



REGULAR ASSEMBLY MEETING 2024-20 AGENDA

August 19, 2024 at 7:00 PM

Centennial Hall & Zoom Webinar

The 8/19/24 Assembly & HRC meetings will take place at Centennial Hall due to maintenance issues in City Hall Assembly Chambers. Or you may Zoom into the meeting using the link below.

<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. Recognition of outgoing City Attorney Robert Palmer

[2.](#) USCG Buoy Tender Round-up Proclamation

3. Update on Mendenhall Flood Response

E. APPROVAL OF MINUTES

[4.](#) January 8, 2024 Regular Assembly Meeting 2024-01 Draft Minutes

[5.](#) August 5, 2024 Special Assembly Meeting 2024-18 Draft Minutes

[6.](#) August 6, 2024 Special Assembly Meeting 2024-19 Draft Minutes

F. MANAGER'S REQUEST FOR AGENDA CHANGES

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

H. CONSENT AGENDA

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

Assembly Request for Consent Agenda Changes

Assembly Action

I. Ordinances for Introduction

7. Ordinance 2024-20: An Ordinance Amending the Parking Requirements of the Land Use Code by Extending the No Parking Requirements Area to Include the Telephone Hill Area.

In 2022, the Assembly adopted a No Parking Required Area in downtown Juneau to support residential and commercial development efforts. This ordinance would continue that policy and extend the no parking requirement to the Telephone Hill area for multiple reasons including the following: construction cost of underground parking, availability of an adjacent parking garage, and the walkability of downtown Juneau.

The Assembly Committee of the Whole supported this ordinance on April 15 and August 5, 2024. The Lands Housing and Economic Development Committee supported this ordinance on July 15, 2024.

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

8. Ordinance 2024-01(b)(E): An Ordinance Appropriating \$547,353 to the Manager for the Airport Runway Safety Area Shoulder Grading Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant and Passenger Facility Charge Fees.

This ordinance would appropriate \$574,353 for the design phase of the Runway Safety Area (RSA) Shoulder Grading CIP. This CIP is intended to regrade existing runway areas to Federal Aviation Administration (FAA) specifications. Funding for this ordinance is provided by an FAA Airport Improvement Program (AIP) grant in the amount of \$422,353, and Passenger Facility Charge (PFC) fees funds in the amount of \$125,000. The PFC funds will reimburse amounts that were forward funded from other sources, which is typical for PFC collections that are appropriated upon receipt.

The Public Works and Facilities Committee reviewed this request at the February 26, 2024 meeting. The Airport Board reviewed this request at the August 8, 2024 meeting.

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

9. Ordinance 2024-01(b)(F): An Ordinance Appropriating \$1,017,116 to the Manager for the Airport Rescue and Fire Fighting Truck Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant, Airport Revolving Funds, and Airport Funds.

This ordinance would appropriate \$1,007,116 of Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant funds and \$10,000 in local Airport matching funds for the Airport Rescue and Fire Fighting (ARFF) Truck Capital Improvement Project. This funding provides for the replacement of a 1993 ARFF truck that was permanently taken out of service last year.

The Public Works and Facilities Committee reviewed this request at the February 26, 2024 meeting. The Airport Board reviewed this request at the August 8, 2024 meeting.

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

10. Ordinance 2024-01(b)(J): An Ordinance Appropriating \$35,025 to the Manager for a Grant to St. Vincent de Paul; Funding Provided by General Funds.

St. Vincent de Paul's low-income housing at 345 Gastineau Ave, 1801 Douglas Hwy, 8619 Teal Street and 231 Gastineau Ave do not qualify for CBJ's low-income housing property tax exemption in 2024 because they did not submit their exemption application timely. As a result, property taxes cannot be exempted for 2024, and must be paid by St. Vincent de Paul. This is an unanticipated

financial burden for St. Vincent de Paul. This grant would, in effect, acknowledge the intended low-income housing purpose of the 345 Gastineau Ave, 1801 Douglas Hwy, 8619 Teal Street and 231 Gastineau Ave properties, even though it did not meet the strict legal criteria to be exempted.

The Assembly Finance Committee will review this request at the September 4, 2024 meeting.

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

11. Ordinance 2024-04(b)(D): An Ordinance Appropriating \$50,000 to the Manager for a Civic Engagement and Communications Strategy; Funding Provided by General Funds.

This ordinance would appropriate \$50,000 of general funds for City and Borough of Juneau communication strategy planning. Upon appropriation of funds, an RFP will be issued seeking a qualified consultant to provide professional Strategic Civic Engagement and Communications planning services.

The Assembly Finance Committee will review this request at the September 4, 2024 meeting.

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

J. Resolutions

12. Resolution 3070: A Resolution Deappropriating \$25,000 from the Airport Runway Safety Area Shoulder Grading Capital Improvement Project; Funding was Provided by Airport Revolving Funds.

\$25,000 was transferred in FY24 via Transfer Request T-1081 to the Airport Runway Safety Area Shoulder Grading Capital Improvement Project. Airport revolving funds were temporarily transferred to this project as local grant match to cover initial project costs, but are now being replaced with Passenger Facility Charge (PFC) fees via Ordinance 2024-01(b)(E), which is typical for PFC collections that are appropriated upon receipt. This resolution would deappropriate funds back to Airport fund balance in a Capital Improvement Project reserve.

The Airport Board reviewed this request at the August 8, 2024 meeting.

The City Manager recommends the Assembly adopt this resolution.

K. Liquor/Marijuana Licenses

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

Liquor License - Renewal

Licensee: Pinz LLC d/b/a Pinz

License Type: Recreational Site (grandfathered in) Liquor License: #5095 Location: 608 W. Willoughby Ave., Juneau

Licensee: YC Juneau Hotel, LLC d/b/a Baranof Hotel

License Type: Beverage Dispensary, Liquor License: #648 Location: 127 N. Franklin St., Juneau

Marijuana License - Renewal

Licensee: The Mason Jar LLC, d/b/a The Mason Jar LLC

License Type: Retail Marijuana Store Marijuana License #13279 Location: 2771 Sherwood Lane Unit E, Juneau

Licensee: The Mason Jar LLC, d/b/a The Mason Jar LLC

License Type: Retail Marijuana Store Marijuana License #28012 Location: 613 & 619 W. Willoughby Ave., Juneau

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

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

L. PUBLIC HEARING

14. Emergency Appropriation Resolution 3072: An Emergency Appropriation Resolution Appropriating \$1,055,000 to the Manager for the August 2024 Glacier Outburst Flood Response; Funding Provided by General Funds and Wastewater Funds.

This emergency resolution would appropriate \$655,000 in general funds and \$400,000 in Wastewater funds to respond to the August 2024 glacier outburst flood. This funding would provide for damage assessment, sheltering assistance, environmental and waste cleanup, repairs to existing CBJ infrastructure, and resources (people, equipment, supplies) for flooded structures. CBJ will seek State or federal reimbursement for eligible costs incurred in response to the glacier outburst flood.

Funding for this request is needed as soon as possible to authorize CBJ to incur expenses associated with flood response. For this reason, this is an emergency resolution.

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

15. Ordinance 2024-27: An Ordinance Authorizing the Manager to Execute a Lease of the Mayflower Building located at 750 Saint Ann's Ave to the Juneau Montessori School, an Alaskan Non-Profit Corporation.

The Montessori School has leased the Mayflower Building from the CBJ since 1992. The Montessori School has requested to continue to lease this building at less than fair market value. Section 4 of the current lease states that "the manager is only authorized to renew this lease with a rental rate at the fair market value. If the Lessee seeks to renew the lease at less than fair market value, then the Assembly must first authorize the reduced rental rate." At the April 15, 2024, meeting, the Lands Housing and Economic Development Committee passed a motion of support to continue to lease property to the Montessori School for less than fair market at \$2,200 per month.

The Systemic Racism Review Committee reviewed this ordinance at its July 30, 2024 meeting.

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

16. Ordinance 2024-32: An Ordinance Establishing a Waiver Process for Airport Board Appointments and Temporarily Waiving the Three Tenant Rule.

This ordinance establishes a process to waive the "Three Tenant Rule" for appointments to the Airport Board in Juneau. The "Three Tenant Rule" limits the number of Airport Board members who can be tenants to three. The ordinance allows the Assembly to temporarily waive this rule to appoint a fourth tenant if necessary, due to low community interest in the position and the need to avoid prolonged vacancies that can strain the board and harm airport governance. The ordinance includes provisions to

prevent conflicts of interests and requires the Airport Board to notify the Assembly if tenant conflicts reduce the board's majority vote.

The Assembly Human Resources Committee requested the creation of this ordinance at its July 29, 2024 meeting and recommended forwarding it to the full Assembly for introduction.

Due to the timing of this ordinance and meeting dates, the Systemic Racism Review Committee did not review this ordinance.

The Airport Board reviewed this ordinance at its August 8, 2024 meeting.

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

17. Ordinance 2024-23: An Ordinance Amending the Ordinance Formatting Requirements.

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

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

The Systemic Racism Review Committee reviewed this ordinance at its June 18, 2024 meeting.

The Assembly Human Resources Committee reviewed this ordinance at its July 29, 2024 meeting and forwarded it to the full Assembly for action.

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

M. UNFINISHED BUSINESS

18. New City Attorney Appointment

After an extensive recruitment process, including public interviews in late July, the Assembly Attorney Selection Committee recommends the Assembly appoint Emily Wright as the next Municipal Attorney as Robert Palmer departs to pursue new opportunities. Ms. Wright currently serves as a CBJ Assistant Attorney.

Suggested Motion: Move the Assembly appoint Emily Wright as the Municipal Attorney starting August 26, 2024, with an annual salary of \$188,000.

N. NEW BUSINESS

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

There are 8 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.

Clerk's Note: Due to the personal nature of the back-up documents, those will be provided to the Assemblymembers as paper hardcopies only.

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

O. STAFF REPORTS

P. ASSEMBLY REPORTS

Mayor's Report

Committee and Liaison Reports

Presiding Officer Reports

Q. ASSEMBLY COMMENTS & QUESTIONS

R. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

S. EXECUTIVE SESSION

T. SUPPLEMENTAL MATERIALS

[20.](#) RED FOLDER - High Level Flood Prevention Concepts

[21.](#) RED FOLDER - Request for Joint Working Group for Flood Mitigation Solutions

U. INSTRUCTION FOR PUBLIC PARTICIPATION

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

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 & Borough of Juneau, Alaska**

PROCLAMATION

WHEREAS, the Juneau maritime community is grateful for the security, enforcement and emergency response from the Coast Guard members who maintain aids to navigation, conduct search and rescue, law enforcement missions, and assist in containing and recovering oil spills throughout the Great State of Alaska; and

WHEREAS, August 19-23, 2024 marks the US Coast Guard District 17 annual Buoy Tender Round-up, a week-long event offering participants an opportunity to receive specialized training, provide discussions to enhance operations, and test their seamanship skills; and

WHEREAS, Buoy Tender Round-up has been Coast Guard mainstay in Alaska, first in Kodiak, then in Juneau for decades beginning in 1990; and

WHEREAS, US Coast Guard Cutter KUKUI, USCGC CYPRESS, USCGC FIR, USCGC ASPEN, USCGC ELM, USCGC HENRY BLAKE, USCGC ANTHONY PETIT, AND USCGC ELDERBERRY will be visiting Juneau for training as well as events designed to build comradery and strengthen relationships among the crews; and

WHEREAS, the U.S. Coast Guard buoy tenders protects those on the sea, leading responses to maritime disasters, ensuring a safe and secure maritime transportation system, preventing incidents and rescuing those in distress; and

WHEREAS, the Juneau business community, Departments of the City & Borough of Juneau, the United States Navy League – Juneau Council, the American Legion Post 25 and the Veterans of Foreign Wars Post 5559 celebrate the 300 officers and crew attending Buoy Tender Round-up by offering thanks and appreciation; and

WHEREAS, Juneau has demonstrated its ability and commitment to support the Coast Guard; and, in particular has been proud to have served as the homeport for the buoy tender USCGC PLANETREE, the USCGC STORIS, USCGC CAPE CARTER, USCGC LIBERTY and now the USCGC REEF SHARK; and

WHEREAS, Juneau recognizes the countless hours of volunteerism in which Coast Guard sailors assigned to buoy tenders provide to Alaskan cities and towns as community leaders, coaches, teachers and mentors.

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 proclaim August 19-23, 2024 as:

US COAST GUARD BUOY TENDER ROUND-UP WEEK

in Juneau, Alaska and call upon the people of Juneau to recognize the professional work and many contributions of Coast Guard sailors assigned to buoy tenders throughout Alaska and the Pacific Northwest, and to proudly celebrate the US Coast Guard’s Buoy Tender Round-up.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City and Borough of Juneau, to be affixed this 19th day of August, 2024.

Beth A. Weldon, Mayor

REGULAR ASSEMBLY MEETING 2024-01

DRAFT MINUTES



January 08, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream

Call to Order: Meeting No 2024-01: 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 7:00 p.m.

A. FLAG SALUTE

Assemblymember Paul Kelly led the Assembly in the Flag Salute.

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

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

Staff present: City Manager Katie Koester, Municipal Clerk Beth McEwen, Deputy Clerk Andi Hirsh, Port Director Carl Uchtyl, Eaglecrest General Manager Dave Scanlon, Acting City Attorney Sherri Layne, City Attorney Robert Palmer (via zoom).

D. SPECIAL ORDER OF BUSINESS

1. Recognition of Outgoing Planning Commissioners Paul Voelckers and Michael LeVine and Outgoing Bartlett Hospital Board Member Brenda Knapp

Mayor Weldon read the proclamation recognizing Paul Voelckers (packet pg. 8).

Mr. Smith read the proclamation recognizing Michael LeVine (packet pg. 7).

Ms. Hale read the proclamation recognizing Brenda Knapp (packet pg. 6). Ms. Knapp shared that Juneau needs the Bartlett Hospital, and that it is unique because locals can serve on the hospital board and make decisions on what its priorities are.

