

**OFFICE OF THE MUNICIPAL CLERK/  
ELECTION OFFICIAL**

City and Borough of Juneau (CBJ)  
155 S. Seward St., Room 202  
Juneau, Alaska 99801

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**CERTIFICATION OF OCTOBER 4, 2022 CBJ REGULAR MUNICIPAL ELECTION**

I, Elizabeth J. McEwen, Municipal Clerk and Election Official for the City & Borough of Juneau, do hereby certify that the undersigned members of the Canvass Review Board conducted the canvass of the October 4, 2022, Regular Municipal Election on October 19, 2022 and that the attached report reflects the number of persons voting, all votes cast at the election including the votes for Areawide Assemblymember, District 1 Assemblymember (1 seat for a three year term), District 2 Assemblymember (1 seat for a three year term), Board of Education Members (2 seats each for three year terms) and for Propositions 1, 2, 3, and 4 which appeared on the ballot as follows:

**PROPOSITION NO. 1**  
**GENERAL OBLIGATION BONDS \$35,000,000**  
**Explanation**

The proposition will authorize the issuance of \$35,000,000 in general obligation bond debt for paying the cost of construction and equipping of a new City Hall, including below ground parking. The total annual debt service costs, assuming an interest rate of 4.88%, will be approximately \$2,454,000. This amount of debt service would require an annual property tax levy of approximately \$29.60 per \$100,000 of assessed value (assuming that the overall estimated bond tax levy of \$42.62 per \$100,000 will be reduced due to operational savings by the City and Borough). This example of a property tax levy is provided for illustrative purposes only.

**PROPOSITION NO. 1**  
**GENERAL OBLIGATION BONDS \$35,000,000**

For the purpose of constructing and equipping a new City Hall, including below ground parking within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 25 years of their date of issue, in the aggregate principal amount of not to exceed \$35,000,000?

- YES, BONDS  
 NO, BONDS

**Proposition 1 – Failed to Pass with 4394 YES Votes and 4640 NO Votes**

**PROPOSITION NO. 2**  
**GENERAL OBLIGATION BONDS \$6,600,000**  
**Explanation**

The proposition will authorize the issuance of \$6,600,000 in general obligation bond debt for paying the cost of undertaking certain park improvements including installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance. The total annual debt service costs, assuming an interest rate of 4.66%, will be approximately \$621,000. This amount of debt service would require an annual property tax levy of approximately \$10.79 per \$100,000 of assessed value. This example of a property tax levy is provided for illustrative purposes only.

**PROPOSITION NO. 2  
GENERAL OBLIGATION BONDS \$6,600,000**

To improve public health and access to outdoor recreation by improving parks and recreational facilities, including, but not limited to, installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 15 years of their date of issue, in the aggregate principal amount of not to exceed \$6,600,000?

- YES, BONDS
- NO, BONDS

**Proposition 2 – Passed with 6120 YES Votes and 2947 NO Votes**

**PROPOSITION NO. 3  
AUTHORIZATION TO EXTEND THE TEMPORARY 1% AREAWIDE SALES TAX EFFECTIVE OCTOBER 1, 2023, FOR A PERIOD OF FIVE YEARS.**

**Explanation**

Juneau currently has a permanent 1% sales tax, a temporary 1% sales tax, and a temporary 3% sales tax. The existing temporary 1% sales tax is automatically repealed on September 30, 2023. The total of all CBJ sales taxes currently levied is 5%.

This ballot proposition would continue the current 1% temporary sales tax rate for an additional five years, until September 30, 2028. Accordingly, if this proposition is approved, the total sales tax rate would remain at 5%.

It is the intent of the Assembly that taxes collected under this proposed extension of the temporary 1% areawide sales tax be appropriated by the Assembly for the following purposes:

- Deferred maintenance of CBJ and JSD facilities
- Replacement of public safety equipment for JPD and CCFR
- Redevelopment of Gastineau Avenue, Telephone Hill, and North State Office Building Parking Garage
- Affordable housing initiatives, including further development of Pederson Hill
- Harbor expansion and maintenance
- Childcare support
- Lemon Creek multi-modal path
- Relocation of City Museum
- Contribution to the Restricted Budget Reserve
- Information technology upgrades

**PROPOSITION NO. 3**

**Authorization to Extend the Temporary 1% Areawide Sales Tax Effective October 1, 2023, for a Period of Five Years.**

Shall the City and Borough of Juneau, Alaska, continue to levy and collect a temporary 1% areawide sales tax on the sale price of retail sales, services, and commercial rentals within the City and Borough for an additional five years, effective October 1, 2023, until September 30, 2028. If this proposition is approved, the total sales tax would remain at five percent.

- Extend the 1% sales tax for five years? YES
- Extend the 1% sales tax for five years? NO

**Proposition 3 – Passed with 6247 YES Votes and 2827 NO Votes**



**PROPOSITION NO. 4**  
**REFERENDUM SHORT TITLE: REPEAL CBJ 15.05.105**

**Explanation**

This referendum petition proposes to repeal City and Borough of Juneau Code section 15.05.105 which relates to the confidentiality and disclosure of real estate values in transactions and would include the repeal of Ordinance 2020-47(am) entitled "An Ordinance Regarding Disclosure of Real Estate Values in Transactions" and Ordinance 2022-13 entitled "An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction."

**PROPOSITION NO. 4**

**Shall the City and Borough of Juneau, Alaska Code 15.05.105 be repealed as follows:**

Section 1. Repeal of CBJ 15.05.105. Ordinance No. 2020-47(am) entitled "An Ordinance Regarding Disclosure of Real Estate Values in Transactions" and Ordinance No. 2022-13 entitled "An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction," which are codified at City and Borough of Juneau Code Sections 15.05.105 and 03.308.070, are hereby repealed.

- Repeal CBJ Code 15.05.105? YES
- Repeal CBJ Code 15.05.105? NO

**Proposition 4 – Passed with 4693 YES Votes and 4327 NO Votes**

**In accordance with CBJ Charter 7.11, CBJ Code 15.05.105 is repealed upon certification of this election.**

Robert Laurie  
Robert Laurie, Canvass Board Member

Deborah Behr  
Deborah Behr, Canvass Board Member

Bruce P. Simonson  
Bruce Simonson, Canvass Board Member

Kelda Denton  
Kelda Denton, Canvass Board Member

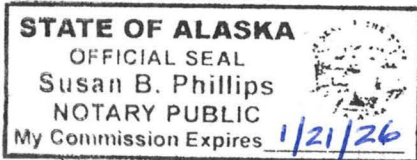
Mary Borthwick  
Mary Borthwick, Canvass Board Member

Robert Minch  
Robert Minch, Canvass Board Member

Dated: October 19, 2022

Elizabeth J. McEwen  
Elizabeth J. McEwen, MMC  
Municipal Clerk & Election Official

Subscribed and sworn to before me on this 19<sup>th</sup> day of October, 2022.



Susan B. Phillips  
Notary Public for the State of Alaska  
My commission expires: 1/21/26

City and Borough of Juneau  
 October 4, 2022 Regular Municipal Election  
 Official Results - Certified by Canvass Review Board  
 October 19, 2022

Registered Voters: 9,137 of 27,797 (32.87%)

Ballots Cast: 9,137

*Bruck Gunnar 10-14-2022*  
*Seener & Behr*  
*RLT A.M.*  
*Robert Laurie*  
*Kelce Denton*  
*Wayne Barthwick*

**Areawide Assembly (Vote for 1)**

	Total	
Times Cast	9,137 / 27,797	32.87%
Candidate	Total	
Carole Triem	6,227	92.62%
Write-in	496	7.38%
Total Votes	6,723	
	Total	

**Assembly District 1 (Vote for 1)**

	Total	
Times Cast	9,137 / 27,797	32.87%
Candidate	Total	
Greg Smith	6,316	93.96%
Write-in	406	6.04%
Total Votes	6,722	
	Total	

**Assembly District 2 (Vote for 1)**

	Total	
Times Cast	9,137 / 27,797	32.87%
Candidate	Total	
Wade Bryson	5,707	91.06%
Write-in	560	8.94%
Total Votes	6,267	
	Total	

## School Board (Vote for 2)

	Total	
Times Cast	9,137 / 27,797	32.87%
Candidate	Total	
Emil Robert Mackey III	5,099	44.78%
Deedie Sorensen	5,625	49.40%
Write-in	663	5.82%
Total Votes	11,387	
	Total	

## Proposition No. 1 (Vote for 1)

	Total	
Times Cast	9,137 / 27,797	32.87%
Candidate	Total	
Yes	4,394	48.64%
No	4,640	51.36%
Total Votes	9,034	
	Total	

## Proposition No. 2 (Vote for 1)

	Total	
Times Cast	9,137 / 27,797	32.87%
Candidate	Total	
Yes	6,120	67.50%
No	2,947	32.50%
Total Votes	9,067	
	Total	

## Proposition No. 3 (Vote for 1)

	Total	
Times Cast	9,137 / 27,797	32.87%
Candidate	Total	
Yes	6,247	68.85%
No	2,827	31.15%
Total Votes	9,074	
	Total	

### Proposition No. 4 (Vote for 1)

	Total	
Times Cast	9,137 / 27,797	32.87%
Candidate	Total	
Yes	4,693	52.03%
No	4,327	47.97%
Total Votes	9,020	
	Total	



**CITY AND BOROUGH OF JUNEAU  
REGULAR MUNICIPAL ELECTION  
OCTOBER 4, 2022 - OFFICIAL BALLOT**

**Instructions:**


To vote, completely fill in the oval next to your choice like this: ●

Use a blue or black ink pen to mark your ballot. NO RED INK. To vote for a person whose name is not printed on the ballot, fill in the oval and print the person's name on the blank line provided for a write-in candidate. If you make a mistake voting, draw a line through the oval and candidate or issue you voted, write "NO" next to it and then continue voting by filling in the oval next to your choice.

