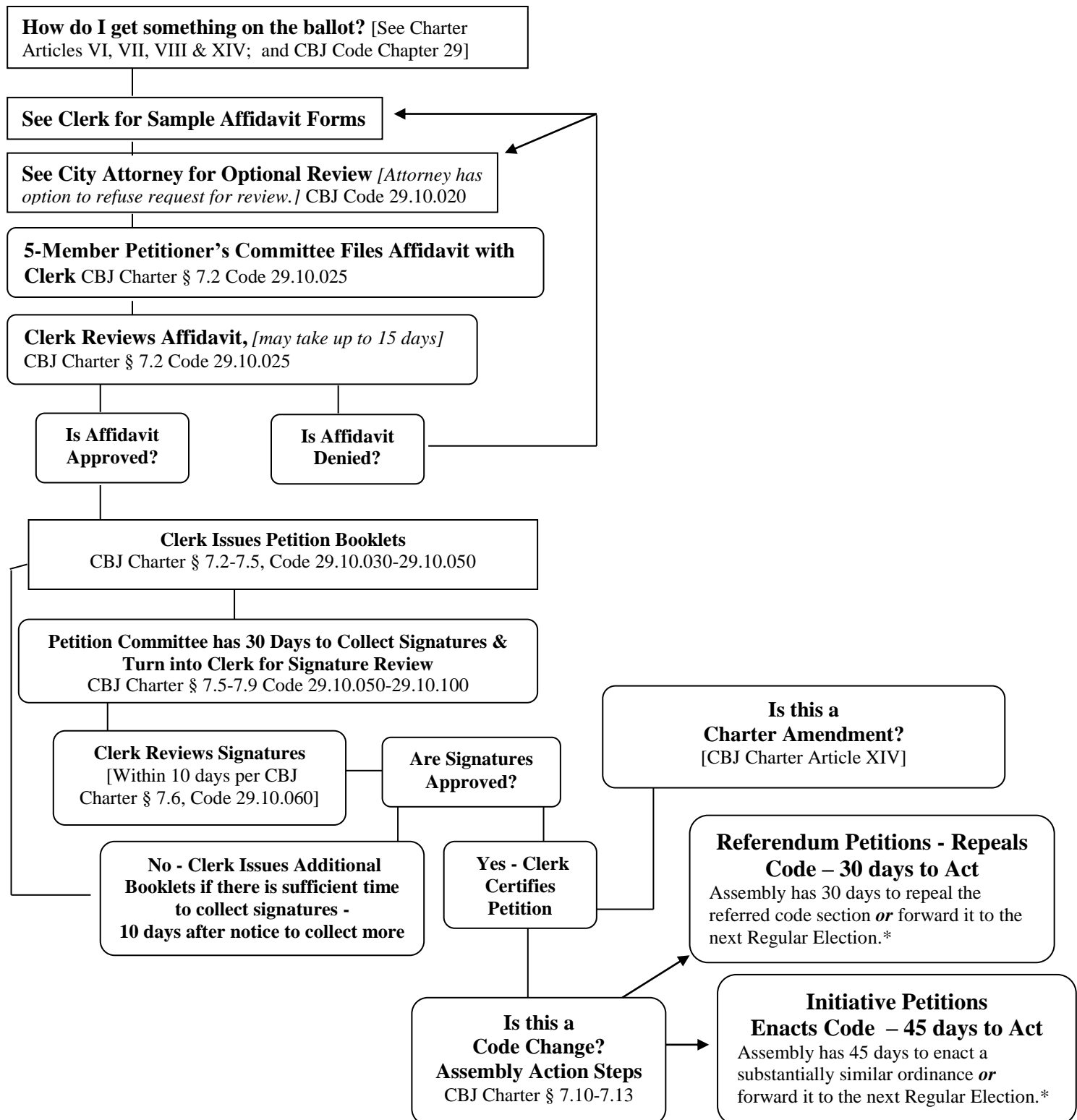
WORKING DRAFT-Updated March 4, 2024 All dates are 2024
See <https://juneau.org/clerk/elections> for full details.

Aug. 16	Final ballot approval with printer
Aug. 31	Notice of Election Published in Newspaper of General Circulation (Juneau Empire)
Sept. 1	[30 days prior to Election Day] Last day for residents to register to vote in this election; Deadline for Candidate Profiles to be published on CBJ Elections website
Sept. 2	Labor Day Holiday Observed
Sept. 3-6	Election Equipment Logic and Accuracy Testing occurs week of Sept. 3
Sept. 12	Ballots mailed out from printer/contractor (in WA) to all qualified registered voters
Sept. 13	Ballot Drop Boxes unlocked to begin receiving ballots
Sept. 16-10/1	Vote Centers open in Assembly Chambers and Mendenhall Valley Library Large Meeting Room for in-person voting, special needs voting, ADA accessible voting equipment, or to drop off by-mail ballots.
Sept. 24	[7 days prior to Election Day] Last day for Clerk's to receive applications for a ballot to be mailed to a temporary address Last day to file "write-in" candidacy letter of intent and candidacy packet.
Sept. 30	5:00pm Deadline to submit application for a fax/e-ballot (by electronic transmission).
Oct. 1	Election Day: Vote Centers open 7 a.m. - 8 p.m. Ballot Drop Boxes available until 8 p.m. <i>[Ballots received and reviewed prior to Election Day will begin tabulation after 8p.m. and preliminary unofficial results will be published later that evening with periodic updates published throughout the review period.]</i>
Oct. 14	Deadline for ballot cures to be submitted to the Election Center for consideration by the Canvass Review Board.
Oct. 14 - 15	Final ballot review and tabulation by the Canvass Review Board held at the Ballot Processing Center with up to three additional days, as may be needed.
Oct. 15	FINAL RESULTS will be published online upon certification by the Canvass Review Board and the Election Official.
Oct. 17	(Within 2 days after certification) Any request for a recount of election returns (CBJ Code 29.07.300) must be filed with the Clerk. Within 5 days of recount application being deemed sufficient, the Clerk conducts a recount of election returns to be completed within 2 days and certifies final results.
Oct. 21	Swearing in & first meeting with newly elected Assemblymembers, Election of Deputy Mayor
Oct. 22	Swearing in & first meeting with newly elected School Board Members
Oct. 25	Last Day to file for Judicial Review of Election in Superior Court (Within 10 days of certification)

Please check the CBJ Elections Website at <https://juneau.org/clerk/elections> for periodic updates or contact the Municipal Clerk's office at 907-586-5278 or via email at CBJ.Elections@juneau.gov.

City & Borough of Juneau Municipal Elections Petition Process

[As outlined in the CBJ Charter and Code – Flow Chart Updated February 2021]
*Some of the charter & code sections may be paraphrased or abbreviated for sake of brevity.
Please refer to the Charter or Code section referred to for the full text.*
https://library.municode.com/ak/juneau/codes/code_of_ordinances



*Charter § 7.10(b) provides, in part, for a proposed initiative or referred measure to be placed on the next regular election, or, if already scheduled at a special election if one is scheduled no sooner than 90 days from the last day of Assembly action. If there is no regular election scheduled within 75 days after the petition is certified, the Assembly may choose to order a special election on the matter prior to the next regular election.