E. APPROVAL OF MINUTES

2. Correction to November 21, 2022 Assembly Minutes
3. January 30, 2023 Regular Assembly Meeting 2023-02 DRAFT Minutes
4. April 5, 2023 Special Assembly Meeting 2023-08 DRAFT Minutes
5. April 17, 2023 Regular Assembly Meeting 2023-09 DRAFT Minutes

MOTION by Ms. Hale to adopt the above minutes and asked for unanimous consent. Hearing no objection, the minutes were approved by unanimous consent.

F. MANAGER'S REQUEST FOR AGENDA CHANGES

None.

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

William Quayle, a downtown resident, said pedicabs should not be regulated to only operate during daylight hours and to just the downtown area. He said there are now electrically assisted pedicabs, which can go as fast as cars. Juneau is the only community that does not allow pedicabs to operate at night. His pedicab can carry six people and can easily be seen, so there shouldn't be any worry about getting hit. He stressed that he wants parity, just like a taxi.

Tony Tengs, a downtown resident, addressed the Telephone Hill survey the city conducted. He had asked an organizer how they were going to make it so one person couldn't input their preferences more than once and was told that it will be figured out. He stated that there were people who did the online survey twice using two different devices. He wonders what the value of the survey is now given that it has this aspect to it. The first two in-person gatherings had significant support for preserving as much of the historical aspect of Telephone Hill as possible.

Joshua Adams, an Auke Bay resident, spoke about housing, specifically Ordinance 2023-14, which refers to funds allocated for housing projects. He is speaking neither for nor against the ordinance. The city has responded to the housing crisis with several proposals for development projects, but the city already has the highest number of housing units it has ever had. According to a 2022 KTOO study, Juneau's population increased about 1,000 residents in the last decade, but also built 1,496 new housing units during that time, meaning Juneau has constructed 3 new units for every 2 new residents and yet there is still homelessness. He explained that, since the 1980's, there has been a shift in the economic paradigm towards seasonal tourism and outside investment, which created a cycle of disinvestment in the community with a boom-and-bust economy. As a landlord, he has seen times when housing is abundant, but in the spring, rentals turn into a bidding war, in the summer, there is no affordable housing, and there is no work in the winter; this is creating a situation that is untenable for year-round residents. He stressed that the city cannot build its way out of this housing crisis, and urged members to consider the deeper cause of the crisis. He offered to provide a presentation to the Assembly regarding the causes of the housing crisis.

Mr. Smith asked if Mr. Adams could share his presentation in an email. Mr. Adams answered that he can send it, but it wouldn't be comprehensible unless he speaks to it.

H. CONSENT AGENDA

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

Assembly Request for Consent Agenda Changes

Assembly Action

MOTION by Ms. Hale to adopt the Consent Agenda and asked for unanimous consent. *Hearing no objection, the motion passed.*

I. Ordinances for Introduction

- 6. Ordinance 2023-14(b)(U) An Ordinance Appropriating \$900,000 to the Manager for a Loan to Coogan Alaska, LLC for the Island Hills Building LMN Project; Funding Provided by the Affordable Housing Fund.**

During the 2023, Round Three competition of the Juneau Affordable Housing Fund, the application review committee forwarded a recommendation for funding of \$900,000 for Island Hills Building LMN to the Lands, Housing, and Economic Development Committee on November 6, 2023. Because the requests that were recommended exceeded the available funds in the Affordable Housing Fund, \$1.6 million was appropriated from the General Fund to the Affordable Housing Fund through ORD2023-14(b)(R).

This ordinance appropriates funds for a low interest \$900,000 loan to Coogan Alaska, LLC to promote the construction of 18 units of new housing in Juneau. The loan will be secured by the property to be developed.

The Lands, Housing, and Economic Development Committee heard this at the November 6, 2023 meeting.

The City Manager recommends the Assembly introduce this Ordinance, refer it to the Committee of the Whole and set it for public hearing at the next regular Assembly meeting.

7. Ordinance 2023-14(b)(V) An Ordinance Appropriating \$2,250,000 to the Manager for a Loan to Chilkat Vistas, LLC for Chilkat Vistas Apartments; Funding Provided by the Affordable Housing Fund.

During the 2023, Round Three competition of the Juneau Affordable Housing Fund, the application review committee forwarded a recommendation for funding of \$2,250,000 for Chilkat Vistas Apartments to the Lands, Housing, and Economic Development Committee on November 6, 2023. Because the requests that were recommended exceeded the available funds in the Affordable Housing Fund, \$1.6 million was appropriated from the General Fund to the Affordable Housing Fund through Ordinance 2023-14(b)(R).

This ordinance appropriates \$2,250,000 to provide funding in the form of a loan to Chilkat Vistas, LLC to complete this new 45-unit apartment building that includes 18 efficiency and 27 one-bedroom apartments. Fourteen of these units will be designated as affordable. The loan will be secured by the property to be developed.

The Lands, Housing, and Economic Development Committee heard this at its November 6, 2023 meeting.

The City Manager recommends the Assembly introduce this Ordinance, refer it to the Committee of the Whole, and set it for public hearing at the next regular Assembly meeting.

8. Ordinance 2023-14(b)(X) An Ordinance Transferring \$800,000 from CIP F22-027 Juneau Police Department Roof Replacement to CIP P44-090 Deferred Building Maintenance.

This ordinance would transfer \$800,000 from the Juneau Police Department Roof Replacement CIP to the Deferred Building Maintenance CIP. The bid for the roof replacement project came in lower than anticipated. Ordinance 2023-14(b)(G) previously transferred funds from the Deferred Building Maintenance CIP to the Juneau Police Department Roof Replacement CIP. This transfer would return excess project funding back to the Deferred Building Maintenance CIP. The Juneau Police Department Roof Replacement CIP will retain sufficient funding for the project that is scheduled to begin construction in summer 2024.

This transfer of project funding is consistent with the intent of the 2022 1% Sales Tax initiative approved by voters in the October 4, 2022 municipal election.

The Public Works and Facilities Committee will review this request at the January 29, 2024 meeting.

The City Manager recommends the Assembly introduce this ordinance, refer it to the Public Works and Facilities Committee, and set it for public hearing at the next regular Assembly meeting.

9. Ordinance 2023-36(b) An Ordinance Authorizing the Sale of Foreclosed Property Located at 520 Sixth Street by Sealed Competitive Bid Auction.

In June of 2023, the City and Borough of Juneau received a Clerk's Deed for the property located at 520 Sixth Street (downtown/Starr Hill area) after the owners failed to pay property tax for the tax years of 2019-2022. The property consists of a 5,353 square foot lot and a 780 square foot house,

which is in poor condition. The current amount owed for tax years through 2023, including penalties and interest, is approximately \$22,324.

This property will be sold through a sealed bid process and if the property sells for more than the amount owed in taxes and penalties and interest, the remainder is forwarded to the former owner and lienholders.

The Lands, Housing, and Economic Development Committee considered this topic at its meeting on July 13, 2023.

Version (b) includes a correction to the legal description of the property, and is being re-introduced as a result.

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

J. Resolutions

10. Resolution 3052 A Resolution Amending the City and Borough of Juneau Personnel Rules.

This resolution would approve an amendment to the City and Borough of Juneau (CBJ) Personnel Rules, which, along with the collective bargaining agreements, govern the rights and responsibilities of CBJ employees, supervisors, and managers. This revision of the Personnel Rules involves changing the pay schedule for management-level sworn officers at the Juneau Police Department (JPD) to include a 6% increase in pay, effective retroactively on December 18, 2023.

The Assembly is being asked to adopt this change to the CBJ Personnel Rules so that the sworn officers not employed in bargaining unit positions will experience the same pay increase previously approved and implemented by letter of agreement with the Public Safety Employee Association for those sworn officers in the bargaining unit. This includes the Lieutenant, Deputy Police Chief, and Chief of Police job classifications. This increase to sworn officer pay is necessary based on recent changes to the market-based pay for sworn officers in Alaska and a high vacancy rate for sworn officers at JPD. This change to the Personnel Rules is based on previous guidance provided by the Assembly and any additional costs will be within the previously approved Fiscal Year 2024 budget.

The City Manager recommends the Assembly adopt this resolution.

K. PUBLIC HEARING

11. Ordinance 2023-14(b)(E) An Ordinance Deappropriating \$950,000 from the Manager for Childcare Programs.

This housekeeping request would deappropriate \$950,000 from the Manager for childcare programs. Since the FY24 budget was adopted, the City and Borough of Juneau was awarded a \$2,000,000 grant from the State of Alaska for childcare programs and grants, appropriated under Ordinance 2023-14(b)(B). The deappropriated funds will be added to the FY25 budget as a one-time increment for childcare programs and grants.

The Committee of the Whole reviewed this request at the August 7, 2023 meeting.

The Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Mr. Bryson to adopt Ordinance 2023-14(b)(E) and asked for unanimous consent. *Hearing no objection, the motion passed.*

12. Ordinance 2023-14(b)(R) An Ordinance Appropriating \$1,600,000 to the Manager for the Affordable Housing Fund; Funding Provided by General Funds.

This ordinance would appropriate \$1,600,000 for the Affordable Housing Fund. The Lands, Housing and Economic Development Committee (LHED) recently completed the third round of housing project proposals. The committee received six housing project proposals in the amount of \$6.3 million. Projects were ranked based on criteria from the 2023 Juneau Affordable Housing Fund (JAHF) program description and guidelines. Due to limited funds available, the committee selected one project and recommended a second project if additional funding was available. This ordinance infuses sufficient funds into the JAHF for the Assembly to consider both Round Three project award recommendations. Funding awards will be brought to the Assembly for consideration through separate appropriating ordinances outlining award terms.

The Lands, Housing and Economic Development Committee approved this request at the November 6, 2023 meeting. The Committee of the Whole reviewed this request at the December 18, 2023 meeting.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2023 14(b)(R) and asked for unanimous consent. *Hearing no objection, the motion passed.*

13. Ordinance 2023-05 An Ordinance Authorizing an Alternative Procurement Method Related to the Eaglecrest Pulse Gondola Construction Project.

This ordinance authorizes the Manager to competitively solicit proposals and enter into an alternative procurement method for preconstruction services and construction of the Gondola Installation at Eaglecrest Ski Area consistent with CBJ charter and Alaska statute. General Contractor/Construction Manager is a qualifications-based procurement method that allows the contractor to be involved in the design process to limit risk and cost for complicated projects such as the Gondola Installation. Alternative procurement is preferred for this project in order to be able to coordinate with specialty contractors with limited availability, timing constraints due to unpredictable weather-dependent construction windows, and the direct involvement of Eaglecrest staff in construction.

The Eaglecrest Board of Directors approved the use of GC/CM for this project at its October, 2022 meeting.

The Public Works and Facilities Committee approved use of GC/CM for this project at its November 7, 2022 meeting.

The Committee of the Whole reviewed this topic at its meeting on December 18, 2023.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Ms. Woll to adopt Ordinance 2023-05 and asked for unanimous consent. *Hearing no objection, the motion passed.*

L. UNFINISHED BUSINESS

14. Potential Reconsideration of Ordinance 2023-14(b)(Q)

Ordinance 2023-14(b)(Q) An Ordinance Appropriating \$500,000 to the Manager for the Cruise Ship Dock Safety Railing Capital Improvement Project; Funding Provided by Docks Funds.

The Assembly considered Ordinance 2023-14(b)(Q) at its meeting on December 11, 2023. That ordinance failed to receive enough votes for adoption and Assemblymember Paul Kelly gave notice of reconsideration.

Since the construction of the new berths in 2017, Docks and Harbors has submitted annual Marine Passenger Fee requests for the installation of safety railings along the downtown waterfront. With increased Seawalk users, there are concerns for the safety and well-being of users in areas without safety railings. This funding would provide approximately 25% of the installation of safety railings along the Seawalk from the CT Dock to Marine Park.

The Public Works and Facilities Committee reviewed and approved this request at the November 6, 2023 meeting.

The roll call vote taken at the December 11 meeting was as follows:

Roll Call Vote on Motion to Adopt Ordinance 2023-14(b)(Q)

Yeas: Woll, Kelly, Adkison, Hale

Nays: Smith, Hughes-Skandijs, Weldon

[Absent: Bryson & Waahlaal Giidaak]

Motion failed to pass: 4 Yeas, 3 Nays

[Clerk's note: it takes 5 votes in the affirmative to pass a motion.]

Assembly Action

MOTION by Mr. Kelly to Reconsider Ordinance 2023-14(b)(Q)

Ms. Hale objected to the motion. She said the Assembly already voted on this and that they don't need to vote on it again.

Mr. Kelly commented that the last vote was 4-3 with two members absent, and he felt it'd be important to give the members a chance to weigh in.

Ms. Hale noted that members absent from the chambers is a common occurrence, and that she is concerned about the practice of asking for reconsideration just because people are absent because it slows the Assembly down and is not good practice.

Roll Call vote on Reconsideration of Ordinance 2023-14(b)(Q)

Yeas: Mr. Kelly, Ms. Woll, Mr. Smith, Ms. Adkison

Nays: 'Wáahlaal Giidaak, Ms. Hughes-Skandijs, Mr. Bryson, Ms. Hale, Mayor Weldon

Motion failed to pass: 4 Yeas, 5 Nays

M. NEW BUSINESS

None.

N. STAFF REPORTS

Manager Koester relayed that the Juneau School District administration hired a contractor to look at their current budget, and they report that the district has a \$9.5 million structural deficit. The school board will be meeting over zoom tomorrow afternoon to discuss this matter. She said she, Mayor Weldon, and the Finance Committee chair will be meeting with the superintendent to understand the deficit. Mayor Weldon advised

that the Assembly has to look at how they can help the district, but their hands are tied because the city funds to the cap.

Mr. Smith added that he'll be at the school board's meeting tomorrow. He sought confirmation that the projected fiscal year 24 end of year deficit is \$9.5 million. Ms. Koester explained that the FY24 operational deficit is \$7.5 million, and by compounding that with the deficit from last year, the total is \$9.5 million.