<b>AREAWIDE ASSEMBLY</b> VOTE FOR NOT MORE THAN <u>ONE</u>	<b>PROPOSITION NO. 1</b> <u>Explanation</u>
<input type="radio"/> Carole Triem <input type="radio"/> Write-in	<p>The proposition will authorize the issuance of \$35,000,000 in general obligation bond debt for paying the cost of construction and equipping of a new City Hall, including below ground parking. The total annual debt service costs, assuming an interest rate of 4.88%, will be approximately \$2,454,000. This amount of debt service would require an annual property tax levy of approximately \$29.60 per \$100,000 of assessed value (assuming that the overall estimated bond tax levy of \$42.62 per \$100,000 will be reduced due to operational savings by the City and Borough). This example of a property tax levy is provided for illustrative purposes only.</p> <p align="center"><b>PROPOSITION NO. 1</b> <b>GENERAL OBLIGATION BONDS \$35,000,000</b></p> <p>For the purpose of constructing and equipping a new City Hall, including below ground parking within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 25 years of their date of issue, in the aggregate principal amount of not to exceed \$35,000,000?</p> <input type="radio"/> YES, BONDS <input type="radio"/> NO, BONDS
<b>DISTRICT 1 ASSEMBLY</b> VOTE FOR NOT MORE THAN <u>ONE</u>	
<input type="radio"/> Greg Smith <input type="radio"/> Write-in	
<b>DISTRICT 2 ASSEMBLY</b> VOTE FOR NOT MORE THAN <u>ONE</u>	
<input type="radio"/> Wade Bryson <input type="radio"/> Write-in	
<b>SCHOOL BOARD MEMBER</b> VOTE FOR NOT MORE THAN <u>TWO</u>	<b>PROPOSITION NO. 2</b> <u>Explanation</u>
<input type="radio"/> Emil Robert Mackey III <input type="radio"/> Deedie Sorensen <input type="radio"/> Write-in <input type="radio"/> Write-in	<p>The proposition will authorize the issuance of \$6,600,000 in general obligation bond debt for paying the cost of undertaking certain park improvements including installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance. The total annual debt service costs, assuming an interest rate of 4.66%, will be approximately \$621,000. This amount of debt service would require an annual property tax levy of approximately \$10.79 per \$100,000 of assessed value. This example of a property tax levy is provided for illustrative purposes only.</p> <p align="center"><b>PROPOSITION NO. 2</b> <b>GENERAL OBLIGATION BONDS \$6,600,000</b></p> <p>To improve public health and access to outdoor recreation by improving parks and recreational facilities, including, but not limited to, installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 15 years of their date of issue, in the aggregate principal amount of not to exceed \$6,600,000?</p> <input type="radio"/> YES, BONDS <input type="radio"/> NO, BONDS

SAMPLE



  
Elizabeth J. McEwen  
Municipal Clerk

CITY AND BOROUGH OF JUNEAU  
REGULAR MUNICIPAL ELECTION  
OCTOBER 4, 2022 - OFFICIAL BALLOT

**PROPOSITION NO. 3**

Explanation

Juneau currently has a permanent 1% sales tax, a temporary 1% sales tax, and a temporary 3% sales tax. The existing temporary 1% sales tax is automatically repealed on September 30, 2023. The total of all CBJ sales taxes currently levied is 5%.

This ballot proposition would continue the current 1% temporary sales tax rate for an additional five years, until September 30, 2028. Accordingly, if this proposition is approved, the total sales tax rate would remain at 5%.

It is the intent of the Assembly that taxes collected under this proposed extension of the temporary 1% areawide sales tax be appropriated by the Assembly for the following purposes:

- Deferred maintenance of CBJ and JSD facilities
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- Redevelopment of Gastineau Avenue, Telephone Hill, and North State Office Building Parking Garage
- Affordable housing initiatives, including further development of Pederson Hill
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- Childcare support
- Lemon Creek multi-modal path
- Relocation of City Museum
- Contribution to the Restricted Budget Reserve
- Information technology upgrades

**PROPOSITION NO. 3**

Authorization to Extend the Temporary 1% Areawide Sales Tax Effective October 1, 2023, for a Period of Five Years.

Shall the City and Borough of Juneau, Alaska, continue to levy and collect a temporary 1% areawide sales tax on the sale price of retail sales, services, and commercial rentals within the City and Borough for an additional five years, effective October 1, 2023, until September 30, 2028. If this proposition is approved, the total sales tax would remain at five percent.

- Extend the 1% sales tax for five years? YES.
- Extend the 1% sales tax for five years? NO.

**PROPOSITION NO. 4**

Explanation

**Referendum Short Title: Repeal CBJ 15.05.105**

This referendum petition proposes to repeal City and Borough of Juneau Code section 15.05.105 which relates to the confidentiality and disclosure of real estate values in transactions and would include the repeal of Ordinance 2020-47(am) entitled "An Ordinance Regarding Disclosure of Real Estate Values in Transactions" and Ordinance 2022-13 entitled "An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction."

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Section 1. Repeal of CBJ 15.05.105. Ordinance No. 2020-47(am) entitled "An Ordinance Regarding Disclosure of Real Estate Values in Transactions" and Ordinance No. 2022-13 entitled "An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction," which are codified at City and Borough of Juneau Code Sections 15.05.105 and 03.308.070, are hereby repealed.

- Repeal CBJ Code 15.05.105? YES.
- Repeal CBJ Code 15.05.105? NO.

**S A M P L E**

**VOTE BOTH SIDES OF BALLOT**







**CBJ – Regular Municipal Election, October 4, 2022**  
**October 21, 2022 Election Report to CBJ Assembly**

**Beth McEwen, MMC**  
**Municipal Clerk/Election Official**

Below is a brief recap of the numbers associated with CBJ's October 4, 2022 By Mail Election.

**Looking at the Numbers**

<b>Total number of CBJ Registered Voters as of Sept. 4, 2022</b>	<b>27,797</b>
<b>Total number of ballots mailed to voters from ballot printer<sup>1</sup></b>	<b>26,242</b>
<b>Total number of ballots mailed to a temporary address<sup>2</sup></b>	<b>38</b>
<b>Total number of fax/e-ballots issued</b>	<b>35</b>
<b>Total number of challenged ballots (sent cure letters)</b>	<b>376</b>
<b>Total number of challenged ballots cured/approved for counting</b>	<b>204</b>
<b>Total number of rejected ballots*</b>	<b>231</b>
<b>Total number of accepted/counted ballots</b>	<b>9137</b>

Ballots were mailed out by K&H Printing from Seattle, WA on Tuesday, September 13. Ballot drop boxes were installed and opened to receive ballots 24/7 starting on September 15 through Election Day, October 4 at 8:00 p.m. The two Vote Centers, located in the Assembly Chambers at City Hall and the Mendenhall Library, were open beginning on September 19 through Election Day October 4.

The election 'signature cure' process was followed for those voted ballots that were received but were challenged for one of the following issues:

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<sup>1</sup> **CBJ Code 29.07.360 ... (emphasis added)**

(c) When the election official conducts an election by mail, he or she shall mail a ballot to each person whose name appears on the voter registration list prepared under AS 15.07.125 for that election. The ballot shall be sent to the address stated on the official registration list unless the voter has notified the election official in writing of a different address to which the ballot should be sent. ***The election official is not required to mail a ballot to any voter who does not have a valid residence address, or is in the condition of purge notice (PN), undeliverable (UN), or list maintenance undeliverable (LU), as described in AS 15.07.130.*** Any qualified voter not mailed a ballot will not later be refused a ballot when requested, but may be required to vote a questioned ballot. The election official shall send ballots by first class, nonforwardable, mail, on or before the 21st day before the election.

<sup>2</sup> Ballots issued by the Ballot Processing Center included ballots sent to voters who applied for a fax/e-ballot or those applications for ballots to be mailed to a temporary address.

- Lack of signature on the return ballot envelope,
- The signature on the return ballot envelope didn't match the signature on file with CBJ or State Division of Elections,
- There was no reference signature on file with CBJ or the State of Alaska Division of Elections,
- Lack of personal identifier (must have been one of the following: Date of Birth, last four digits of Social Security Number, Alaska Driver's License number or Voter ID number)
- The personal identifier didn't match that on file with CBJ or the State of Alaska Division of Election.

Voters whose ballots were challenged via the 'signature cure' process were sent signature cure letters instructing them on how to cure the challenged issue with the deadline to submit their cures no later than Monday, October 17 at 4:30p.m. for additional review by the Canvass Review Board.

Based on past by-mail elections, it is likely we will continue to receive a small number of ballots after certification via USPS that may or may not have been postmarked before or on Election Day.

**\*Rejected Ballots**

The following is a breakdown of the numbers for those ballots that were rejected following the signature cure process and additional review by the Canvass Review Board.

• No ballot in the ballot return envelope	3
• Ballots received in a drop box without any return envelope/voter information	3
• Questioned Voter registered in another Alaskan community	7
• Ballots not cured after being sent a cure notice	172
• Ballots received via USPS after Election Day with no or illegible postmark	10
• Ballots received with postmark after election day	<u>36</u>
<b>TOTAL Rejected Ballots</b>	<b>231</b>

**Returned Un-voted Ballot Packets**

• Returned Ballot packet returned with notification that the voter was deceased	1
• Returned ballot packets undeliverable as addressed – no new address	620
• Returned ballot packets undeliverable with temporary or new address	<u>729</u>
<b>TOTAL un-voted returned ballots packets</b>	<b>1350</b>

Following certification of the election, CBJ staff transmits a list of all voters who voted along with all the questioned and special needs ballot envelopes and any ballot mailed returned as undeliverable or "other reasons" to the State Division of Elections. The State Division of Elections then updates the voter history accordingly and follows up with its list maintenance protocols for any address changes and/or mail received as undeliverable.

