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August 8, 2019

State of Alaska  
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Local Boundary Commission  
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RE: Submittal for Formal Technical Review: City and Borough of Juneau's Petition for Annexation

Dear Ms. Kenealy,

The City and Borough of Juneau (CBJ) reviewed your comments in response to the informal technical review of CBJ's draft Petition for Annexation, and made the suggested changes in response to your comments, as outlined below.

1. Added Petersburg Pilot, KFSK Community Radio, Chilkat Valley News, and KHNS FM to the list of entities who will receive public notice in Exhibit B, as requested by LBC.
2. Updated Exhibit B to explain that the local communities within ½ mile of the proposed annexation boundaries (plus Angoon) will be served a copy of the petition, as requested by the LBC.
3. The legal descriptions of the proposed new CBJ boundary post-annexation and the proposed annexation areas were reviewed by the CBJ cartographer based on the files and comments from the LBC GIS staff, and updated accordingly. Those updates are located in Exhibit A-2 and A-3. The maps included in Exhibit A were updated to reflect any changes, and additional labeling was provided to clarify the geographic boundaries.
4. Updated the information regarding the Alaska State Troopers, to clarify that the Troopers currently provide service outside the CBJ roaded service area, and that this is not anticipated to change just because there are additional areas annexed. The CBJ police department provides service within the roaded service area. Added Exhibit MM, a map of CBJ's roaded and fire service area to help with understanding.

5. Exhibits G and J, the affidavits by Mayor Weldon, were signed and submitted with this draft.
6. Updated Exhibit H as requested, and removed all non-relevant materials from the agenda packets. Exhibit H is organized such that the minutes of each meeting is first, followed by the agenda and packet materials, then a copy of newspaper ad (if relevant), and then the notice of adoption of resolution (if appropriate).
  - a. 2/22/16: H-1, removed pages 2-71 of agenda packet.
  - b. 1/30/17: H-3, removed pages 2-8 and 14-70 of agenda packet.
  - c. 8/10/17: H-4, removed pages 2-15 of the agenda packet.
  - d. 1/3/2018: H-5, removed pages 2-9 of the agenda packet. Also took out the non-relevant scanned copies of the newspaper dated 12/29/2017, but kept the first page and the page with the newspaper ad.
  - e. 1/22/18: H-6, removed pages 8-44, and 155-159 of the agenda packet. Also added Resolution 2817 that was approved on 1/22/18.
  - f. 2/12/18: H-7, removed as pages 12-93 of the agenda packet.
7. The CBJ assembly discussed the annexation petition and the proposed boundaries further during a public meeting on 7/22/19. The CBJ Assembly voted to continue with annexation. The materials from this meeting were added as Exhibit H-8. The minutes attached are in draft form until approved by the Assembly, which will occur in the next month.
8. Updated the expenditure summary tables to start with FY20, and provide FY22 as requested by the LBC. Also updated the information in the revenue tables to estimate the sales tax and property tax for FY21 and FY22. As part of this update, CBJ added the revenue and expenditures for all the CBJ departments and enterprise boards. (The version provided for the informal petition review only had the general government operations, and was missing for example, the school district, hospital, airport, and docks & harbors). The updated tables in Exhibit C include all the projected revenues and expenditures for all CBJ departments.
9. Fixed Exhibit A-6, and ensured Area D was labeled correctly on the map.
10. Added additional definitions to footnote 1 in Exhibit C to address the acronyms used for the budget as requested.

The CBJ also made several additional changes in the updated draft, as listed below:

11. The CBJ updated the information on the Mansfield Peninsula in the petition and legal brief to clarify that the Point Retreat lighthouse was deeded to a non-profit organization through a revertible deed from the US government, and that the property may be tax

exempt or partially exempt depending on use. The Alaska Lighthouse Association was listed as a property owner in Exhibit B in the prior draft, but more information has been provided based on comments from the president of the association.

12. Added additional information in the petition and legal brief on the mining property and the active mining claims within the proposed annexation areas, and updated the company names in Exhibit B as appropriate.
13. Updated the information in Section 14 regarding police and emergency responses services to reflect the types of calls that have historically been recorded, and the areas of recordation and the roles of USCG.
14. Clarified in Section 11 of the petition that FY18 is the last year that CBJ has the total for all sales tax within the CBJ, as FY19 sales tax are still being remitted to the CBJ.
15. Updated the assessed current CBJ property tax value in Section 11 to replace FY18 with FY19 as provided by the City Assessor. Also added information on how much of the current CBJ taxable property is outside of the roaded service area, and explained that the proposed annexation areas will be subject to tax similar to these other non-roaded areas.
16. Updated Section 20 to reflect the additional public Assembly Meeting that discussed annexation, and that the decision was made on July 22, 2019 to continue with this petition.
17. Clarified in Section 21 on public comments, that comments included a misunderstanding that Angoon was being annexed and also a belief that Angoon should have rights to the entire Admiralty Island. To be clear, the CBJ is not proposing to annex Angoon, and Angoon is more than 20 miles from any area proposed for annexation.
18. Added additional information in Section 14 and in the legal brief regarding the Bartlett Regional Hospital's role in the region and ownership by CBJ.
19. Added information in the legal brief regarding the state fisheries taxes shared within the CBJ and how these are not anticipated to change with annexation.
20. Updated the legal brief to include more information on the conservation easement parcel located in the proposed annexation areas.
21. Updated the information in the legal brief on communication services to include information on wireless and radio communications, as identified after the previous draft was filed. Also added Exhibit KK, which is coverage maps for the wireless providers and Exhibit LL, which is the FCC coverage area for the local radio stations.
22. Updated the subsistence Halibut information in the legal brief with the response requested from NOAA prior to the last draft, but not received until July 18, 2019.
23. Updated the list of individuals contacted for the transition plan with their correct titles.

24. Exhibit I was updated to include new public comments received since the informal draft was submitted.
25. Exhibit V was updated to add the map of game management areas that was sent by USFS to correspond with the email.
26. Exhibit X was updated to include the 2019 cruise ship calendars for Juneau and Tracy Arm, as referenced in the legal brief.
27. Exhibit II was added and noted in the legal brief, which are maps that reflect the historical tribal use areas as compared to the proposed CBJ annexation boundaries.
28. Added a timeline of the CBJ annexation history as Exhibit JJ and cited this in Section 20 of the petition.
29. Minor typographical, grammatical and organizational changes were made throughout.
30. Provided audio recordings of the meetings on annexation held between 2016 and present. (These are portions of longer public meetings; only the portions that involved annexation have been provided. All of the Assembly work session on 1/3/2018 was provided as the entire meeting was devoted to annexation. There are three separate audio portions for the meeting on 2/12/2018, to reflect the different portions of the meeting that discussed annexation).

Sincerely,



Megan J. Costello  
Assistant Municipal Attorney

Attachments:

- Petition by the City and Borough of Juneau for Annexation of Approximately 1,428 Square Miles Using the Legislative Review Method
- Exhibits A-MM
- Audio recordings of the public meetings