O. ASSEMBLY REPORTS

Mayor's Report

Committee and Liaison Reports

Presiding Officer Reports

P. ASSEMBLY COMMENTS & QUESTIONS

Mayors Report:

Mayor Weldon reported that she attended George Houston's memorial. She also went to Goldbelt Corporation's 50-year anniversary. At the Juneau Rotary group, Maria Uchytel from the Bartlett Foundation talked about the crisis stabilization unit for adolescents. Juneau is the only place in the state that has this kind of facility. Mayor Weldon noted that she is going to Washington D.C. tomorrow and will get to visit the White House. She will also meet with Representative Mary Peltola.

Committee and Liaison Reports:

Committee of the Whole (COW) Chair, Deputy Mayor Hale reported that the Committee of the Whole meeting on December 18 covered the city's office space request for information, and there will be more information on that at the next meeting on January 29. The committee also discussed procurement for the pulse gondola, as well as \$1.6 million for affordable housing. She informed members that there will also be an extra COW meeting on February 12. Ms. Hale highlighted Brenda Knapp's service on the Child Adolescent Mental Health Unit Ad Hoc Committee and commended former and current Bartlett board members for pushing this. **Assembly Finance Committee (AFC) Chair Woll** reported that the Finance Committee did not meet in December. There will be a joint meeting with the Eaglecrest Board. She explained that, when the AFC does start meeting, they will be discussing the budget process and preparing for small changes to the process. The change is that the committee will hear from partner agencies outside of the budget process, like Juneau Economic Development Council (JEDC) and Travel Juneau, about what they have been doing the past year and what they plan to do in the year ahead. A funding request from the Southeast Alaska Association for the Education of Young Children (AEYC).

Lands, Housing, & Economic Development Committee (LHEDC) Chair Hughes-Skandijs reported that the Lands, Housing, & Economic Development Committee last met on December 18 and talked about a request to purchase land. The committee heard there was other parties interested in the land, so staff is going to find out who else is interested in the parcel. Another request was a lease renewal at U.S. Survey 3760, which was renewed. The committee's next meeting will be on January 29 and members will be updated on the effort to acquire property from the state on Second and Franklin, as well as how things are progressing with Telephone Hill. She noted that there is just one more day to complete the Telephone Hill survey.

Public Works & Facilities Committee (PWFC) Chair Bryson said the Public Works and Facilities Committee did meet on December 18 and started work on the legislative priorities list. He relayed that the city got a \$250,000 grant for safe streets, and another \$90,000 in safe street funding for the Lemon Creek area. There was also a presentation on the Capital Civic Center. The next PWFC meeting will be on January 29 and will be looking at an additional meeting.

Assembly Human Resources Committee (HRC) Chair Smith reported that the Human Resources met before today's meeting and had unanimously voted to introduce to the full assembly a resolution petitioning the

Alaska Alcohol Beverage Control Board for additional restaurant eating place licenses. The resolution will be asking for 20 licenses. He said he is planning to do outreach to restaurants that currently don't have any alcohol licenses in order to get a sense of demand. There are about 20 restaurants that don't have a license to serve alcohol. The restaurant eating place licenses only allow for beer and wine, and a restaurant can only get one if 50% of their revenue is from food. He explained that this is a new power given to local governments in the Alaska Statute Title 4 alcohol rewrite the legislature passed two years ago. Mr. Smith also the following board appointments that were recommended by the HRC:

MOTION by Mr. Smith to reappoint Kenny Solomon Gross to the **Board of Equalization** for a term beginning immediately and ending December 31, 2025, and to reappoint David Epstein, Gary Sonnenberg, and Raymond "Thor" Williams to the **Board of Equalization** for terms beginning immediately and ending December 31, 2026, and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent.*

MOTION by Mr. Smith to appoint Andy Miller and Wayne Coogan to the **Board of Equalization** for terms beginning immediately and ending December 31, 2024, and to appoint Benjamin Durant and Douglas Salik to the **Board of Equalization** for a term beginning immediately and ending December 31, 2025, and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent.*

MOTION by Mr. Smith to reappoint Armando Deguzman to the **Building Code Advisory Committee** for a term beginning immediately and ending November 30, 2026 and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent.*

MOTION by Mr. Smith to appoint Jarrick Hope-Lang and Steve Winker to the **Historic Resources Advisory Committee** for terms beginning immediately and ending June 30, 2026 and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent.*

MOTION by Mr. Smith to appoint John Drips to the **Systemic Racism Review Committee** for a term beginning immediately and ending June 30, 2025. *Hearing no objection, the motion passed by unanimous consent.*

Ms. Adkison informed members that her mom is one of the applicants for the **Juneau Commission on Aging**, so she will be recusing herself.

MOTION by Mr. Smith to reappoint Linda Kruger and Emily Kane to age 65+ seats on the **Juneau Commission on Aging**, as well as Ann Stepetin and Kimberly Adkison to general public seats, for terms beginning immediately and ending December 31, 2025, and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent, with Ms. Adkison abstaining.*

Liaison Reports:

'Wáahlaal Gíidaak reported that there was no Juneau Commission on Aging meeting last month and that there will be an Airport Board meeting this week. Mayor Weldon noted that the Airport Board will be getting a presentation on the North Douglas Crossing.

Mr. Bryson shared that the only meeting he's attended was the Southeast Alaska Solid Waste Authority meeting. They were happy to have an Assemblymember on the board. The group talked about tire shredders and the difference between cutting tires up over shredding them. He noted that he held a fundraiser on Saturday and rose more than \$5,000 for several organizations in the community. Also, 1,000 pounds of food was collected for the Glory Hall.

Ms. Hughes-Skandijs shared that she traveled to visit family and missed the Juneau Housing and Homeless Coalition meeting, but the next meeting is January 18. The Systemic Racism Review Committee is meeting tomorrow to review what the Assembly introduced tonight. Travel Juneau had a retreat on December 30. Ms. Hughes-Skandijs asked Ms. Koester what happened to the staircase on the seawalk by the whale. Ms. Koester said she will follow up on that.

Ms. Woll relayed that the Juneau Chamber of Commerce did not meet in December but will be meeting on Wednesday. The Eaglecrest Board met last week to begin their budget process and prepare for the joint meeting with the Assembly. They are having staffing issues, mechanic issues and food service problems. The number of season pass holders is down compared to the last two years.

Ms. Adkison reported that she went to the Juneau Commission on Sustainability’s annual retreat. They reviewed their priorities for this year and elected Nick Waldo as chair, Marian Call as Vice Chair, and David Teal as Secretary. Docks & Harbors met to talk about their budget and discussed adding a security officer to the budget.

Mr. Kelly reported that the Planning Commission had one meeting last month, but their subcommittees have been meeting; their Title 49 committee has been meeting to discuss how to improve density and adjustments to code. The Emergency Planning Committee met on December 14.

Mr. Smith said the School Board met on December 12 and renamed the Yadaa.at Kalé Juneau-Douglas High School gym to the George Houston Gymnasium. The board also discussed the school calendar and approved a contract for someone to do budget work. The Alaska Committee met and are getting ready for the start of legislative session. The session starts Tuesday, January 16, which is also when the welcome reception is.

Ms. Hale reported that there was no Parks and Recreation Advisory Committee meeting due to no quorum. She informed members that she has been talking with staff, Ms. Woll, and the Juneau Commission on Sustainability about composting issues that have been brought in emails to the Assembly.

Mayor Weldon noted that some pedestrians were hit by the Mendenhall River School, and that the city talked about putting up a light at the bus stop, but since it is an Alaska Department of Transportation (DOT) controlled road, the city can’t do much about it. Ms. Koester said Capital Transit is looking into putting lightning at that bus stop. DOT is also looking at additional safety measures.

Q. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

R. EXECUTIVE SESSION

S. SUPPLEMENTAL MATERIALS

T. ADJOURNMENT

There being no further business to come before the Assembly, the Regular meeting was adjourned at 8:06 p.m.

Signed: _____

Elizabeth J. McEwen
Municipal Clerk

Signed: _____

Beth A. Weldon
Mayor

SPECIAL ASSEMBLY MEETING 2024-18

DRAFT MINUTES



August 05, 2024 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 Assembly Committee of the Whole Worksession

A. CALL TO ORDER

Mayor Weldon called the Special Assembly Meeting to order at 6:03p.m. in the Assembly Chambers located at 155 Heritage Way.

B. ROLL CALL

Assemblymembers present: Mayor Beth Weldon, Deputy Mayor Michelle Hale, Wade Bryson, Alicia Hughes-Skandijs, Greg Smith, Paul Kelly, Ella Adkison

Assemblymembers absent: 'Wáahlaal Gidaag, Christine Woll

Staff Present: City Manager Katie Koester, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Lands Manager Dan Bleidorn, Eng/PW Director Denise Koch, Meeting Clerk/Tech Support Kevin Allen, and via Zoom: Deputy Manager Robert Barr, Parks & Recreation Director George Schaaf, Assistant Attorney Emily Wright, Assistant Attorney Sherri Layne, Assistant Attorney Nicole Lynch, CDD Planner Irene Gallion

C. LAND ACKNOWLEDGEMENT

Alicia Hughes-Skandijs provided the following Land Acknowledgement: We would like to acknowledge that the City & Borough of Juneau is on unceded lands of the Tlingit people, 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!

D. APPROVAL OF MINUTES

1. July 25, 2024 Special Assembly Meeting #2024-16 DRAFT Minutes

MOTION by Deputy Mayor Hale to approve the minutes of the July 25, 2024 Special Assembly meeting and asked for unanimous consent. *Hearing no objection, the July 25, 2024 minutes were approved.*

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

None.

F. AGENDA TOPICS

2. New City Attorney Appointment

Mayor Weldon noted that City Attorney Palmer reminded her that while the Assembly has had executive session on this topic, they have not brought anything back to the public in open session. As such, they will discuss it tonight and talk about a few minor changes needing to be made to the contract but they will not be taking action on the appointment until a Special Assembly meeting being held on Wednesday, August 7 just prior to the Assembly Finance Committee meeting.

Mayor Weldon announced that the Assembly is pleased to announce they will be hiring Emily Wright as the next City Attorney. Her start date will be August 26, 2024 and her annual salary will be \$188,000. She noted that along with that, they have prepared an offer letter and there have been some conversations back and forth and Mayor Weldon noted that the main changes was to include the following:

- Each party (Assembly and City Attorney) will be required to provide a 90 day notice of termination.
- Ms. Wright has asked that her leave accrual be adjusted from the current 8.3 hours to 11.1 hours per pay period.
- The Assembly has requested that she grow in place so she has requested that the Assembly pay for two annual trainings for the first and second year and after that, the Assembly will pay for one annual training or conference each year following the second year.

Mayor Weldon asked if all Assemblymembers were in agreement with those modifications to the initial terms provided and they indicated that they were in agreement. She noted that the final version of the contract terms will be brought forward to the Special Assembly meeting on Wednesday, August 7 for action.

Mayor Weldon noted that this was a tough decision to make as the candidates were neck to neck and she shared the appreciation of the Assembly with the all the applicants, particularly Megan Costello and Becky Convery, as well as the Assembly’s City Attorney Search Committee Chair Christine Woll and members Michelle Hale, Wade Bryson and Ella Adkison. She extended a huge thanks to HRRM Director Dallas Hargrave who did the lion’s share of the work.

3. Ordinance for Introduction

Ordinance 2024-32 An Ordinance Establishing a Waiver Process for Airport Board Appointments and Temporarily Waiving the Three Tenant Rule.

This ordinance establishes a process to waive the "Three Tenant Rule" for appointments to the Airport Board in Juneau. The "Three Tenant Rule" limits the number of Airport Board members who can be tenants to three. The ordinance allows the Assembly to temporarily waive this rule to appoint a fourth tenant if necessary, due to low community interest in the position and the need to avoid prolonged vacancies that can strain the board and harm airport governance. The ordinance includes provisions to prevent conflicts of interests and requires the Airport Board to notify the Assembly if tenant conflicts reduce the board's majority vote.

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

MOTION by Ms. Hale to introduce Ordinance 2024-32 and set it for public hearing at the next regular Assembly meeting and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent.*

G. SUPPLEMENTAL MATERIALS

H. ADJOURNMENT

There being no further business to come before the Assembly, the meeting was adjourned at 6:09p.m.

Signed: _____
Elizabeth J. McEwen
Municipal Clerk

Signed: _____
Beth A. Weldon
Mayor

SPECIAL ASSEMBLY MEETING NO. 2024-19

DRAFT MINUTES



August 06, 2024 at 12:00 PM

Zoom Webinar Only

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

This meeting is being conducted via Zoom Only.

Submitted By:

Katie Koester, City Manager

A. CALL TO ORDER

Mayor Weldon called the Special Assembly Meeting to order at 12:04 p.m. via Zoom.

B. ROLL CALL

Assemblymembers present: Mayor Beth Weldon, Deputy Mayor Michelle Hale, Wade Bryson, Greg Smith, Paul Kelly, Ella Adkison, 'Wáahlaal Gidaag, Christine Woll, Alicia Hughes-Skandijs (joined at 12:10p.m.)

Assemblymembers absent: None.

Staff Present: City Manager Katie Koester, Deputy Manager Robert Barr, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Deputy Clerk Andi Hirsh, Eng/PW Director Denise Koch, Parks & Recreation Director George Schaaf, Port Director Carl Uchtyl, CDD Director Jill Lawhorn, Risk Manager Chelsea Swick, Assistant Attorney Sherri Layne, Assistant Attorney Nicole Lynch, Transit Superintendent Rich Ross, Port Operations Supervisor Scott Hinton, BRH Communications Director Erin Hardin, CCFR Administrative Coordinator Erin Russell, JSD Administrative Assistant Jessica Richmond

C. AGENDA TOPICS

Mayor Weldon asked City Manager Koester and Deputy Manager Barr to provide updates on the Mendenhall River flooding situation.

Manager Koester provided the following recap of the recent events:

At 3:15 a.m. this morning (Tuesday, August 6, 2024), the river crested at 15.99 feet. This was over a foot higher than last year's height and we saw significant inundation in areas not anticipated for inundation. The emergency shelter at Floyd Dryden was stood up and relatively quiet for much of the night. They started to receive activity between 1:00 a.m. and 3:00 a.m. with residents from Emily Way and Julep Street, areas originally thought to be outside the affected areas, who had to leave their homes in a hurry. Many residents arrived at the shelter in their pajamas and wet. Approximately 43 individuals came to the shelter and most of those residents are now out checking their property.