***Attachment: 10/19/2022 Election Certification & Official Results***



## **NOTICE OF REGULAR MUNICIPAL ELECTION - OCTOBER 4, 2022**

Notice is hereby given that the Regular Municipal Election will be held in the City and Borough of Juneau, Alaska on **Tuesday, October 4, 2022 by-mail**. Precinct polling places will not be available for regular in-person voting on Election Day, but there will be two Vote Centers (City Hall and Mendenhall Library) available for in-person voting for two weeks beginning on Monday, September 19 and ending at 8:00p.m. on Election Day, Tuesday, October 4, 2022.

Registered voters of the State of Alaska who reside within the City and Borough of Juneau are eligible to vote in this election and will be mailed a ballot at the permanent mailing address listed in the State of Alaska Voter Registration List. Voters should be prepared to provide identification along with their voted ballot if no identification was filed with the State of Alaska when registering.

### **The purpose of the election is:**

1. To elect from candidates residing in the entire City and Borough of Juneau, one Areawide Assemblymember for a term of three years;
2. To elect from candidates residing in Assembly Election District No. 1, one Assemblymember for a term of three years;
3. To elect from candidates residing in Assembly Election District No. 2, one Assemblymember for a term of three years;
4. To elect from candidates residing in the entire City and Borough of Juneau, two members of the Board of Education (School Board) for terms of three years each.
5. To vote on the following Areawide propositions:

### **PROPOSITION NO. 1** **GENERAL OBLIGATION BONDS \$35,000,000** **Explanation**

The proposition will authorize the issuance of \$35,000,000 in general obligation bond debt for paying the cost of construction and equipping of a new City Hall, including below ground parking. The total annual debt service costs, assuming an interest rate of 4.88%, will be approximately \$2,454,000. This amount of debt service would require an annual property tax levy of approximately \$29.60 per \$100,000 of assessed value (assuming that the overall estimated bond tax levy of \$42.62 per \$100,000 will be reduced due to operational savings by the City and Borough). This example of a property tax levy is provided for illustrative purposes only.

### **PROPOSITION NO. 1** **GENERAL OBLIGATION BONDS \$35,000,000**

For the purpose of constructing and equipping a new City Hall, including below ground parking within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 25 years of their date of issue, in the aggregate principal amount of not to exceed \$35,000,000?

- YES, BONDS**  
 **NO, BONDS**

**PROPOSITION NO. 2**  
**GENERAL OBLIGATION BONDS \$6,600,000**

**Explanation**

The proposition will authorize the issuance of \$6,600,000 in general obligation bond debt for paying the cost of undertaking certain park improvements including installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance. The total annual debt service costs, assuming an interest rate of 4.66%, will be approximately \$621,000. This amount of debt service would require an annual property tax levy of approximately \$10.79 per \$100,000 of assessed value. This example of a property tax levy is provided for illustrative purposes only.

**PROPOSITION NO. 2**  
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To improve public health and access to outdoor recreation by improving parks and recreational facilities, including, but not limited to, installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 15 years of their date of issue, in the aggregate principal amount of not to exceed \$6,600,000?

- YES, BONDS**
- NO, BONDS**

**NOTICE OF BOND ELECTION**

***City and Borough of Juneau Outstanding and Other Debt Information***

The following information is provided as required by CBJ Charter Section 10.5, Notice of Bond Election:

- CBJ's total general obligation outstanding debt principal, as of September 1, 2022, is \$59,714,500. Of this amount, it is possible that a portion, up to \$4,314,300, will be reimbursed by the State of Alaska under the State's School Construction Bond Debt Reimbursement Program. The school debt issued is eligible for 60-70% debt reimbursement from the State, subject to annual appropriation by the Legislature.
- There are no unissued voter approved general obligation bonds.
- For the current fiscal year, FY23, CBJ is budgeting to pay a total of \$12,851,000 for bond debt service (principal, interest, and fees). \$2,799,000 of this amount will be reimbursed by the State under the State's School Construction Bond Debt Reimbursement Program. This leaves a balance of \$8,066,300 to be paid from local tax sources and interest income. Of this amount, \$2,028,400 will be paid from port development revenues and fund balance from the Port Development Fund, \$464,400 from hotel bed tax revenues to fund debt service for Centennial Hall improvements, \$660,300 from the Airport Enterprise Fund, and \$6,898,900 from general property tax levies.
- The current total taxable assessed valuation within the municipality is \$5,757,397,000 (\$5.76 billion).
- The maximum effective interest rates to be paid on these bonds will vary depending on the market conditions at the time of issuance. CBJ anticipates that the effective interest rate on the general obligation tax-exempt bonds are estimated not to exceed 4.88%.



**PROPOSITION NO. 3**

**AUTHORIZATION TO EXTEND THE TEMPORARY 1% AREAWIDE SALES TAX EFFECTIVE OCTOBER 1, 2023, FOR A PERIOD OF FIVE YEARS.**

**Explanation**

Juneau currently has a permanent 1% sales tax, a temporary 1% sales tax, and a temporary 3% sales tax. The existing temporary 1% sales tax is automatically repealed on September 30, 2023. The total of all CBJ sales taxes currently levied is 5%.

This ballot proposition would continue the current 1% temporary sales tax rate for an additional five years, until September 30, 2028. Accordingly, if this proposition is approved, the total sales tax rate would remain at 5%.

It is the intent of the Assembly that taxes collected under this proposed extension of the temporary 1% areawide sales tax be appropriated by the Assembly for the following purposes:

- Deferred maintenance of CBJ and JSD facilities
- Replacement of public safety equipment for JPD and CCFR
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- Relocation of City Museum
- Contribution to the Restricted Budget Reserve
- Information technology upgrades

**PROPOSITION NO. 3**

**Authorization to Extend the Temporary 1% Areawide Sales Tax Effective October 1, 2023, for a Period of Five Years.**

Shall the City and Borough of Juneau, Alaska, continue to levy and collect a temporary 1% areawide sales tax on the sale price of retail sales, services, and commercial rentals within the City and Borough for an additional five years, effective October 1, 2023, until September 30, 2028. If this proposition is approved, the total sales tax would remain at five percent.

- Extend the 1% sales tax for five years? YES**
- Extend the 1% sales tax for five years? NO**

**PROPOSITION NO. 4**

**REFERENDUM SHORT TITLE: REPEAL CBJ 15.05.105**

**Explanation**

This referendum petition proposes to repeal City and Borough of Juneau Code section 15.05.105 which relates to the confidentiality and disclosure of real estate values in transactions and would include the repeal of Ordinance 2020-47(am) entitled “An Ordinance Regarding Disclosure of Real Estate Values in Transactions” and Ordinance 2022-13 entitled “An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction.”

**PROPOSITION NO. 4**

**Shall the City and Borough of Juneau, Alaska Code 15.05.105 be repealed as follows:**

Section 1. Repeal of CBJ 15.05.105. Ordinance No. 2020-47(am) entitled “An Ordinance Regarding Disclosure of Real Estate Values in Transactions” and Ordinance No. 2022-13 entitled “An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction,” which

are codified at City and Borough of Juneau Code Sections 15.05.105 and 03.308.070, are hereby repealed.

- Repeal CBJ Code 15.05.105? YES.
- Repeal CBJ Code 15.05.105? NO.

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### **VOTER QUALIFICATIONS**

**To be eligible to vote in the City and Borough of Juneau elections, you must be:**

1. Qualified to vote in state elections;
2. A resident of the municipality for at least 30 days immediately preceding the election;
3. Registered to vote in state elections at a residence address within the municipality at least 30 days before the municipal election at which you seek to vote; and
4. Not disqualified under Article V of the State of Alaska Constitution.

### **THE OCTOBER 4, 2022 ELECTION WILL BE HELD “BY-MAIL”**

All registered voters of the State of Alaska who reside within the City and Borough of Juneau will be mailed a ballot on September 13, 2022 at the permanent mailing address listed in the State of Alaska Voter Registration List. When voting a by-mail ballot, the voter marks their ballot, inserts it into the provided security envelope, inserts that into the provided return envelope, signs the voter certification and provides one of four personal identification numbers (Voter ID#, Alaska State ID or Driver’s License #, Date of Birth, or last four digits of the voter’s Social Security Number) and returns it to the CBJ Clerk’s Office. By-mail ballots returned in a manner other than inside the official voter issued return ballot envelope may not be counted.