Manager Koester noted that Mayor Weldon arrived at City Hall just prior to the start of the Special Meeting and, having come from the valley, said that Riverside Drive was finally passable. Since it was just starting to be passable, staff has not yet had a chance to get out there and do an assessment. Some things staff does know is that likely over 100 homes were impacted by the flooding. There have not been any reports of homes falling into

the river like they did last year, thanks to a lot of armoring along the river. There has been some erosion on CBJ property but only impacting recreational property, nothing impacting structures. Alaska Electric Light & Power (AEL&P) proactively turned off power in the flooded areas and, in coordination with Capital City Fire & Rescue (CCFR), is restoring power to neighborhoods once those areas are clear of hazards.

Manager Koester said she got an Emergency Operations Center (EOC) briefing before this meeting and they are waiting to get a full assessment of the disaster. In other damage assessment news, pedestrian bridges are still closed. At 11:42 a.m. this morning, the river was at 9.72 feet and falling. Staff anticipates it to be out of flood stage by 4:00 p.m. today and people will be able to return to their homes and assess damage.

The next stage of CBJ operational response will be to send out people to inspect homes. They are coordinating with the Building Official and Red Cross to make sure there are no life/safety concerns. Eventually the state will be part of that process. As Mayor Weldon mentioned, Governor Dunleavy has declared a verbal disaster and that opened up State Emergency Disaster assistance. The Governor is sending two staff members to town today, one is a volunteer coordinator and the other will assist with identifying resources needed. Manager Koester said that eventually, she predicts, similar to last year, they will have a team in town to help with individual and public assistance. The state declaration does open up individual and public assistance to both residents and CBJ.

Manager Koester noted that some of the issues that will be front of mind for our residents include debris management. She said they are preparing another round of communication with the public that includes what is being called 'the monster press release' which will have all this information. She said they are encouraging the public to contact CBJ using the floodresponse@juneau.gov email address as it allows staff to track and triage. She said we are also currently having some issues with CBJ phone lines hosted by ACS which is inopportune timing.

Manager Koester said that they have had a lot of interest from Governor Dunleavy and the Congressional Delegation. She said they will be making sure to leverage those conversations and their willingness to assist CBJ with this response.

Mayor Weldon asked Mr. Barr if he had anything to add from the EOC.

Mr. Barr said there are a lot of moving pieces from an operational standpoint right now, but that Manager Koester did a good job capturing the high-level points. He said they have a lot of work going on right now with respect to drone mapping helping us understand the extent of the disaster. He said they are preliminarily happy with the sewer valves that were recently installed and all seemed to have worked as intended and are working on verifying that information. Mr. Barr noted that one of the things they are focused on is caring for long-term sheltering needs. The shelter is mostly empty now but as properties are inspected, they are aware that residents may need to come back and use the shelter.

Mayor Weldon said she had also been quite busy this morning going around taking pictures and sending them to Mr. Barr. Mayor Weldon was on the phone with the Governor's office several times this morning, and reported that Senator Sullivan has reached out to FEMA, so they are aware of what is going on. She spoke with Senator Murkowski's office and Representative Peltola's office to let them know what is going on.. Governor Dunleavy will arrive in Juneau tomorrow. Senator Murkowski is in Yakutat and is working to adjust her schedule to return to Juneau. Senator Sullivan is on his way back to Alaska and she anticipates that he will stop in Juneau on his way back home. Representative Peltola is scheduled to be in Juneau on Saturday.

Mayor Weldon gave a shout out to CCFR who did a number of evacuations, including the evacuation of one wheelchair bound individual who ran out of oxygen when the power went out. Mayor Weldon noted that she just received a text from AEL&P noting that all the power was back up. She thanked all the linemen who have been boots-on-the-ground responding to this. She said that Public Works and Docks & Harbors staff have been out there assisting individuals with pumps for crawl spaces and other needs. She gave kudos to Max Mertz who was up at the crack of dawn this morning organizing the business community to assist with responding; and the Baranof Hotel has reached out to offer hotel room availability for affected residents. She commended the Juneau

community for coming together to help their neighbors and she extended the thanks of the Assembly to everyone who has played a role in assisting their neighbors during this event.

Mayor Weldon then opened up the floor to questions from the Assembly.

Mr. Bryson asked about what the trash procedure might be as people start the cleanup process in the next 24-48 hours and asked if we would be doing something similar to last year.

Manager Koester said that CBJ will lean in as much as we can, but the challenge is that this is a wider scoped event with more homes involved. She explained the process of CBJ staff assisting last year and coordination with Waste Management. She said that she anticipates it will be more difficult this year. While CBJ cannot remove trash from private property, we can remove trash that happens to be in the Right-of-Way.

Mayor Weldon noted that while the roads may be passable in areas, this is not the time to go driving around and sightseeing while people are trying to get their homes back in order.

Ms. Hale thanked everyone for all their support. She asked if the information that will be provided will include tips and information on how best to proceed when your home is flooded. Mr. Barr said that they will be including information about flood response prepared by FEMA in their press release.

Mr. Smith extended his appreciation to everyone who has been assisting in this response. He asked if there is a centralized channel for people who want to provide assistance or volunteer. Manager Koester said they are working with community groups such as the Juneau Community Foundation and the State EOC is sending down a volunteer coordinator. At this time, contacting the floodresponse@juneau.gov email is a great way to get the information into the queue and will help them communicate that information with a coordinator who will be able to coordinate those volunteer efforts.

Ms. Woll also extended her thanks. She asked if there was anything else that Assemblymembers can assist with other than just passing this emergency declaration.

Manager Koester said that in events like this, the best role the Assemblymembers can take on is their role as a CBJ ambassador in helping to disseminate the communication that the EOC is pushing out. We are still trying to get our arms around what we are trying to communicate. Manager Koester asked members if they can help forward emails to the community members when they do receive those communications/press releases. Ms. Hale said that with everything happening so quickly, she asked if there was any way that as soon as the notices are sent out, if they could also be simultaneously (or as close to that as possible) updated on the CBJ website. Manager Koester said they will continue to try to do that as quickly as possible.

1. Resolution 3071 A Resolution of the City and Borough of Juneau Declaring a Local Emergency in Response to the August 2024 Glacier Outburst Flood and a Request for State and Federal Assistance.

CBJ [Charter 3.12\(c\)](#) authorizes the Assembly to call a special meeting to declare a disaster emergency. This resolution does that. The flooding from the glacier outburst flood that started yesterday is unprecedented, and a foot higher than last year (15.99' at 3:15 a.m. this morning). It inundated hundreds of homes and displaced countless people. We had at least 43 people seek refuge in Floyd Dryden and countless others evacuated out of the area. Hundreds of vehicles were flooded. We are just starting to assess the damage, but it is more expansive than last year's flood. We anticipate the need for temporary and long-term sheltering assistance; financial support to individuals and businesses; environmental cleanup support due to fuel oil spills; and resources (people, equipment, supplies, and trash disposal) for flooded structures. As we continue with damage assessments, we will develop a more comprehensive understanding of the private and public damage caused by this natural disaster. Resolution 3071 would declare a local disaster emergency and request State and federal assistance.

The City Manager recommends the Assembly adopt this resolution.

Public Comment

Mayor Weldon asked if anyone from the public cared to testify on this topic. Hearing none, she closed public testimony and called for Assembly action.

Assembly Action

MOTION by Ms. Hale to adopt **Resolution 3071 A Resolution of the City and Borough of Juneau Declaring a Local Emergency in Response to the August 2024 Glacier Outburst Flood and a Request for State and Federal Assistance** and asked for unanimous consent.

Hearing no objection, the resolution was adopted by unanimous consent.

D. PUBLIC PARTICIPATION

Mayor Weldon said that if anyone from the public had any questions that weren't answered previously to please raise their virtual hands to testify. No hands were raised, and no other testimony was requested.

Mayor Weldon then asked if any Assemblymembers had any further questions or comments. Hearing none, Mayor Weldon thanked everyone for showing up to the virtual meeting and for all the hard work they are doing to keep us informed.

F. ADJOURNMENT

There being no further business, the Special Assembly meeting was adjourned at 12:32 p.m.

Signed: _____
Elizabeth J. McEwen
Municipal Clerk

Signed: _____
Beth A. Weldon
Mayor

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Presented by: COW
Presented: 8/19/2024
Drafted by: S. Layne

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-20

An Ordinance Amending the Parking Requirements of the Land Use Code by Extending the No Parking Requirements to Include the Telephone Hill Area.

WHEREAS, consistent with CBJ Charter 3.16(c), the Assembly waives Planning Commission review of this ordinance.

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

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

Section 2. Amendment of Section. CBJC 49.40.200, General applicability, is amended to read:

49.40.200 General applicability.

Developers must provide off-street parking spaces for automobiles in accordance with the requirements set forth in this chapter at the time any structure is erected, expanded, or when there is a change in the principal use.

- (a) Special parking areas.
 - (1) *Town center parking area.* ...
 - (2) *No Parking Required Area.* The No Parking Required Area, as depicted in Ordinance 2024-20 Exhibit A, Ordinance 2022-04(b) is adopted. The lots within the area starting from the intersection of Fourth Street and Gold Street, thence southeasterly along Gold Street and Gastineau Avenue past

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Layton Way to a location near 490 S Franklin Street, thence southwesterly to Gastineau Channel, thence northwesterly along Gastineau Channel to the intersection of Heritage Way and Marine Way, thence westerly along Egan Drive to the west boundary of the Downtown Transportation Center, thence meandering northwesterly along the west boundaries of the Downtown Transportation Center and Blocks E and D of Juneau Townsite to W Third Street, thence northeasterly along W Third Street to Main Street, thence northwesterly along Main Street to the intersection with Fourth Street, thence along Fourth Street to the point of beginning, are excluded from the parking requirements of this chapter. The lots within the area bound by Gastineau Avenue, Fourth Street, Seward Street, Gastineau Channel, 490 South Franklin Street, and Layton Way are excluded from the parking requirements of this chapter. No additional parking is required for development in this area.

...

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

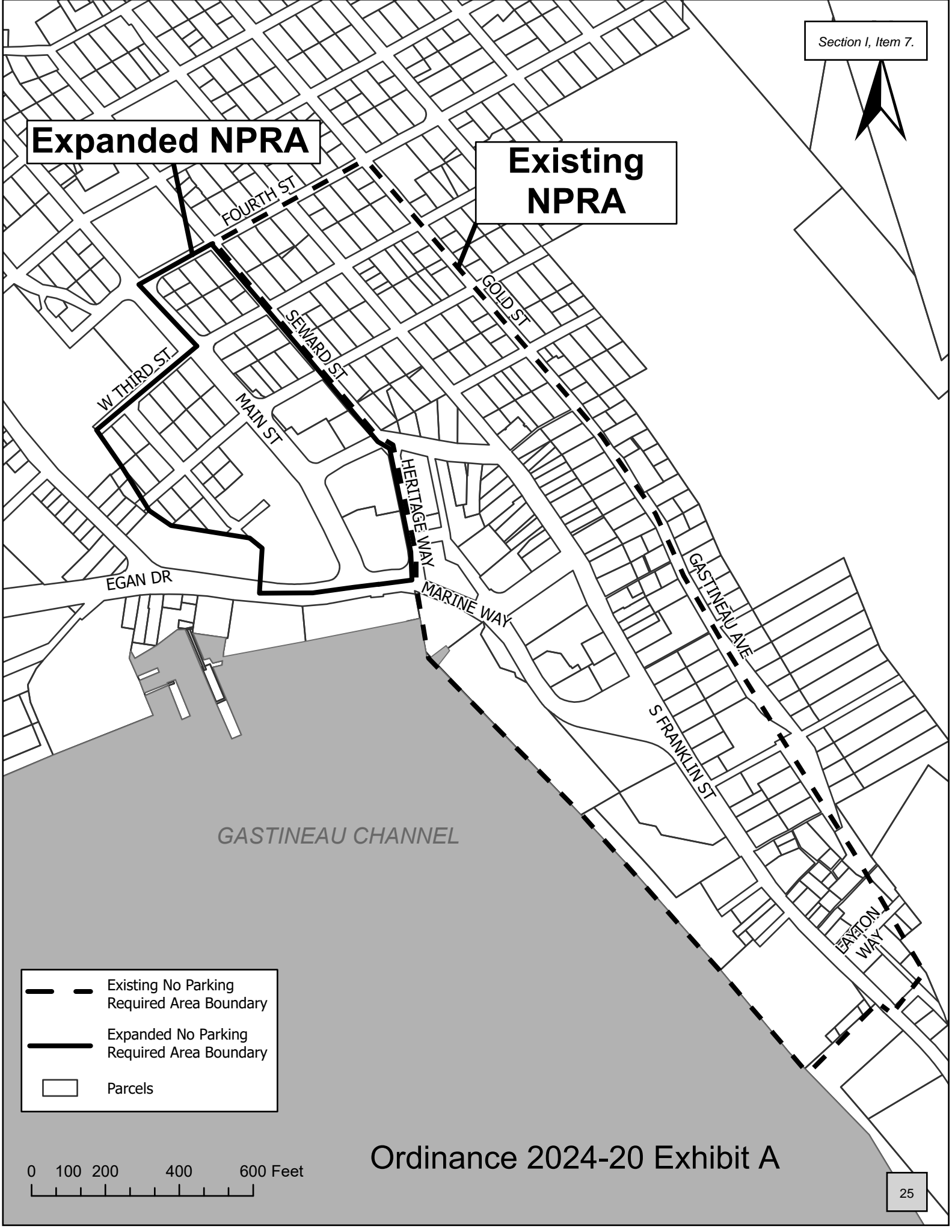
Attest:




Elizabeth J. McEwen, Municipal Clerk

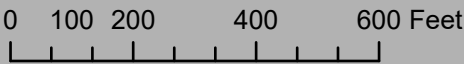


Expanded NPRA

Existing NPRA



-  Existing No Parking Required Area Boundary
-  Expanded No Parking Required Area Boundary
-  Parcels



Ordinance 2024-20 Exhibit A

Presented by: The Manager
Introduced: August 19, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$547,353 to the Manager for the Airport Runway Safety Area Shoulder Grading Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant and Passenger Facility Charge Fees.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$547,353 for the Airport Runway Safety Area Shoulder Grading Capital Improvement Project (A50-112).