Methods by which ballots may be returned to the CBJ Clerk/Election Office:

- U.S. Postal Mail Service – postmarked no later than October 4, 2022 (A first class stamp is required and we recommend a voter ensures it receives a legible postmark.)
- CBJ Drop Box (locations below) – by 8:00p.m. on October 4, 2022
- CBJ Vote Center (locations below) – by 8:00p.m. on October 4, 2022
- By Electronic Transmission – by 8:00p.m. on October 4, 2022

CBJ Election Officials encourage voters to verify their permanent mailing address:

- Online: <https://myvoterinformation.alaska.gov/>
- Phone:
  - Alaska Region 1 Elections Office: (907) 465-3021
  - Toll-Free: (866) 948-8683 (Within the U.S.)
  - CBJ Elections Office (907) 586-5278; select option “4”.
- Email:
  - Alaska Region 1 Elections Office [electionsr1@alaska.gov](mailto:electionsr1@alaska.gov)
  - CBJ Elections Office [cbj.elections@juneau.org](mailto:cbj.elections@juneau.org)

Voters who wish to register to vote or update their mailing address for the October 4, 2022 Regular Municipal Election must do so no later than Sunday, September 4, 2022. Voter registration is available at the following locations:

- State of Alaska Voter Registration System (OLVR) online: <https://voterregistration.alaska.gov/>
- Alaska Region I Elections Office at 9109 Mendenhall Mall Road, Suite 3, (please call 907-465-3021 before visiting)
- City and Borough of Juneau Libraries

- CBJ Election Office at 155 S. Seward St. (call 907-586-5278 and select option “4” before visiting)

### **VOTING FROM A TEMPORARY ADDRESS**

Mailed ballots will **not** be forwarded. If a voter needs to have the ballot mailed to an address other than the permanent mailing address on file with the State of Alaska Division of Elections, the voter may submit an “Application to Vote at a Temporary Address” or an application for a “Fax/e-Ballot.” A qualified voter may vote from a temporary address for any reason. Application forms are available by any of the following methods:

- Online at <https://juneau.org/clerk/elections>
- By e-mail: [cbj.elections@juneau.org](mailto:cbj.elections@juneau.org)
- By Phone: (907) 586-5278; select option “4” – CBJ Elections
- By Fax: (907) 586-4552
- In Person at the CBJ Election Office: 155 S. Seward St., Juneau, AK, or
- In Person at one of the CBJ Vote Centers listed below:

#### **Vote Center Locations & Hours:**

##### **City Hall Assembly Chambers, 155 S. Seward St.**

Weekdays, September 19 – October 3: 8:00 am – 4:30 pm

Election Day, October 4: 7:00 am – 8:00 pm

##### **Mendenhall Valley Public Library, 3025 Dimond Park Loop**

Weekdays, September 19 – October 3: 10:00 am – 6:00 pm

Saturdays, Sept. 24 & Oct. 1: 12:00 pm – 4:00 pm

Election Day, October 4: 7:00 am – 8:00 pm

### **Secure Ballot Drop Boxes**

Will be open no later than Monday, September 19, 2022  
until 8:00p.m. on October 4, 2022 at the following locations:

(You may view a map of drop box locations at <https://juneau.org/clerk/elections>)

#### **Auke Bay-Statter Harbor BOAT LAUNCH Parking Lot**

(NOT the Harbor Office parking lot.) 11801 Glacier Hwy, Auke Bay

or

#### **Douglas Library/Fire Hall Community Building**

1016 3rd Street, Douglas

#### **By Electronic Transmission [Fax/e-Ballot]:**

Applications for a Fax/e-Ballots (electronic transmission) may be obtained at the CBJ Election Office or online at <https://juneau.org/clerk/elections>. Applications for Fax/e-Ballots must be received in the Municipal Clerk's office no later than Monday, **October 3, 2022, at 5:00 p.m.**

#### **By Personal Representative:**

A qualified voter who requires assistance due to age, illness or disability, may appoint a personal representative over the age of 18 to obtain assistance to facilitate the following services:

- Read the ballot out loud,
- Mark the ballot with the voter's permission,
- Insert the ballot into the appropriate envelopes,
- Witness the voter's signature,
- Mail the ballot or deliver the ballot to a drop box or vote center

A personal representative **may not sign the voter oath** on behalf of the voter under penalty of law.

If a voter requires assistance and is unable to locate a personal representative, the voter may contact the Municipal Clerk's Office on or after September 19 to make such arrangements.

**More information is available at:**

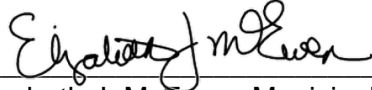
CBJ Election Office

155 S. Seward Street, Juneau, AK. 99801

Phone: (907) 586-5278 option 4 Fax: (907) 586-4550 e-mail: [cbjelections@juneau.org](mailto:cbjelections@juneau.org)

website: <https://juneau.org/clerk/elections>

I certify that this notice meets the requirements of CBJ Code 29.07.010 Election times; notice.



September 2, 2022

Elizabeth J. McEwen, Municipal Clerk / Election Official      DATE

**ADA Accommodations Available Upon Request.**



# VOTER INFORMATION

October 4, 2022 • Municipal Election  
By Mail



## PROPOSITION No.1

General Obligation Bonds / New City Hall

## PROPOSITION No.2

General Obligation Bonds / Parks

## PROPOSITION No.3

Extend Temporary 1% Sales Tax

## PROPOSITION No.4

Repeal CBJ 15.05.105



# ELECTION OVERVIEW



The October 4, 2022 Municipal Election offers voters the opportunity to select candidates for the City and Borough of Juneau Assembly and the Juneau School District School Board. In addition, there are four propositions for voter consideration. A sample ballot is included in this pamphlet and information about the candidates can be found by visiting the City's website: [juneau.org/clerk/elections](http://juneau.org/clerk/elections). Information about the propositions are included in this pamphlet.

## What's new in this year's election?

Similar to the past two years, this year's Regular Municipal Election on October 4, 2022 will be conducted as a by-mail/hybrid election. Unlike the past two years, we will not be partnering with the Municipality of Anchorage to process ballots. This year's election will be conducted entirely in Juneau using the new CBJ Ballot Processing Center.

Ballots for this election will be mailed on Tuesday, September 13, 2022 to all Juneau voters at the address on file with the State of Alaska Division of Elections. Voters will then have an opportunity to return their ballots in a number of ways:

- Returning their ballot to one of two Juneau Vote Centers or
- Returning their ballot to one of two secure Drop Boxes or
- Returning their ballot via the U.S.P.S. by placing the appropriate postage on the return ballot envelope and mailing it no later than Election Day, October 4, 2022. If using this method, we highly encourage voters to have the post office hand cancel the return ballot envelope with a legible date on the postmark to ensure it may be counted.

Vote Centers will be open for two weeks prior to and including Election Day for any voters who need assistance or prefer to turn in their ballot in person. Voters can go to a Vote Center to use a touch screen/accessible ballot marking device, to drop off their fully voted ballots, to receive assistance in obtaining a new or replacement ballot or to serve as a personal representative requiring a special needs ballot.

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## Services available at the Juneau Vote Centers include:

- Drop off voted ballots •
  - Request a new or replacement ballot •
  - Request voter assistance •
  - Register to vote or update voter registration-for future elections •
-

# PROPOSITION NO. 1

## General Bond, New City Hall

### Explanation

Proposition No. 1 will authorize the issuance of \$35,000,000 in general obligation bond debt for paying the cost of planning, design, and construction of a new city hall facility. The total annual debt service costs, assuming an interest rate of 4.88%, will be \$2,454,000. This amount of debt service would require an annual property tax levy of approximately \$29.60 per \$100,000 of assessed valuation. This example of a property tax levy is provided for illustrative purposes only.

### General Obligation Bonds

To centralize CBJ services and departments and realize long-term economic benefit by owning rather than renting office space, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 25 years of their date of issue, in the aggregate principal amount of not to exceed \$35,000,000 to construct a new City Hall? YES, BONDS NO, BONDS

### New City Hall

#### FREQUENTLY ASKED QUESTIONS

#### Q1. How much does the project cost?

- A. The total project cost is \$41.3M. The Assembly has appropriated \$6.3M in general funds for the project and is asking the voters for the authority to bond for the remaining \$35M.

#### Q2. What effect will it have on my property taxes if this bond is approved?

- A. CBJ has substantial debt capacity as many large projects are being paid off in the coming years. The chart (<https://bit.ly/3ws03L2>) shows that there will be significant capacity in the coming years for this project and others without raising property taxes. If this bond issuance is approved, the debt service portion of the property taxation rate will not increase. The total annual debt service costs, assuming an interest rate of 4.88%, will be approximately \$2.45M. This amount of debt service would require an annual property tax levy of approximately \$29.60 per \$100,000 of assessed value (assuming that the overall estimated bond tax levy of \$42.62 per \$100,000 will be reduced due to operational savings by the City and Borough). This example of property tax levy is provided for illustrative purposes only.

#### Q3. Where do CBJ employees work now?

- A. The current City Hall houses less than half of the downtown CBJ workforce. The remaining staff and services are spread out amongst four rented facilities (Marine View Building, Sealaska Plaza, Seadrome Building, and Municipal Way Building). CBJ spends \$820,000 a year on rent at these four facilities and has rented office space for more than 30 years.

#### Q4. What is the condition of the current City Hall?

- A. City Hall was originally constructed in the 1950s as the downtown fire station. Needed repairs include: roof replacement, mechanical systems, windows, restrooms,

# PROPOSITION NO. 1

## General Bond, New City Hall

façade work, and painting. City Hall needs over \$12M in deferred maintenance to extend the useful life of the facility for 25 years.

### **Q5. What does CBJ pay to rent its current office space?**

- A. CBJ pays a total of \$820,000 per year to rent the space necessary for staff and services at four separate facilities (Marine View Building, Sealaska Plaza, Seadrome Building, and Municipal Way Building). CBJ has rented office space for more than 30 years.

### **Q6. How did you land on 450 Whittier Street as the preferred site?**

- A. Staff started with suggestions from the public gathered in the survey and eliminated options based on lot or building size, the prospective owner's willingness to sell, and public access and parking. The Assembly went through two rounds of eliminating sites based on a matrix built from the priorities the public identified in the survey as most important. These included parking, energy efficiency, cost, and long service life. The top four sites that received the most study were:
1. Status quo (renovating the current facility and continuing to rent);
  2. Downtown Transit Center;
  3. Former Walmart Building; and
  4. 450 Whittier Street

Copies of the matrix used for this analysis are available: round 1: <https://bit.ly/3TgcMKG> and round 2: <https://bit.ly/3pKPf73>

### **Q7. What about Walmart?**

- A. Walmart was a popular option because of the desire to repurpose an existing facility that is an underutilized site, the convenient location between Juneau's two commercial and residential centers, and the abundance of parking. A lot of work was put into analyzing the site; however the space is almost three times what CBJ needs for a city hall. Renovating a third of the building from a retail warehouse use to an office use, and keeping the remainder as warehouse space would cost approximately \$40M, which is on top of \$9M to acquire the building. Furthermore, while the building is for sale, the land is owned independently and is only available for a 50-year lease at \$271,000 a year. For these reasons, the Assembly chose to eliminate Walmart as a viable option.

### **Q8. What would happen to the vacated downtown office space?**

- A. City Hall – Waterfront location; zoned Mixed Use; could be sold or retained for other public uses (up to the Assembly).  
Marine View Building – If converted back into apartments with the same floor plan as adjacent floors, conversion would result in 24 apartments (up to the private owner).  
Municipal Way – Zoning would allow for residential development.  
Seadrome – Goldbelt has plans to demolish and expand the facility for enhanced visitor amenities and mixed use.



# PROPOSITION NO. 1

## General Bond, New City Hall

### Q9. Where would people park at New City Hall?

A. New City Hall would include 36 parking spaces in a garage underneath the building, including dedicated parking for the public to do business at City Hall. The Aak'w Village District has approximately 1,500 surface parking spaces in the general area. Many of these spaces are leased by the State during business hours. However, an assessment of the parking needs has not been done recently, and much has changed. A comprehensive parking study is planned. Additionally, CBJ has received \$5M to partner with the State to expand the North State Office Building parking garage. Currently there are 175 parking permits issued to downtown municipal employees, mostly in the Marine Parking Garage. Moving this demand out of the downtown core would open up significant parking capacity for locals.

### Q10. How has the public been involved in the project?

A. New City Hall is an on-going project CBJ has been working on for years. A 2019 effort was re-energized in the fall of 2021 when CBJ surveyed over 1,300 people to collect information on where residents want a city hall, how they use city hall, and their priorities for the facility. Survey results are available: <https://bit.ly/3PKf1mw>

In summary:

- 74% of respondents were supportive or strongly supportive of a new city hall.
- When asked for recommendations on location, the vacant Walmart building was the top choice (32%), with 'downtown' coming in second (27%).
- Respondents placed a high value on parking.
- The highest construction priority was that it be designed for a long service life.

The Public Works and Facilities Committee and Committee of the Whole held multiple meetings before landing on 450 Whittier Street as the preferred alternative. There have also been two public meetings on the topic hosted over Zoom. Materials from the meetings, and recordings of the public meetings, are available: <https://bit.ly/3dXWaXH>

### Q11. How big will a new city hall be?

A. A space needs analysis determined municipal functions require 46,200 square feet. This square footage fits in a 3-story facility on the 450 Whittier Street site with space for a public plaza out front. This is roughly 4,000 square feet less than the space downtown CBJ employees currently occupy. Space needs are based on industry standards for cubicles and open floor plans. Further refining of the space needs will happen as part of the design process if the project is endorsed.

# PROPOSITION NO. 2

## General Bond, Parks

### **Explanation**

This proposition authorizes repairs and improvements to Juneau's parks and trails.

Significant improvements will be made to Adair-Kennedy Memorial Park. These improvements include replacing the eight-lane track and installing artificial turf at the existing ballfield to improve safety and extend the playing season. Areawide trail maintenance will include major repairs to the Perseverance Trail, including slope stabilization, bridge replacements, and improved access for emergency services. This bond also funds the construction of a new public use cabin, similar to Amalga Cabin.

Proposition No. 2 will authorize the issuance of \$6,600,000 in general obligation bond debt for paying the cost of construction and equipment for the above improvements. The total annual debt service costs, assuming an interest rate of 4.66%, will be \$621,000. This amount of debt service would require an annual property tax levy of approximately \$10.79 per \$100,000 of assessed valuation. This example of a property tax levy is provided for illustrative purposes only.

### **General Obligation Bonds**

To promote the health, well-being, and recreational needs of the community by improving and maintaining park infrastructure, including new sports and track surfaces and a new public use cabin, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 15 years of their date of issue, in the aggregate principal amount of not to exceed \$6,600,000? YES, BONDS  
NO, BONDS

# PROPOSITION NO. 3

## Extend Temporary 1% Sales Tax

### What type of sales tax does the CBJ collect and what is it used for?

The CBJ sales tax on general retail sales and services currently totals 5%. This 5% tax is made up of three separate taxes:

1% permanent sales tax

3% temporary sales tax (expiring July 1, 2027)

1% temporary sales tax for designated projects (expiring October 1, 2023)

The 1% permanent sales tax and 3% temporary sales tax amounts combine to fund basic municipal services such as police, fire, streets maintenance, construction of roads and sidewalks, libraries, parks and recreation, youth activities, and general operations.

The 1% temporary sales tax for designated projects has been used for capital improvements, to enhance budget reserves, to pay down school construction debt and to fund other major projects.

### How long has a temporary 1% sales tax been in effect?

This 1% sales tax has been supported by Juneau voters each time it has come up for renewal since 1972.

### What projects would be funded by Proposition 3's 1% sales tax extension and how were they selected?

It is the intent of the Assembly to use the 1% sales tax revenue to fund capital improvement projects, deferred maintenance, and other initiatives described below. At the beginning of the 1% budgeting process, CBJ management identified CBJ and Juneau School District government needs and received proposals from CBJ departments and the public. Through a careful ranking process, Assembly members evaluated 27 projects. Ultimately, the Assembly approved a list of 18 projects in 10 categories which are outlined below. Actual funding will be allocated yearly during the CBJ budgeting process.

#### Deferred maintenance of CBJ and JSD facilities: \$23.5 million

CBJ and JSD have a large number of buildings, parks, and other facilities to maintain, including schools, city hall, parking garages, fire and police stations, swimming pools, libraries, playgrounds, and other facilities. These public facilities need major maintenance in order to prolong their useful life and reduce operating costs. \$16.5 million will fund mechanical and electrical updates, roofing, HVAC system replacements, energy efficiency improvements, exterior/interior painting, building envelope repairs, and other building maintenance improvements.

\$5 million will fund ongoing major maintenance and repairs at more than 30 developed parks and 25 sports facilities, including repair of parking lots and drainage systems, replacing outdoor lighting, replacing playgrounds, and providing covered storage for maintenance equipment.

# PROPOSITION NO. 3

## Extend Temporary 1% Sales Tax

\$2 million will fund the construction of equipment bays for trucks, plows, road graders, and loaders that are currently stored outdoors when not being used. This will extend the lifespan of expensive equipment and reduce response times in the winter as operators will not have to spend time removing snow and ice from equipment before plowing CBJ streets.

### Redevelopment of Gastineau Avenue, Telephone Hill, and North State Office Building Parking Garage: \$11 million

\$5 million will match \$5 million of funding provided by the Legislature to partially fund replacement of the north parking garage downtown at the State Office Building. The current structure is located between the State Office Building, Fireweed Place, and Calhoun Avenue and presents a good locational opportunity to build a new parking structure that would serve businesses, workers, and residents in the Aak'w Village District.

\$4 million will fund the widening of Gastineau Avenue between Bulger Way and Ewing Way to accommodate reliable safe passage and turn around for emergency vehicles. It will further provide new on-street parking to accommodate proposed higher density housing development in the area.

\$2 million will fund the beginning stages of Telephone Hill redevelopment. The State of Alaska has begun the process of conveying Telephone Hill to CBJ, representing an opportunity to redevelop more than two acres of land downtown. Funds will be used to begin the public process of formulating a redevelopment plan to be adopted by the CBJ Assembly and prepare the site for a major urban housing development.

### Affordable Housing Initiatives, including further development of Pederson Hill: \$6 million

Incentivizing and participating in the creation of new and affordable housing development continues to rank high among Assembly goals. \$4.15M of these funds would be deposited into the Affordable Housing Fund, which is the primary financial vehicle used by the Assembly to fund housing grants, loans, and joint ventures. The CBJ has completed one phase of Pederson Hill development resulting in 18 new lots, all of which have been sold. The next phase is anticipated to create an additional 32 lots. \$1.85M would provide partial funding for this phase.

### Harbor Expansion and Maintenance: \$6.5 million

\$5 million will fund float replacements and uplands improvements in Aurora Harbor, including replacing the harbor office building, improvements to the boatyard, installing new lighting, and paving parking areas. \$1.5 million will fund deferred maintenance projects at the Wayside Park and Taku Harbor. Wayside Park, adjacent to DIPAC, provides ADA accessible roadside fishing opportunities. Grant based matching funds will be pursued to the maximum extent possible.

# PROPOSITION NO. 3

## Extend Temporary 1% Sales Tax

### Replacement of public safety equipment at JPD and CCFR: \$3.2 million

\$2 million will partially fund a radio system replacement project at the Juneau Police Department. The radio system that JPD maintains for its own response and the response of partner agencies is at end of life. The Assembly has already appropriated some funding to this project, and additional funds will be sought through grants and other opportunities. \$1.2 million will fund the replacement of a ladder truck at CCFR, which is necessary for safely extinguishing large structure fires and rescuing trapped individuals.

### Information Technology upgrades: \$3 million

\$3 million will partially fund the implementation of a 7-year information technology (IT) strategic plan that addresses the modernization of IT services. Major elements include: enhanced cybersecurity, disaster recovery/business continuity, geographic information systems improvements, information security training, migration of services to cloud based providers, and the implementation of formal service level agreements with CBJ IT clients.