Section 3. Source of Funds

Federal Aviation Administration	\$ 422,353
Passenger Facility Charge Fees	\$ 125,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: August 19, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$1,017,116 to the Manager for the Airport Rescue and Fire Fighting Truck Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant, Airport Revolving Funds, and Airport Funds.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$1,017,116 for the Airport Rescue and Fire Fighting Truck Capital Improvement Project (A50-114).

Section 3. Source of Funds

Federal Aviation Administration	\$ 1,007,116
Airport Revolving Funds	\$ 5,000
Airport Funds	\$ 5,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: August 19, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$35,025 to the Manager for a Grant to St. Vincent de Paul; Funding Provided by General Funds.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$35,025 for a grant to St. Vincent de Paul.

Section 3. Source of Funds

General Funds \$35,025

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth A. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: August 19, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$50,000 to the Manager for a Civic Engagement and Communications Strategy; Funding Provided by General Funds.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$50,000 for a civic engagement and communications strategy.

Section 3. Source of Funds

General 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



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

July 16, 2024

City & Borough of Juneau

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Re: 2023/2024 Liquor License Renewal Application

License Type:	Recreational Site – Grandfathered	License Number:	5095
Licensee:	PINZ, LLC		
Doing Business As:	PINZ		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Joan Wilson, Director
amco.localgovernmentonly@alaska.gov



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

July 11, 2024

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

Licensee: Yc Juneau Hotel, Llc DBA: Baranof Hotel VIA email: lucky@thekishangroup.com CC: None Local Government 1: Juneau (City & Borough of) Local Government 2: Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Community Council: n/a Via Email:

Re: Beverage Dispensary License #648 Combined Renewal Notice

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

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

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

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

Your application will be scheduled for the **September 10th, 2024** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

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

Dear Local Government:

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

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

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

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

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

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

July 15, 2024

Licensee: The Mason Jar LLC
DBA: The Mason Jar LLC
VIA email: denny@akmasonjar.com
Local Government: Juneau (City and Borough)
Via Email: di.cathcart@juneau.gov ; city.clerk@juneau.gov ; mcb_notice@juneau.org
Community Council: N/A
Via Email:
BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store #13279 Combined Renewal Notice

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

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

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

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

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government

protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2024/2025 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

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

Dear Local Government:

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

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

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

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

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

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

July 16, 2024

Licensee: The Mason Jar LLC
DBA: The Mason Jar LLC
VIA email: denny@akmasonjar.com
Local Government: Juneau (City and Borough)
Via Email: di.cathcart@juneau.gov ; city.clerk@juneau.gov ; mcb_notice@juneau.org
Community Council: N/A
Via Email:
BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store #28012 Combined Renewal Notice

Table with 2 columns: Field Name and Value. Fields include License Number (#28012), License Type (Retail Marijuana Store), Licensee (The Mason Jar LLC), Doing Business As (The Mason Jar LLC), Physical Address (613 & 619 W. Willoughby Ave. Juneau, AK 99801), Designated Licensee (Dennis Lavigne), Phone Number (907-723-6508), and Email Address (denny@akmasonjar.com).

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

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

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

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government

protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2024/2025 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

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

Dear Local Government:

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

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

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

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

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

Sincerely,



Joan M. Wilson, Director
907-269-0350

Presented by: The Manager
Introduced: August 19, 2024
Drafted by: Finance

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Emergency Appropriation Resolution Serial No. 3072

An Emergency Appropriation Resolution Appropriating \$1,055,000 to the Manager for the August 2024 Glacier Outburst Flood Response; Funding Provided by General Funds and Wastewater Funds.

WHEREAS, consistent with Charter 9.10(b), upon declaration by the Assembly that a public emergency exists and describing the emergency in clear and specific terms, the Assembly by resolution may make an emergency appropriation upon approval by all Assemblymembers present or by seven of its membership, whichever is the lesser number; and

WHEREAS, a side basin (Suicide Basin or K'óox Kaadí Basin) of the Mendenhall Glacier above Juneau, Alaska, has released outburst floods (also known as jokulhlaups) since 2011, with record flood events in August 2023 (14.82' preliminary crest on Mendenhall River) and now August 2024 (15.99' preliminary crest on Mendenhall River); and

WHEREAS, the August 2023 glacier outburst flood caused unprecedented damage (at that time) along the Mendenhall River, resulting in 20 to 150 feet of riverbank erosion in many places, the collapse of residences into the river, and major flooding in multiple areas with some homes inundated by over six feet of water; and

WHEREAS, the total damage from the August 2023 glacier outburst flood is still being calculated and is expected to be in the millions of dollars; and

WHEREAS, after a glacier outburst flood that started on August 5, 2024, the CBJ sustained unprecedented damage to public infrastructure and private property; and

WHEREAS, CBJ in cooperation with State, federal and non-profit agencies is actively involved in removing debris and waste that is expected to cost CBJ approximately \$150,000; and

WHEREAS, the Mendenhall Wastewater Treatment Plant sustained damages and requires emergency repairs estimated to cost approximately \$400,000; and

WHEREAS, the CBJ stormwater system sustained damages and requires valve and pipe repairs estimated to cost approximately \$355,000 to repair; and

WHEREAS, CBJ recognizes the need to engage in feasibility of mitigating for glacial outburst flooding in the Mendenhall valley which will require \$150,000 to begin; and

WHEREAS, the CBJ Assembly adopted Resolution 3071 on August 6, 2024 declaring a local emergency in response to the August 2024 glacier outburst flood and requested State and federal assistance.

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

Section 1. Emergency Appropriation. There is appropriated to the Manager the sum of \$1,055,000 dollars for the August 2024 glacier outburst flood response.

Section 2. Source of Funds

General Funds	\$655,000
Wastewater Funds	\$400,000

Section 3. Effective Date. This resolution shall become effective upon adoption.

Adopted this 19th day of August 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

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Presented by: The Manager
Presented: 7/29/2024
Drafted by: S. Layne

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-27

An Ordinance Authorizing the Manager to Execute a Lease of the Mayflower Building located at 750 Saint Ann’s Ave to the Juneau Montessori School, an Alaskan Non-Profit Corporation.

WHEREAS, the Juneau Montessori School (“Montessori”) is a non-profit organization (Entity #34833D) providing education to the children of the City and Borough of Juneau; and

WHEREAS, Montessori has been leasing property for its school from the City and Borough since 1992; and

WHEREAS, pursuant to Ordinance 2008-37, the City and Borough executed a lease with Montessori allowing for Montessori’s use of the Mayflower Building and an additional 14,816 square feet of Lots 12 and 25 of Block 32 of the Tye 2nd Millsite Addition, Douglas Townsite with an address of 750 Saint Ann’s Ave; and

WHEREAS, Ordinance 2014-44 authorized the continuation of the lease to Montessori for up to 10 years; and

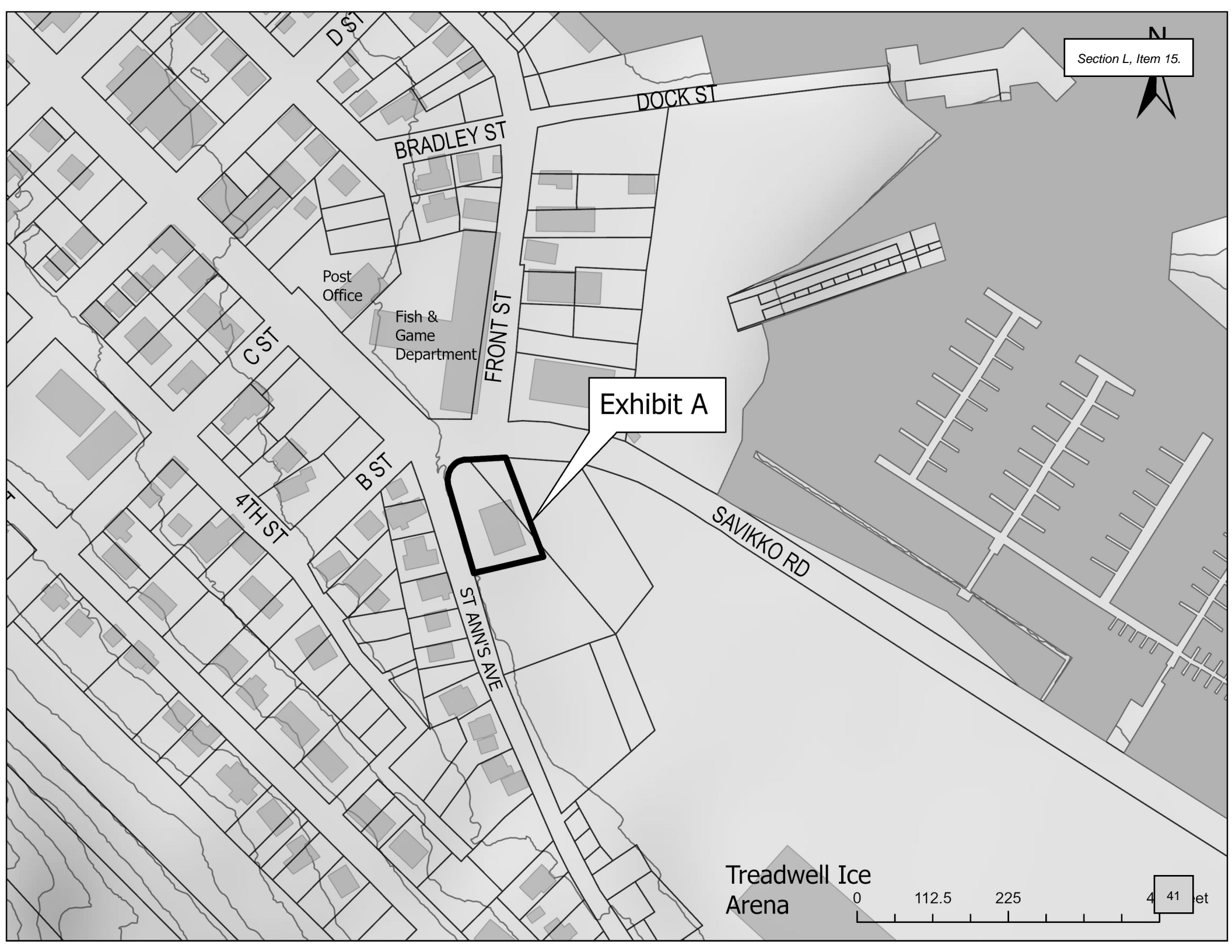
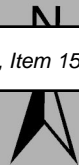
WHEREAS, the fair market rental value of the proposed lease premises is \$3,255 per month; and

WHEREAS, CBJC 53.09.270(b) authorizes the lease of City and Borough property to a private, nonprofit corporation at less than fair market value provided the lease is approved by the Assembly and the property to be leased is used for the purpose of providing a service to the public that could or should reasonably be provided by the state or the City and Borough; and

WHEREAS, the Lands, Housing, and Economic Development Committee reviewed this lease request at the April 15, 2024, meeting and provided a motion of support to the full Assembly to continue leasing the property to Montessori for less than fair market with the increased rate of \$2,200 per month.

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

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

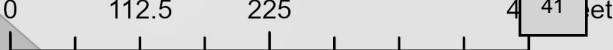


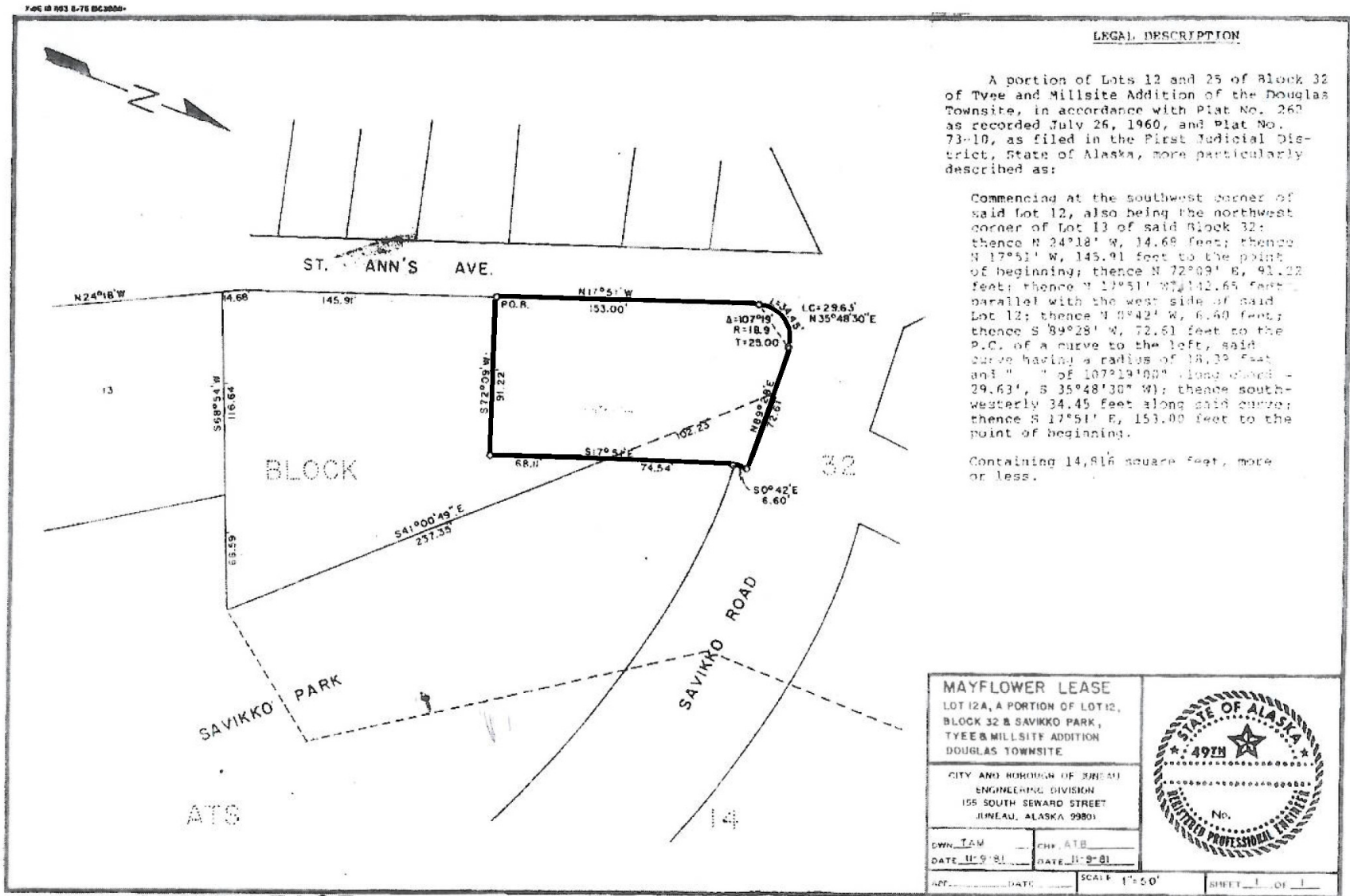
Post Office

Fish & Game Department

Exhibit A

Treadwell Ice Arena





MAYFLOWER LEASE EXHIBIT A CBJ Ordinance No. 2014-44

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Presented by: HRC
Presented: 8/5/2024
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-32

An Ordinance Establishing a Waiver Process for Airport Board Appointments and Temporarily Waiving the Three Tenant Rule.