### Childcare support: \$2.5 million

\$2.5 million will provide direct assistance to licensed childcare providers through grants from the CBJ on a per child served basis. In 2019, the Assembly's Childcare Task Force recommended this type of funding in order to stabilize the childcare industry and address the lack of available childcare in Juneau. Funding will be targeted at age groups that have the highest amount of unmet need.

### Relocation of Juneau-Douglas City Museum: \$2 million

Funds will partially fund planning and initial construction efforts to relocate the Juneau-Douglas City Museum from its current space-constrained location to a more accessible location on the waterfront with modern climate controls and appropriate archival storage. A waterfront museum will be more self-sustaining due to additional revenue from out of town visitors. Additional funding will be sought from cruise ship passenger fees and grants. The existing building would become part of the Capitol complex.

### Lemon Creek multi-modal path: \$1.5 million

\$1.5 million will partially fund planning, design, and construction of a new bike and pedestrian route through Lemon Creek as an alternative to Glacier Highway. These funds are also expected to be used to match state and federal grants for this project.

### Contribution to the Restricted Budget Reserve: \$1 million

\$1 million will be added to the Restricted Budget Reserve, created by the Assembly in 2012. The Restricted Budget Reserve is a rainy day fund that can be accessed, with a payback plan, by future Assemblies for unexpected events and emergencies.

# PROPOSITION NO. 3

## Extend Temporary 1% Sales Tax

### **If Proposition 3 is approved, how would it affect the sales tax that I pay?**

If voters approve the proposition, the total sales tax rate would remain at 5%.

### **What would happen if voters fail to approve Proposition 3?**

If voters do not approve the proposition, the sales tax rate would be reduced to 4% on October 1, 2023. Sales tax revenues would decrease by approximately \$12 million annually. Available funding for deferred maintenance and other special projects will be limited. Many of the proposed projects qualify as critical infrastructure needs. In order to maintain critical services, the Assembly would either decrease spending (by cutting public services and other capital projects), increase revenues (by increasing property taxes and user fees), or both.

### **Why have a sales tax?**

Government services are funded through a variety of taxes and user fees. In Juneau, sales and property taxes pay for the majority of general city government services. In addition, sales tax revenues account for nearly all of the funds spent on general government capital projects, such as street/sidewalk paving/repairing and CBJ-owned facilities.

### **PROPOSITION NO.3**

Authorization to Extend the Temporary 1% Areawide Sales Tax Effective October 1, 2023, for a Period of Five Years.

Shall the City and Borough of Juneau, Alaska, continue to levy and collect a temporary 1% areawide sales tax on the sale price of retail sales, services and commercial rentals within the City and Borough for an additional five years, effective October 1, 2023, until September 30, 2028. If this proposition is approved, the total sales tax would remain at five percent.

YES EXTEND, NO DO NOT EXTEND



# PROPOSITION NO. 4

## Repeal CBJ 15.05.105

### **Mandatory Real Estate Price Disclosure**

This referendum petition proposes to repeal City and Borough of Juneau Code section 15.05.105 which relates to the confidentiality and disclosure of real estate values in transactions and would include the repeal of Ordinance 2020-47(am) entitled "An Ordinance Regarding Disclosure of Real Estate Values in Transactions" and Ordinance 2022-13 entitled "An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction." YES REPEAL, NO DO NOT REPEAL

### **FREQUENTLY ASKED QUESTIONS**

#### **Q1. What purchase price information are property buyers in the City and Borough of Juneau required to disclose today?**

- A. Under CBJ 15.05.105 (Ordinance 2020-47(am)), buyers are required to disclose the names of the seller and buyer, the date of transfer and sale, a legal description of the property, the actual full amount paid or to be paid for the property, the terms of sale, and the estimated value of any personal property included in the sale.

#### **Q2. What information were buyers required to disclose prior to Ordinance 2020-47 (am)?**

- A. Prior to the adoption of the ordinance requiring disclosure, the Assessor asked buyers and sellers to disclose sales prices voluntarily, but disclosure was not required.

#### **Q3. How does the CBJ Assessor use disclosed sales prices to set property assessments?**

- A. State law requires all properties in Alaska to be assessed at their fair market value, meaning the value at which a property would sell between a typically motivated buyer and seller. The CBJ Assessor is responsible for determining the fair market value of each property within the City and Borough of Juneau. The Assessor has three approaches to value, known as the sales comparison, replacement cost, and property income approaches. The Assessor may use any or all of these approaches, as appropriate, to determine the fair market value of each property. Disclosed sales prices are the basis of the sales comparison approach. In this approach, the Assessor compares disclosed sales prices with current assessed values to determine if properties are assessed for more or less than their fair market value. A disclosed sales price does not automatically become the new assessed value for that property, but it does influence the assessed value of similar properties.

#### **Q4. Does the Assessor have access to sales prices through the Southeast Alaska Multiple Listing Service (SEAKMLS)?**

- A. No. The Assessor does not have access to the Southeast Alaska Multiple Listing Service (SEAKMLS). Sales prices recorded in the SEAKMLS are only available to licensed real estate professionals including real estate agents and private real estate appraisers.

# PROPOSITION NO. 4

## Repeal CBJ 15.05.105

### **Q5. Are property sales prices private/confidential to the buyer and seller?**

- A. No. For most sales conducted using the Southeast Alaska Multiple Listing Service (SEAKMLS), the sales price is recorded in that system. When buyers or sellers pay a real estate agent for market value analysis of prospective properties, the real estate agent discloses the sales prices of comparable properties to their clients as part of the market analysis. Similarly, when buyers or sellers pay private real estate appraisers for an appraisal, the private appraiser discloses the sales prices of comparable properties to their clients as part of the appraisal.

Separately, when property deeds are recorded by the Alaska Recorder's Office, the amount of any mortgage loans associated with that property is also recorded. That recorded mortgage amount is a record available to the public.

### **Q6. What will happen to property assessments if Ordinance 2020-47(am) is repealed?**

- A. The Assessor will continue to determine the fair market value of every property each year, as required by state law. The repeal of Ordinance 2020-47(am) will not cause property assessments to increase or to decrease. The Assessor will continue the prior practice of requesting voluntary disclosures, and those voluntary disclosures will be used to assist in determining the fair market value of properties via sales comparison. Prior to the disclosure requirement, the Assessor received voluntary disclosures on approximately 37% of recorded sales each year. Since the disclosure requirement, the Assessor has received required disclosures on approximately 90% of recorded sales. If Ordinance 2020-47(am) is repealed, the Assessor will have fewer disclosed sales with which to determine the fair market value of properties via sales comparison. Less information about market sales results in less accurate and less equitable assessments.

### **Q7. Does having less market sales information affect all property values in the same way?**

- A. No. Without sufficient market sales information, higher value residential properties and all commercial properties are more challenging to value than low-to-mid-range residential properties. This is because higher value residential and all commercial properties sell less frequently, are more likely to transact privately rather than in the public market, and are less likely to have associated mortgage debt (which is a public record). This lack of publicly available information results in less accurate/equitable property assessments for higher value residential and all commercial properties. In contrast, low-to-mid-range residential property assessments tend to be more accurate/equitable because enough information is publicly available, even in the absence of disclosed sales prices.

# PROPOSITION NO. 4

## Repeal CBJ 15.05.105

### Q8. What will happen to property taxes if Ordinance 2020-47(am) is repealed?

- A. The repeal of Ordinance 2020-47(am) will not cause property taxes to increase or to decrease. Only the CBJ Assembly has the authority to establish property tax rates.

### Q9. Are real estate purchase prices required to be disclosed in other jurisdictions?

- A. Thirty-nine states and the District of Columbia require mandatory public disclosure of the sales price of real estate transactions. Five states (Idaho, Louisiana, Mississippi, Texas, and Utah) do not require disclosure. Five states (Kansas, Missouri, Montana, New Mexico, and Wyoming) require limited disclosure in which prices are required to be reported to government entities, but those prices are not made public.

### Q10. Is Alaska a non-disclosure state?

- A. No. Alaska does not have any state statutes that either require or prohibit property sales price disclosure. It is therefore neither a non-disclosure state nor a disclosure state. Home rule municipalities in Alaska have the authority to enact laws that require property sale price disclosure.

### Q11. What is the CBJ Assembly record of consideration of mandatory real estate price disclosure?

- A. Assembly Finance Committee Meeting, January 6, 2020

Documents: [bit.ly/3AynaWV](https://bit.ly/3AynaWV)

Minutes: [bit.ly/3dEOj1o](https://bit.ly/3dEOj1o)

Regular Assembly Meeting, October 26, 2020

Documents: [bit.ly/3pugToM](https://bit.ly/3pugToM)

Minutes: [bit.ly/3wdixPq](https://bit.ly/3wdixPq)

Assembly Finance Committee Meeting, June 2, 2021

Documents: [bit.ly/3A89d0n](https://bit.ly/3A89d0n)

Minutes: [bit.ly/3Aw4irl](https://bit.ly/3Aw4irl)

### Q12. Where can I find additional neutral, factual information about real estate price disclosure?

- A. The non-partisan Division of Legal and Research Services for the Alaska State Legislature authored a report on real estate price disclosure in 2014. That report is available at the following web link: [bit.ly/3dyhV05](https://bit.ly/3dyhV05)



CITY AND BOROUGH OF JUNEAU  
 REGULAR MUNICIPAL ELECTION  
 OCTOBER 4, 2022 - OFFICIAL BALLOT

**Instructions:**

To vote, completely fill in the oval next to your choice like this: ●  
 Use a blue or black ink pen to mark your ballot. NO RED INK. To vote for a person whose name is not printed on the ballot, fill in the oval and print the person's name on the blank line provided for a write-in candidate. If you make a mistake voting, draw a line through the oval and candidate or issue you voted, write "NO" next to it and then continue voting by filling in the oval next to your choice.