WHEREAS, the Assembly Human Resources Committee discussed this topic on July 29, 2024, and directed the Municipal Attorney to draft an ordinance that provides a waiver of the “Three Tenant Rule” (CBJC 05.01.010(b)) through the term of the existing tenant-members; and

WHEREAS, considering the Airport Board consists of seven members, a prior Assembly concluded no more than three Airport Boardmembers could be tenants (CBJC 05.01.010(b)); and

WHEREAS, while the Assembly strives to appoint qualified community members that are not tenants of the Airport Board, sometimes community interest is low and a fourth tenant applies, who is otherwise well-qualified; and

WHEREAS, a prolonged vacancy on any empowered board, especially the Airport Board, strains the other members, harms the governance of the Juneau International Airport, and harms the community; and

WHEREAS, as the elected officials for the community, the Assembly is best suited to determine whether good cause exists to temporarily waive the Three Tenant Rule and appoint a fourth tenant; and

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WHEREAS, the CBJ Conflict of Interest Code (CBJC 01.45) provides proficient safeguards to prevent self-dealing by Airport Boardmembers who are tenants, regardless if there are three or four members; and

WHEREAS, although CBJ Charter 3.16(e) allows the prevailing vote of most boards to be reduced by one if two conflicted members are present but unable to participate due to a conflict of interest, the Assembly expects the Airport Board to promptly notify the Assembly if tenant conflicts of interests are reducing the majority vote to three; and

WHEREAS, the underlying purpose of the Three Tenant Rule applies equally to tenants, officers and employees of tenants, and subtenants of tenants; and

WHEREAS, upon balancing the competing public policy interests, the Assembly concludes this ordinance is in the best interest of the community; and

WHEREAS, if the Airport Board has an opportunity to review this ordinance, the Assembly would appreciate it, but if not, the Assembly specifically waives review by the Airport Board (CBJ Charter 3.16(c)).

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

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

Section 2. Amendment of Section. Section CBJC 05.01.010, Board of directors, is amended to read:

05.01.010 Board of directors.

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(a) There is established the board of directors of the City and Borough of Juneau International Airport which shall be known as the City and Borough of Juneau International Airport Board (hereinafter referred to as the airport board). The airport board shall consist of seven members appointed by the assembly to serve without compensation for staggered three-year terms. Airport board members shall serve at the pleasure of the assembly. Terms shall commence on July 1.

(b) No member of the airport board, or member of a board member's immediate family or household, may be employed by the airport. To the extent possible, appointments to the airport board shall include persons having aeronautical, engineering, financial, or other skills relevant to airport matters. No more than three members of the airport board may be a tenant under a lease with the airport, including a subtenant and, or an officer or employee of a tenant under lease with the airport. However, the Assembly—by resolution—and for good cause may temporarily waive the three tenant rule and appoint a fourth tenant.

(c) Appointments to fill vacancies on the airport board shall be for the unexpired term. In the event a seat has six months or less remaining to the unexpired term, the assembly, at its discretion, may choose to appoint the member to the remainder of the current term as well as to the full term immediately following the expiration date of the unexpired term.

(d) No member of the airport board who has served for three consecutive terms or nine years shall again be eligible for appointment until one full year has intervened, provided, however, that this restriction shall not apply:

(1) If there are no other qualified applicants at the time reappointment is considered by the assembly human resources committee, or

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(2) To qualified board members serving in board seats for which a specific occupation or expertise is set forth by ordinance.

(Serial No. 95-10, § 2, 1995; Serial No. 97-07, § 2, 1997; Serial No. 2004-08, § 2, 3-22-2004; Serial No. 2005-03(d), § 2, 6-13-2005; Serial No. 2005-27, § 2, 10-10-2005; Serial No. 2007-57, § 2, 9-4-2007)

Section 3. Temporary Waiver of the Three Tenant Rule, CBJC 05.01.010(b).

From July 1, 2024, through June 30, 2027, the Assembly may appoint up to four people to the Airport Board that are tenants, including subtenants and officers or employees of tenants because community interest in the Airport Board is low, the governance of the Airport Board works best with all seven positions filled, and the CBJ Conflict of Interest Code provides sufficient safeguards to prevent and enforce any tenant self-dealing.

Section 4. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-23

An Ordinance Amending the Ordinance Formatting Requirements.

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

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

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

01.20.020 Form.

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

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

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

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

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

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

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

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

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

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

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

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk



MEMORANDUM

Date: August 13, 2024
To: City and Borough of Juneau Assembly
From: Dallas Hargrave
Human Resources & Risk Management Director
Re: Emily Wright Municipal Attorney Offer Letter

I have attached an offer letter that articulates the terms of employment for Ms. Wright as the Municipal Attorney. After the Assembly votes to appoint Ms. Wright as the Municipal Attorney during the August 19, 2024 Assembly Meeting, then the attached letter should be signed and provided to CBJ Human Resources.



Office of the Mayor
155 Heritage Way
Juneau, Alaska 99801
PHONE: (907) 586-5240
FAX: (907) 586-5385
Beth.Weldon@juneau.org

August 19, 2024

Emily Wright
Delivered by Email

Dear Ms. Wright:

On August 19, 2024, the City and Borough Assembly voted to offer you the position as City Attorney. Congratulations on your promotion. The effective date of this appointment will be August 26, 2024.

As set forth in Ordinance 96-09, as amended by Ordinance 99-42, the compensation plan for the City Attorney is as follows:

- (a) Salary. The annual salaries for the Manager and the Attorney shall be as established by the Assembly by motion. The salaries shall be paid according to the same schedule used for other City and Borough employees. Your salary was established at \$188,000 annually.
- (b) Employment Benefits.
 - 1) The Manager and Attorney shall receive the same employment benefits according to the same policies and procedures as other City and Borough employees, including holidays, personal leave and leave accrual, health insurance, life insurance, deferred compensation, the retirement program, and the opportunity for temporary extension of health insurance coverage after resignation.
 - Effective on the date of appointment, you shall accrue leave at the 10 years of service leave accrual rate.
- (c) Additional Benefits. The Manager and the Attorney shall receive the following benefits in addition to the employment benefits addressed in paragraph (b) above:
 - 1) Paid annual membership in one local service club;
 - The employee and employer agree that payment of annual membership to the Alaska Bar Association will meet this provision.
 - 2) Reimbursement for all professional travel and official entertainment expenses up to an amount to be budgeted annually by the Assembly;
 - The employee and employer agree that coverage of travel costs in accordance with CBJ travel policy will meet this provision.
 - 3) Attendance at one professional training course annually (up to one week in length);
 - The employee and employer agree that the employer will provide two opportunities per year to attend professional training or conferences within the first two years of employment, in an effort to support your success in the new role.
 - The employee and the employer agree that each subsequent year after the first two years, shall be in accordance with the terms of this provision.



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- 4) An annual complete physical examination;
 - The employee and employer agree that this provision will be covered through CBJ health insurance and any out-of-pocket expense will be paid by the employee.
- 5) Paid membership and monthly dues in a physical activity or wellness program of the employee's choice.
 - The employee and employer agree that this provision will be met through the current benefits of the CBJ wellness program.

In addition to the terms and conditions of employment previously outlined, the following provisions regarding severance pay shall also apply.

- (d) Severance shall be paid to the employee when employment is terminated by the employer for a reason other than cause.
 - 1) If the employee is terminated for a reason other than substantiated misconduct, the employer shall provide a minimum severance payment equal to three (3) months' salary. This severance shall be paid in a lump sum or in a continuation of salary on the existing biweekly basis, at the employee's option.
 - 2) The employer shall continue to pay for all benefits outlined in (b)(1) during the severance period.
 - 3) If the employee is terminated for substantiated misconduct, then the employer is not obligated to pay severance under this section.
 - 4) You agree to provide ninety (90) days' notice in the event you choose to resign from the City Attorney position.

As you know, the City Attorney serves at the pleasure of the Assembly. A review of your salary will be scheduled on an annual basis. Potential increases to your compensation will be based on your performance and the financial outlook of the organization.

On behalf of the Assembly, I want to welcome you to your new position. We look forward to working with you in your new capacity.

Sincerely,

Beth Weldon
Mayor, City and Borough of Juneau Assembly

Accepted:

Emily Wright

Date

2024 3rd Late File Exemption List to the Assembly

Late File Senior & Disabled Veteran Exemptions:

Name	Parcel Number	Property Address
Dennis Mathers	5B2101210010	3429 Meander Way
Jeffery Martin	5B1401040061	6907 Sunny Dr

Late File Senior & Disabled Veteran Hardship Exemptions:

Name	Parcel Number	Property Address
James Hammond	4B2801101060	11909 Glacier Hwy Unit 106
Monica Ritter	1C070A100030	328 Gold St
Carol Craig	5B2501750030	8130 Poplar Ave
Remedios Carrillo	1C030J040070	116 Behrends Ave
Larry Hooton	3B4401000061	34201 Glacier Hwy
William Morris	4B1801010030	2290 Fritz Cove Rd

8/15/2024 Clerk's Note: Due to the personal nature of the back-up documents, they will be provided to Assemblymembers in hard-copy only with their Assembly packets.



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

TO: Mayor Weldon and Assembly
DATE: August 19, 2024
FROM: Robert Barr, Deputy City Manager
RE: Flooding related to Suicide Basin releases

This memo identifies some Glacial Lake Outburst Flood (GLOF) prevention and mitigation ideas. At this stage, no idea has been omitted and more ideas will surface through the public process.

Importantly, we were lucky in 2024 because the river started low. We did not see much rain prior to, during, or immediately after the 2024 GLOF. A higher river level would have likely resulted in more significant flooding. This supports the need to act. In our typical rainy environment, a similarly sized release next year will likely be more destructive.

Need for regulatory exemptions for immediate solutions

All the conceptual ideas in this memo require a broad coalition of support and regulatory exemptions. Through usual processes, federal projects at this scale take many years. The GLOF in Mendenhall Valley is an exceptional situation that will require exceptions to the usual processes that can only be secured through political mandate. Our federally elected representatives – all have visited and toured the impacted areas – are aware of this challenge and have committed to assist.

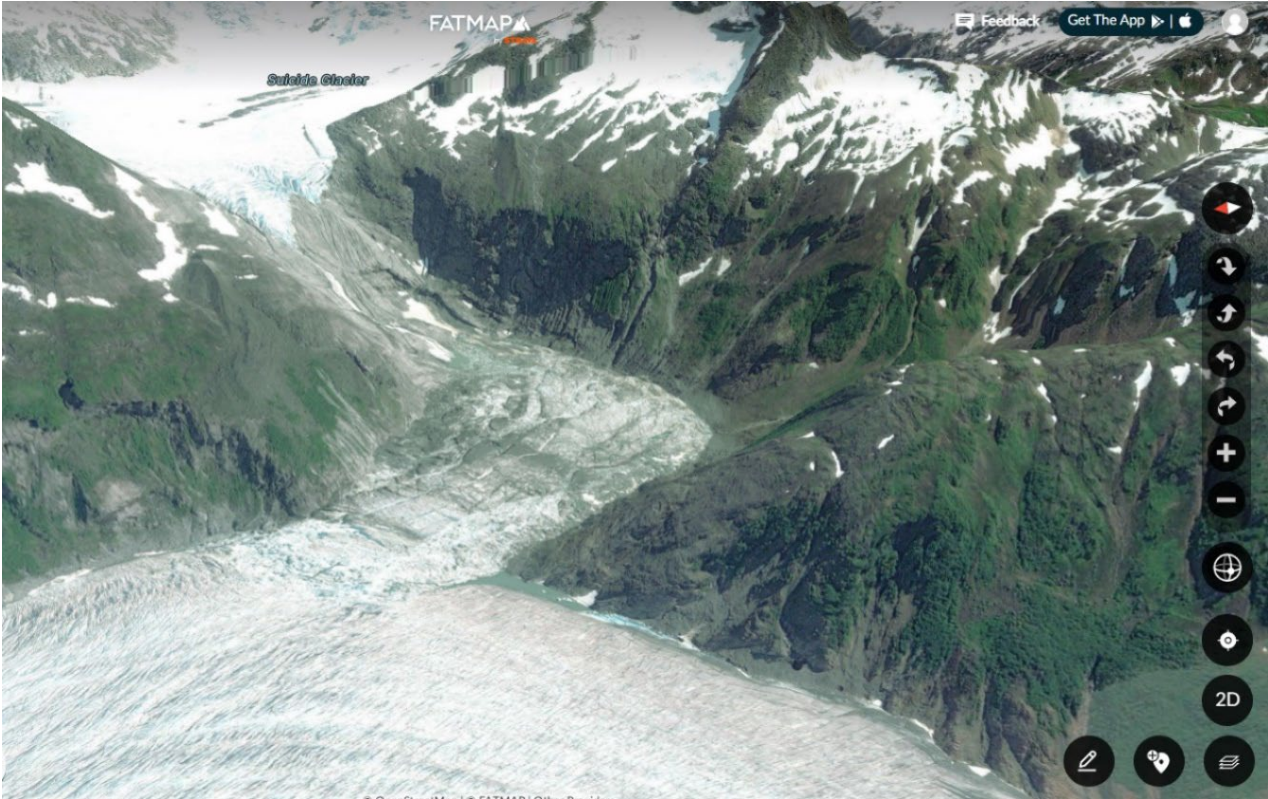
Importantly, time is of the essence to provide solutions before the next GLOF. Most of these mitigation or prevention ideas would need to be exempted from typical large-project processes (think Juneau-Douglas North Crossing) to provide their intended benefits. Failing to act quickly on meaningful solutions could result in financial ruin to many GLOF victims and economic distress for the community. However, the challenges associated with obtaining these exemptions and the associated public decision-making analysis cannot be underestimated and may be impossible without bold actions in Congress.

For context, one usual process for mitigating recurring flooding of this magnitude involves a study period of 3-5 years, which is predicated on Congress first appropriating \$2-3M for the U.S. Army Corps of Engineers (ACOE) to initiate the flood study and the community matching those funds. Dependent on the outcome of the study, a construction project can follow, requiring up to a 35% local match¹. CBJ put in a request to join the study queue after last year's flood. In initial conversations with ACOE this year they have been receptive to initiating a request.

The concepts below are not presented in any order. No attempt at ranking has been made. All would require significant hydrology and geotechnical analysis that has not happened – these are concepts only.

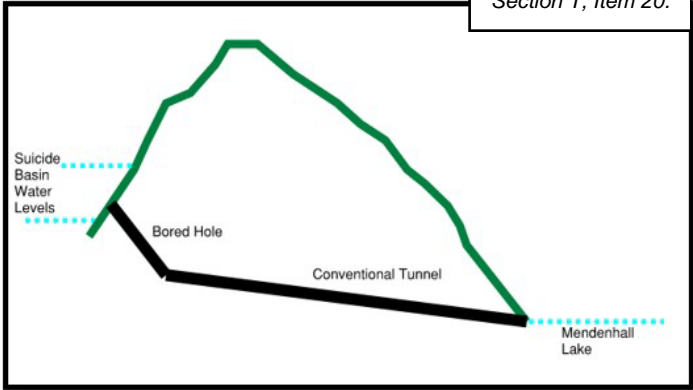
¹ ACOE S14 Program

Suicide Basin / K'óox Kaadí Basin



This image depicts Suicide Basin / K'óox Kaadí Basin in the center, which is just a couple miles from the residential core of the Mendenhall Valley. In the upper left, you can see Suicide Glacier. Suicide Glacier has retreated and instead of filling the basin with glacial ice, the meltwater from the glacier now pools in the basin in the summer. On the right and in the foreground is Mt. Bullard. One of the ideas below involves tunneling through Mt. Bullard to provide a drain for Suicide Basin.





Mt. Bullard Tunnel/Borehole

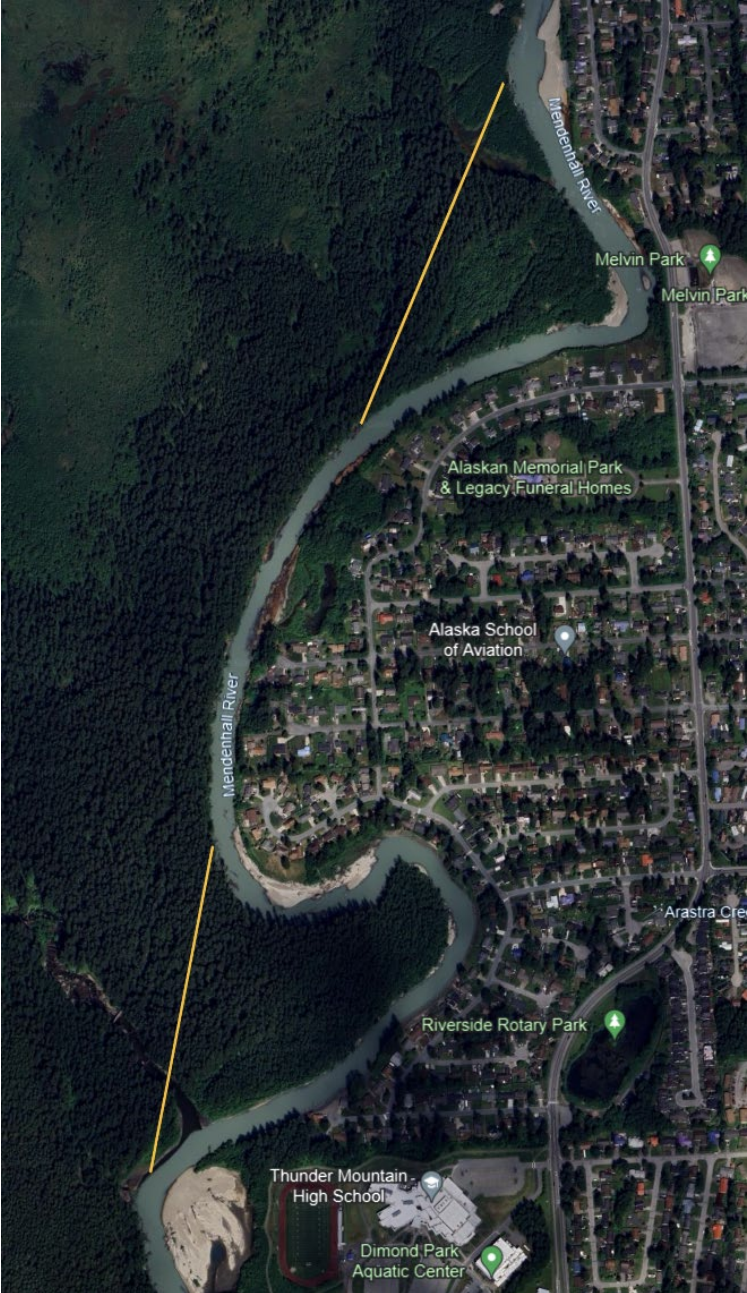
The first image above depicts the potential path of tunnels between Suicide Basin and Nugget Creek (red) and Suicide Basin and Mendenhall Lake (yellow). As shown, these paths are about 2.45 miles long. Nugget Creek drains into Nugget falls and is generally accessible on foot from the East Glacier Trail. The second and third images depict a tunnel as well as a concept cross-section.

Both options envision a borehole drilled through Mt. Bullard at an appropriate slope such that Suicide Basin slowly drains into Mendenhall Lake instead of the recent outburst events.

Questions/unknowns include:

- Slope of tunnel: There is approximately a thousand feet of elevation between the likely intake level at the basin and Mendenhall Lake
- Tailings: Dealing with excavated rock
- Tunnel Diameter: very early educated guesses range from 6 to 15 feet.
- Water Flow: The volume of water per hour that is necessary to prevent a 2023 or 2024 magnitude GLOF
- Whether Nugget Creek could conceivably accommodate the volumes necessary and the environmental + economic impacts at the creek and lake
- How to address ice/rock blockages at the basin
- Site access infrastructure requirements – any Nugget Creek site is likely accessible by helicopter only

Trench New Channels



This option envisions trenching two supplemental channels at points where the Mendenhall River curves, theoretically enabling water from a GLOF to drain to the ocean quicker than it can right now, which could increase the river's overall ability to carry the ~14.6 billion gallons² of extra water that we see in a GLOF. Unlike other potential options, this one could occur entirely on CBJ owned property which could ease, but not eliminate, permitting challenges. If federal funding is used, NEPA³ and associated requirements would be problematic.

The oxbow (right image) is an example of the river changing in a similar manner naturally.

Questions/unknowns include:

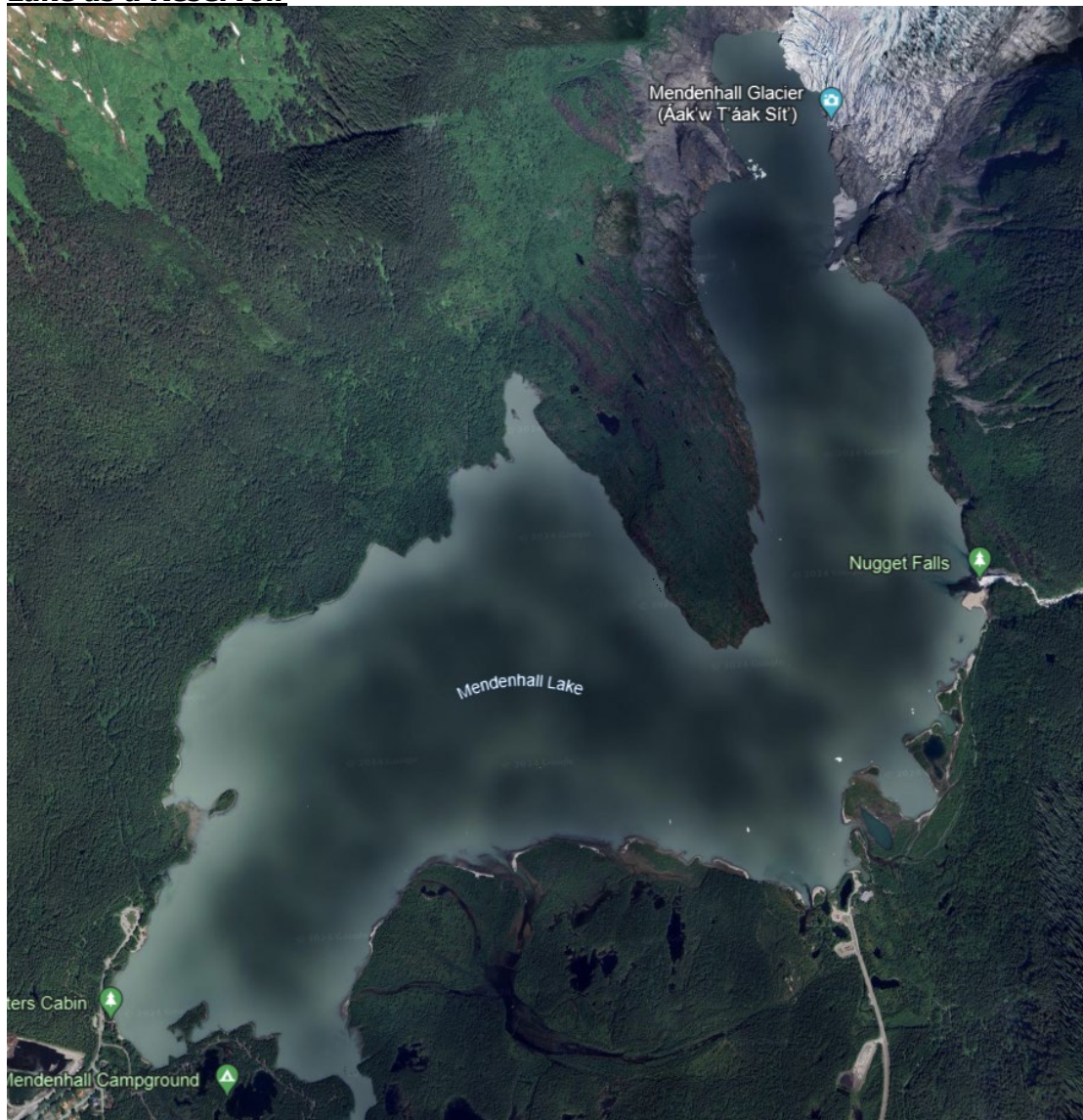
- Neighboring parcels include the University and Southeast Alaska Land Trust who may be impacted

² For context, this is about 12 times the amount of potable water Juneau uses in a year.