<b>AREAWIDE ASSEMBLY</b> VOTE FOR NOT MORE THAN <u>ONE</u>	<b>PROPOSITION NO. 1</b> <u>Explanation</u> The proposition will authorize the issuance of \$35,000,000 in general obligation bond debt for paying the cost of construction and equipping of a new City Hall, including below ground parking. The total annual debt service costs, assuming an interest rate of 4.88%, will be approximately \$2,454,000. This amount of debt service would require an annual property tax levy of approximately \$29.60 per \$100,000 of assessed value (assuming that the overall estimated bond tax levy of \$42.62 per \$100,000 will be reduced due to operational savings by the City and Borough). This example of a property tax levy is provided for illustrative purposes only.
<input type="radio"/> Carole Triem <input type="radio"/> Write-in	<p style="text-align: center;"><b>PROPOSITION NO. 1</b>  <b>GENERAL OBLIGATION BONDS \$35,000,000</b></p> For the purpose of constructing and equipping a new City Hall, including below ground parking within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 25 years of their date of issue, in the aggregate principal amount of not to exceed \$35,000,000? <input type="radio"/> YES, BONDS <input type="radio"/> NO, BONDS
<b>DISTRICT 1 ASSEMBLY</b> VOTE FOR NOT MORE THAN <u>ONE</u>	
<input type="radio"/> Greg Smith <input type="radio"/> Write-in	
<b>DISTRICT 2 ASSEMBLY</b> VOTE FOR NOT MORE THAN <u>ONE</u>	
<input type="radio"/> Wade Bryson <input type="radio"/> Write-in	<p style="text-align: center;"><b>PROPOSITION NO. 2</b>  <u>Explanation</u>          The proposition will authorize the issuance of \$6,600,000 in general obligation bond debt for paying the cost of undertaking certain park improvements including installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance. The total annual debt service costs, assuming an interest rate of 4.66%, will be approximately \$621,000. This amount of debt service would require an annual property tax levy of approximately \$10.79 per \$100,000 of assessed value. This example of a property tax levy is provided for illustrative purposes only.</p> <p style="text-align: center;"><b>PROPOSITION NO. 2</b>  <b>GENERAL OBLIGATION BONDS \$6,600,000</b></p> To improve public health and access to outdoor recreation by improving parks and recreational facilities, including, but not limited to, installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 15 years of their date of issue, in the aggregate principal amount of not to exceed \$6,600,000? <input type="radio"/> YES, BONDS <input type="radio"/> NO, BONDS
<b>SCHOOL BOARD MEMBER</b> VOTE FOR NOT MORE THAN <u>TWO</u>	
<input type="radio"/> Emil Robert Mackey III <input type="radio"/> Deedie Sorensen <input type="radio"/> Write-in <input type="radio"/> Write-in	

SAMPLE

  
Elizabeth J. McEwen  
Municipal Clerk

CITY AND BOROUGH OF JUNEAU  
REGULAR MUNICIPAL ELECTION  
OCTOBER 4, 2022 - OFFICIAL BALLOT

**PROPOSITION NO. 3**

Explanation

Juneau currently has a permanent 1% sales tax, a temporary 1% sales tax, and a temporary 3% sales tax. The existing temporary 1% sales tax is automatically repealed on September 30, 2023. The total of all CBJ sales taxes currently levied is 5%.

This ballot proposition would continue the current 1% temporary sales tax rate for an additional five years, until September 30, 2028. Accordingly, if this proposition is approved, the total sales tax rate would remain at 5%.

It is the intent of the Assembly that taxes collected under this proposed extension of the temporary 1% areawide sales tax be appropriated by the Assembly for the following purposes:

- Deferred maintenance of CBJ and JSD facilities
- Replacement of public safety equipment for JPD and CCFR
- Redevelopment of Gastineau Avenue, Telephone Hill, and North State Office Building Parking Garage
- Affordable housing initiatives, including further development of Pederson Hill
- Harbor expansion and maintenance
- Childcare support
- Lemon Creek multi-modal path
- Relocation of City Museum
- Contribution to the Restricted Budget Reserve
- Information technology upgrades

**PROPOSITION NO. 3**

Authorization to Extend the Temporary 1% Areawide Sales Tax Effective October 1, 2023, for a Period of Five Years.

Shall the City and Borough of Juneau, Alaska, continue to levy and collect a temporary 1% areawide sales tax on the sale price of retail sales, services, and commercial rentals within the City and Borough for an additional five years, effective October 1, 2023, until September 30, 2028. If this proposition is approved, the total sales tax would remain at five percent.

- Extend the 1% sales tax for five years? YES.
- Extend the 1% sales tax for five years? NO.

**PROPOSITION NO. 4**

Explanation

**Referendum Short Title: Repeal CBJ 15.05.105**

This referendum petition proposes to repeal City and Borough of Juneau Code section 15.05.105 which relates to the confidentiality and disclosure of real estate values in transactions and would include the repeal of Ordinance 2020-47(am) entitled "An Ordinance Regarding Disclosure of Real Estate Values in Transactions" and Ordinance 2022-13 entitled "An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction."

**PROPOSITION NO. 4**

**Shall the City and Borough of Juneau, Alaska Code 15.05.105 be repealed as follows:**

Section 1. Repeal of CBJ 15.05.105. Ordinance No. 2020-47(am) entitled "An Ordinance Regarding Disclosure of Real Estate Values in Transactions" and Ordinance No. 2022-13 entitled "An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction," which are codified at City and Borough of Juneau Code Sections 15.05.105 and 03.308.070, are hereby repealed.

- Repeal CBJ Code 15.05.105? YES.
- Repeal CBJ Code 15.05.105? NO.

**S A M P L E**



155 South Seward St.  
Juneau, Alaska 99801

PRESORTED STANDARD  
POSTAGE & FEES PAID  
CITY & BOROUGH OF JUNEAU  
PERMIT NO.61

## POSTAL CUSTOMER

JUNEAU, ALASKA



- Questions?
- Call: (907) 586-5278 Option 4 - CBJ Elections
- Email: [cbj.elections@juneau.org](mailto:cbj.elections@juneau.org)
- Visit: <https://juneau.org/clerk/elections>

### Juneau Vote Center Hours and Locations

#### City Hall Assembly Chambers

**155 South Seward Street**

Weekdays, Sept. 19 - Oct. 3

8 am to 4:30 pm

**Election Day, Oct. 4**

7 am to 8 pm

#### Mendenhall Valley Public Library

**3025 Dimond Park Loop**

Weekdays, Sept. 19 - Oct. 3

10 am to 6 pm

Saturdays, Sept. 24 & Oct. 1

12 pm to 4 pm

**Election Day, Oct. 4**

7 am to 8 pm

**Secure Ballot Drop Boxes are open from September 19, 2022  
until 8 pm on October 4, 2022 at the following locations:**

Auke Bay - Statter Harbor BOAT LAUNCH Parking Lot  
(NOT the Harbor Office parking lot.) 11801 Glacier Hwy.

OR

Douglas Library / Fire Hall Community Building  
1016 3rd Street, Douglas



Presented by: The Manager  
Introduced: 07/11/2022  
Drafted by: Bond Counsel

## ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-37

### **An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$35,000,000 to Finance Construction and Equipping of a New City Hall for the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 4, 2022.**

WHEREAS, a new City Hall for the City and Borough of Juneau, Alaska (the “City and Borough”) is needed in order to meet the current and future needs of the City and Borough; and

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

WHEREAS, in order to provide funds for paying the cost of constructing and equipping the Project, it is deemed necessary and advisable that the City and Borough issue and sell its unlimited tax levy general obligation bonds in the principal amount of not to exceed \$35,000,000 (the “Bonds”);

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

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

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

**Section 3. Purposes.** The Assembly has determined that the City and Borough is in need of the construction and equipping of a new City Hall in order to consolidate staff into a single facility. The Project will be energy efficient and include below ground parking for City and Borough resident use.

The foregoing are herein referred to as the “Project.” The cost of all necessary architectural, engineering, design, and other consulting services, inspection and testing, administrative and relocation expenses, costs of issuance of the Bonds and other costs incurred in connection with the Project that is approved by the electors shall be deemed capital improvement costs of the approved

Project. The approved Project may be completed with all necessary furniture, equipment and appurtenances.

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

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

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

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

**Section 4. Details of Bonds.** The Assembly hereby authorizes the issuance of general obligation bonds in order to fund the costs of the Project described in Section 3 (the “Bonds”). The Bonds shall be sold in such amounts and at such time or times as deemed necessary and advisable by the Assembly and as permitted by law and shall mature over a period of up to 25 years of date of issue. The Bonds shall be issued in an aggregate principal amount of not to exceed \$35,000,000. The Bonds shall bear interest to be fixed at the time of sale or sales thereof. Both principal of and interest on the Bonds shall be payable from annual tax levies to be made upon all of the taxable property within the City and Borough, without limitation as to rate or amount and in amounts sufficient with other available funds, to pay such principal and interest as the same shall become due.

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

**Section 5. Submission of Question to Voters.** The Assembly hereby submits to the qualified electors of the City and Borough the proposition of whether or not the City and Borough should issue the Bonds for the purpose of financing the costs of the approved Project at the regular municipal election to be held on October 4, 2022.