³ National Environmental Policy Act

- The magnitude of earth removal – these potential channels combined are nearly quarters of a mile long.
 - The necessary width and depth of the channels
 - The lower channel crosses and would change Montana Creek
 - The amount of infrastructure necessary for site access
 - A faster river may create other unintended consequences that we have not yet seen due to the natural slowing (and flooding) that currently occurs
 - A “quick and dirty” project may result in increased earth/debris in lower sections of the river.
 - A very preliminary budget estimate for two channels, with appropriate slopes, armoring, and sufficient depth/width to care for likely volume is \$24M.
 - There may be related options that involve dredging / gravel removal of much smaller portions of the existing river instead of creating new channels.
-

Lake as a Reservoir



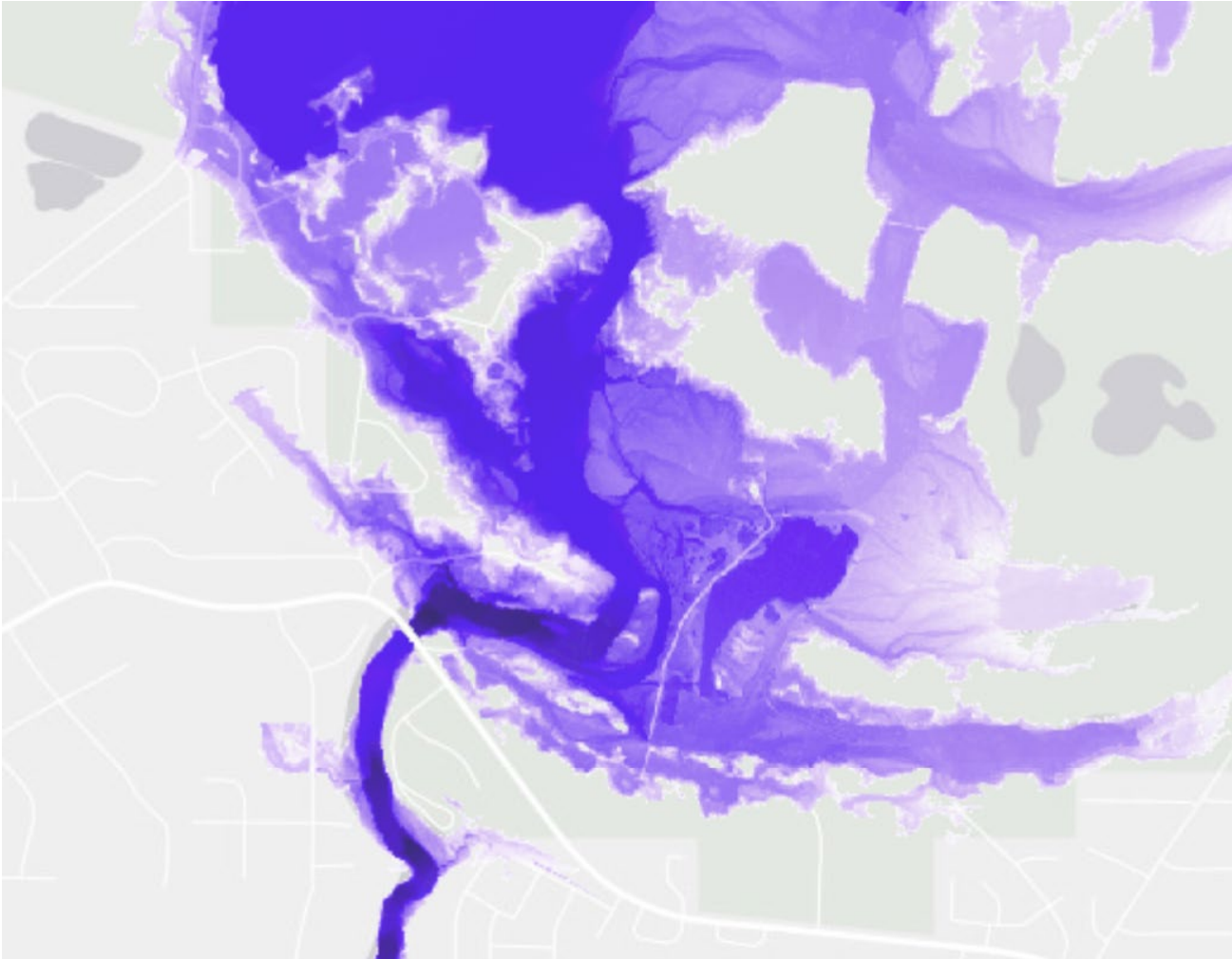
Mendenhall Lake contains about twice as much water, by volume, as Suicide Basin released this year. This concept involves draining some portion of the lake, either by pump or by siphon, as the

basin fills so that when the basin releases, the lake is able to absorb a fraction of the basin output. It would need to be a large enough fraction to turn a ~16 foot event into a ~13 foot event, with room to spare.

Questions/unknowns:

- The lake fills with water from many natural sources, the rate at which water is pumped/siphoned from the lake would need to exceed the rate at which it naturally fills
- To make a meaningful difference in a GLOF, the lake may need to be lowered below the inlet elevation of the river. This would mean the river would slow to whatever rate we were able to pump lakewater into it in the days/weeks leading up to a GLOF.
- If we assume a fast river scours itself and maintains/gains depth overtime, a slow river may become shallower over time, losing overall carrying capacity.
- The napkin math from the engineers on this concept indicates this would require many large pumps operating 24/7 for weeks or months to pump sufficient water out of the lake to blunt a basin release.

Controlled Release / Dikes / Dredging

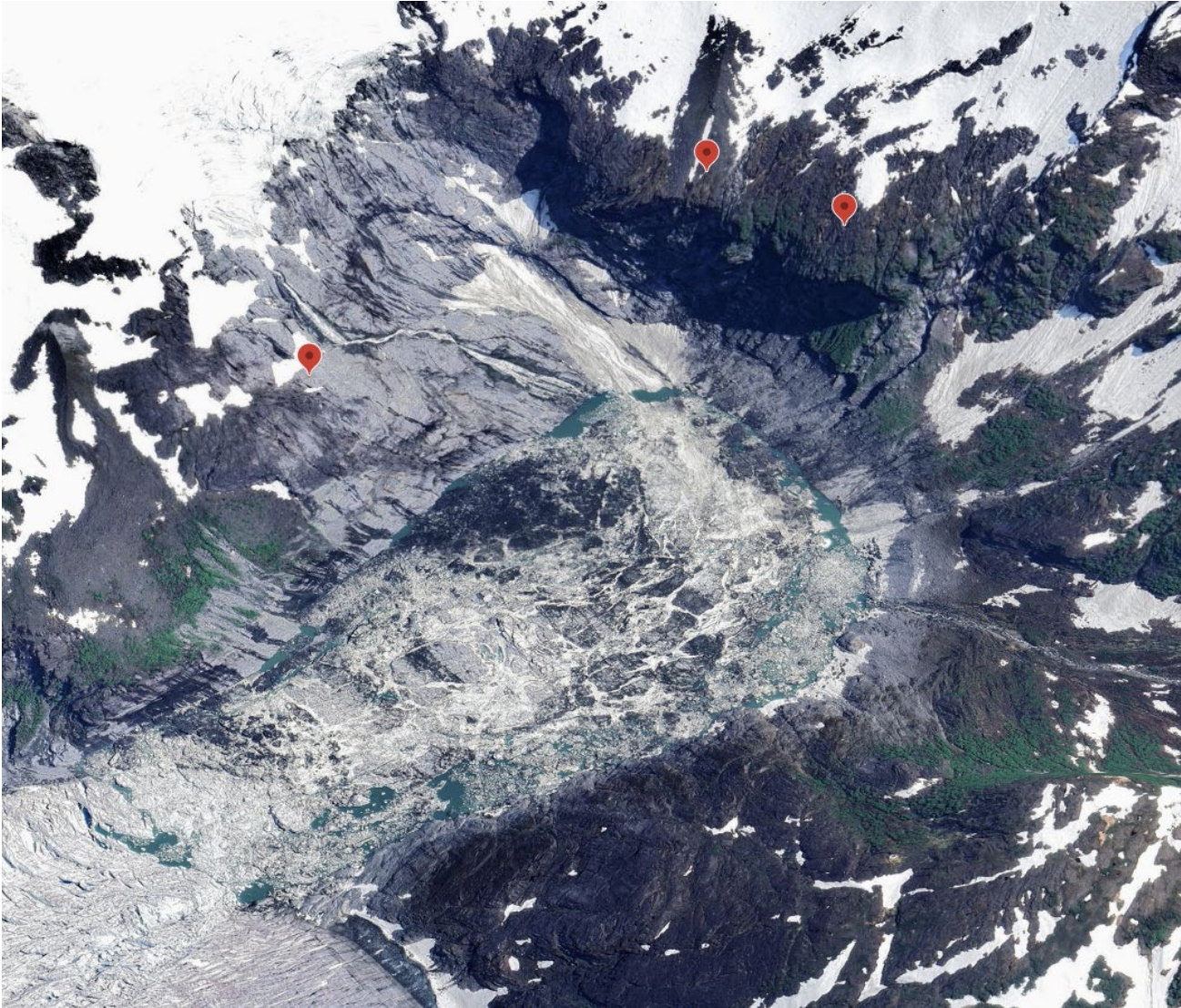


Related to the lake as a reservoir concept, this concept imagines increasing the capacity of the lake by creating earthen dikes at its low points around the circumference of the lake with a controlled release mechanism to limit the volume of water entering the river channel. The image depicts our

existing inundation maps at the 16' level, which would provide a starting point (along with maps, which we have requested) for determining the ideal placement of dikes and related systems. The lake/river inlet is in the center top of the image. The Mendenhall Loop bridge is in the lower left, and the Dredge Lake neighborhood in the lower right.

In lieu of directly increasing the carrying capacity of the lake with dikes, an alternative⁴ would be to dredge – make deeper – the point at which the lake meets the river, allowing the lake to drain more fully. This would still likely require a system to contain the GLOF in the lowered lake and control the rate at which water from a GLOF enters the river.

Fill the Basin with Rock



In the image of the basin above, there are relatively few steep slopes but there are some with overhung rocks. Those that exist are marked with red pins.

This concept imagines blasting areas around the basin and using that rock to partially fill the basin, reducing its total capacity. Reducing the capacity of the basin by ~1 billion gallons (2024 release:

⁴ Or addition. These two concepts are not mutually exclusive.

~14.6 billion gallons) would take approximately 5 million cubic yards of rock, or around 3 dump truck loads.

Questions/unknowns:

- Moving the rock the 0.25-0.5 miles from the most likely blasting area to the basin itself is probably not possible with traditional drill & blast means
- The potential for unintended consequences is high
- 1 billion gallons of displacement is not likely sufficient to prevent major floods

Flood Fighting



Unlike the options above, another option is to employ traditional flood fighting options – sandbags and sandbag equivalents – that could be procured and installed to attempt to protect private and/or public property. Multiple options exist.

Other options that property owners may consider that are outside the scope of this memo include, but are not limited to: raising the height of structures and/or reconstructing first floors with wet or dry floodproofing methods.

Liability, funding, maintenance

In any of these options, we will face the usual liability question when contemplating changing natural environments, which is that if CBJ changes something, CBJ may become liable for the negative impacts of that changed thing. Lengthy projects with comprehensive alternative analysis and study periods can help mitigate that risk. Expedited projects that skip those steps likely exacerbate that risk.

From a funding perspective, if we seek and receive federal funding, we will need to stomach a significant local cost share. The two likely fund sources for a local cost share are a local improvement district (LID) for the impacted properties or the general fund.

In most cases, maintenance costs would be substantial and would need to be evaluated alongside the merits/demerits of any given concept.

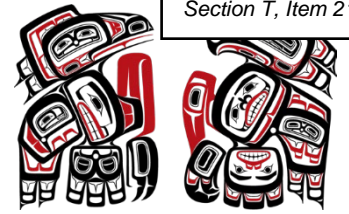
Recommendation:

This memo is presented primarily as information. A letter from the Mayor and President F seeks the formation of a working group to further brainstorm and refine these concepts.

Staff recommend the Assembly bring this topic to a Committee of the Whole meeting after the working group has formed and had its first meeting.



Office of the Mayor
155 Heritage Way
Juneau, Alaska 99801
P: (907) 586-5240
F: (907) 586-5385
Beth.Weldon@juneau.gov



**Central Council of the Tlingit & Haida
Indian Tribes of Alaska**
PO Box 25500
Juneau, Alaska 99802
P: (907) 586-1432 · (800) 344-1432
www.tlingitandhaida.gov

August 19, 2024

Delivered via Email To: Bruce.R.Sexauer@usace.army.mil

Bruce R. Sexauer, PE
Chief, Civil Works Project
United States Army Corps of Engineers
PO Box 6898
JBER, Alaska 99506

Dear Mr. Sexauer:

The Mendenhall Valley is a densely populated residential area within the City and Borough of Juneau (CBJ). The area is currently at risk of flooding due to glacial lake outbursts, also known as Jökulhlaups (pronounced “Yah-cuh-laups”). Jökulhlaups occur when a glacial dammed lake drains rapidly, releasing a surge of water downstream. These outburst floods pose a significant threat to people and infrastructure in the region. The first glacial outburst event in the Mendenhall Valley was observed in 2009 and the surrounding community has been dealing with subsequent Jökulhlaups on almost an annual basis. The community has experienced 13 of its top 20 recorded floods from these events since 2011. On August 5, 2023, a glacial dam outburst from the Mendenhall Glacier’s Suicide Basin caused record flooding and riverbank destruction along the Mendenhall River, resulting in the destruction and damage of both private and public property. Subsequently, both the local and state governments declared disaster emergencies. Early on the morning of August 6, 2024, a glacial dam outburst crested at over one foot above the record event from 2023, causing widespread damage to private and public infrastructure. Almost 300 homes have been impacted; some of them having just recovered from the 2023 event. We are fortunate no one died as ice cold water filled homes and basement apartments in a matter of minutes. The community of Juneau is asking how to prevent this from happening next year.

Juneau needs federal assistance to answer that question. Suicide Basin is part of the Mendenhall Glacier on U.S. Forest Service land. An engineering solution will require a multijurisdictional approach with complex problem solving, permitting, and funding. Neither the City and Borough of Juneau, nor the Central Council of Tlingit and Haida, have the local expertise or experience for a project of this scale. The sense of urgency is imminent; evidence suggests that we can expect a flooding event with widespread devastation annually.

We are requesting federal participation in a working group tasked with brainstorming potential solutions identifying resources to ground truth and execute them. We propose this group be made up of officials with decision making authority from:

- Army Corps of Engineers
- National Resources Conservation Service
- U.S. Forest Service
- City and Borough of Juneau
- Central Council of Tlingit and Haida
- Alaska Department of Transportation
- Office of Senator Lisa Murkowski
- Office of Senator Dan Sullivan
- Office of Representative Mary Peltola

CBJ is happy to provide staff support for the working group and travel to meet in a convenient location for the participants. Advisory support will be needed from the University of Alaska Southeast who has studied Suicide Basin, the National Weather Service who is a key partner in predicting the events, and the Environmental Protection Agency who will have a regulatory role in any mitigation measures.

The working group would be tasked with investigating the feasibility of mitigation measures to prevent the massive flooding and destruction from Jökulhlaups on the Mendenhall River and identifying resources to implement mitigation measures in a timely manner.

Thank you for your prompt attention to this important matter.

Sincerely,



Beth Weldon, Mayor
City and Borough of Juneau



Richard Peterson, President
Central Council Tribes of Tlingit and Haida

- Cc: Governor Mike Dunleavy
 Alan McBee, NRCS State Conservationist
 Chad VanOrmer, USFS Alaska State Forester
 Senator Lisa Murkowski
 Senator Dan Sullivan
 Representative Mary Peltola
 Casey Sixkiller, EPA Region 10 Regional Administrator
 Chancellor Aparna Palmer, University of Alaska Southeast
 Dr. Scott Lindsey, Regional Director of the National Weather Service Alaska Region