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

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

**Explanation**

The proposition will authorize the issuance of \$35,000,000 in general obligation bond debt for paying the cost of construction and equipping of a new City Hall, including below ground parking. The total annual debt service costs, assuming an interest rate of 4.88%, will be approximately \$2,454,000 . This amount of debt service would require an annual property tax levy of approximately \$29.60 per \$100,000 of assessed value (assuming that the overall estimated bond tax levy of \$42.62 per \$100,000 will be reduced due to operational savings by the City and Borough). This example of a property tax levy is provided for illustrative purposes only.

PROPOSITION NO. 1

GENERAL OBLIGATION BONDS

\$35,000,000

For the purpose of constructing and equipping a new City Hall, including below ground parking within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 25 years of their date of issue, in the aggregate principal amount of not to exceed \$35,000,000?

BONDS, YES

BONDS, NO

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

**Section 7. Notice of Election.** The Assembly shall cause a notice of election to be published once a week for three consecutive weeks in a newspaper for general circulation in the City and Borough. The first notice shall be published not later than September 14, 2022, which is 20 days prior to the regular municipal election. The notice shall contain the information required by Section 10.5 of the Home Rule Charter of the City and Borough.

**Section 8. Effective Dates.**

(a) The authority to issue general obligation bonds proposed in Section 6 of this ordinance shall become effective on the day following the date the election results are certified for the regular municipal election held on October 4, 2022, if a majority of the qualified voters voting on the proposition set forth in Section 6 votes for the proposition.

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

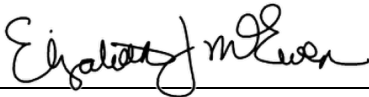
Adopted this 1st day of August, 2022.



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Beth Weldon, Mayor

Attest:



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Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager  
Introduced: 07/11/2022  
Drafted by: Bond Counsel

## ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-38

### **An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$6,600,000 to Finance Construction and Equipping of Park Improvements within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 4, 2022.**

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

WHEREAS, the new park projects described in Section 3 below (the “Projects”) has been identified and approved by the Committee of the Whole as necessary to meet the needs of the City and Borough; and

WHEREAS, in order to provide funds for paying the cost of constructing and equipping the Project, it is deemed necessary and advisable that the City and Borough issue and sell its unlimited tax levy general obligation bonds in the principal amount of not to exceed \$6,600,000 (the “Bonds”);

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

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

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

**Section 3. Purposes.** To improve public health and access to outdoor recreation by improving parks and recreational facilities, including, but not limited to, the following, the Assembly has determined that the City and Borough is in need of certain park improvements including

- Installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park,
- New Public Use Cabin, and

- Areawide trail maintenance.

The foregoing are herein referred to as the “Projects.” The cost of all necessary architectural, engineering, design, and other consulting services, inspection and testing, administrative and relocation expenses, costs of issuance of the Bonds and other costs incurred in connection with the Projects that is approved by the electors shall be deemed capital improvement costs of the approved Project. The approved Projects may be completed with all necessary furniture, equipment and appurtenances.

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

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

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

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

**Section 4. Details of Bonds.** The Assembly hereby authorizes the issuance of general obligation bonds in order to fund the costs of the Projects described in Section 3 (the “Bonds”). The Bonds shall be sold in such amounts and at such time or times as deemed necessary and advisable by the Assembly and as permitted by law and shall mature over a period of up to 15 years of date of issue. The Bonds shall be issued in an aggregate principal amount of not to exceed \$6,600,000. The Bonds shall bear interest to be fixed at the time of sale or sales thereof. Both principal of and interest on the Bonds shall be payable from annual tax levies to be made upon all of the taxable property within the City and Borough, without limitation as to rate or amount and in amounts sufficient with other available funds, to pay such principal and interest as the same shall become due.



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

**Section 5. Submission of Question to Voters.** The Assembly hereby submits to the qualified electors of the City and Borough the proposition of whether or not the City and Borough should issue the Bonds for the purpose of financing the costs of the approved Project at the regular municipal election to be held on October 4, 2022.

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

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

### **Explanation**

The proposition will authorize the issuance of \$6,600,000 in general obligation bond debt for paying the cost of undertaking certain park improvements including installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance. The total annual debt service costs, assuming an interest rate of 4.66%, will be approximately \$621,000. This amount of debt service would require an annual property tax levy of approximately \$10.79 per \$100,000 of assessed value. This example of a property tax levy is provided for illustrative purposes only.

### PROPOSITION NO. 2

### GENERAL OBLIGATION BONDS

\$6,600,000

To improve public health and access to outdoor recreation by improving parks and recreational facilities, including, but not limited to, installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 15 years of their date of issue, in the aggregate principal amount of not to exceed \$6,600,000?

BONDS, YES

BONDS, NO

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

**Section 7. Notice of Election.** The Assembly shall cause a notice of election to be published once a week for three consecutive weeks in a newspaper for general circulation in the City and Borough. The first notice shall be published not later than September 14, 2022, which is 20 days prior to the regular municipal election. The notice shall contain the information required by Section 10.5 of the Home Rule Charter of the City and Borough.

**Section 8. Effective Dates.**

(a) The authority to issue general obligation bonds proposed in Section 6 of this ordinance shall become effective on the day following the date the election results are certified for the regular municipal election held on October 4, 2022, if a majority of the qualified voters voting on the proposition set forth in Section 6 votes for the proposition.

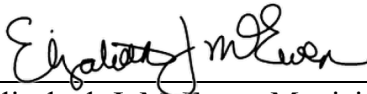
(b) Section 6 of this ordinance authorizing the submission of the ballot proposition to the qualified voters of the City and Borough shall become effective thirty days after adoption of this ordinance.

Adopted this 1st day of August, 2022.



Beth Weldon, Mayor

Attest:



Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager  
Presented: 07/11/2022  
Drafted by: R. Palmer III

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2022-34**

**An Ordinance Providing for the Levy and Collection of a Temporary 1% Areawide Sales Tax on the Sale Price of Retail Sales, Rentals, and Services Performed within the City and Borough of Juneau, to be Effective October 1, 2023, and Providing for a Ballot Question Ratifying the Levy.**

WHEREAS, the present 5% areawide sales tax rate in the City and Borough comprises a permanent 1% tax, a temporary 1% tax, and a temporary 3% tax, CBJC 69.05.020; and

WHEREAS, the 1% temporary component of the sales tax expires on September 30, 2023, unless the voters approve extending the duration of the tax; and

WHEREAS, the Assembly has determined that an extension of the temporary 1% sales tax, to become effective on October 1, 2023, for a period of five years, would provide a stable revenue base for important municipal services and projects; and

WHEREAS, with the extension of the 1% temporary tax, the total sales tax rate in the City and Borough would remain unchanged at 5%.

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

**Section 1. Classification.** Section 2 of this ordinance, if approved by a majority of qualified voters voting on the question pursuant to Sections 3 and 4, shall be of a general and permanent nature and shall become a part of the City and Borough code, until it expires under its own terms. Sections 3 and 4 are noncode sections.

**Section 2. Amendment of Section.** CBJ 69.05.020 Imposition of rate, is amended to read:

**69.05.020 Imposition of rate.**

(a) There shall be levied and collected a tax equal to the percentage of the selling price on retail sales and rentals made and services performed within the City and Borough as follows:

- (1) Within the entire City and Borough – 1%.
- (2) Within the entire City and Borough – an additional 3%.

- (3) Effective October 1, 2023 within the entire City and Borough – an additional 1%.
- (4) Subsection (a)(3) of this section shall be automatically repealed on September 30, 2028.

...

**Section 3. Submission to the Voters.** In accordance with Section 9.17 of the Home Rule Charter of the City and Borough of Juneau, the question of whether the extension of the temporary 1% areawide sales tax herein provided shall be levied and collected effective October 1, 2023, for a period of five years, shall be submitted to the qualified voters of the City and Borough at the next regular municipal election. The Municipal Clerk shall prepare the ballot proposition as provided by this ordinance and shall perform all necessary steps in accordance with law to place this proposition before the voters at the next regular municipal election.

**Section 4. Proposition.** The proposition to be submitted to the voters as required by Section 3 shall read substantially as follows:

#### **Explanation**

Juneau currently has a permanent 1% sales tax, a temporary 1% sales tax, and a temporary 3% sales tax. The existing temporary 1% sales tax is automatically repealed on September 30, 2023. The total of all CBJ sales taxes currently levied is 5%.

This ballot proposition would continue the current 1% temporary sales tax rate for an additional five years, until September 30, 2028. Accordingly, if this proposition is approved, the total sales tax rate would remain at 5%.

It is the intent of the Assembly that taxes collected under this proposed extension of the temporary 1% areawide sales tax be appropriated by the Assembly for the following purposes:

- Deferred maintenance of CBJ and JSD facilities
- Replacement of public safety equipment for JPD and CCFR
- Redevelopment of Gastineau Avenue, Telephone Hill, and North State Office Building Parking Garage
- Affordable housing initiatives, including further development of Pederson Hill
- Harbor expansion and maintenance
- Childcare support
- Lemon Creek multi-modal path
- Relocation of City Museum
- Contribution to the Restricted Budget Reserve
- Information technology upgrades

**PROPOSITION NO. \_\_\_\_\_**

**Authorization to Extend the Temporary 1% Areawide Sales Tax Effective October 1, 2023, for a Period of Five Years.**

Shall the City and Borough of Juneau, Alaska, continue to levy and collect a temporary 1% areawide sales tax on the sale price of retail sales, services, and commercial rentals within the City and Borough for an additional five years , effective October 1, 2023, until September 30, 2028. If this proposition is approved, the total sales tax would remain at 5%.

Extend the 1% sales tax for five years YES [  ]

Extend the 1% sales tax for five years NO [  ]

**Section 5. Effective Dates.**

(a) The amendment of subsection (a) of CBJ 69.05.020 set forth in Section 2 of this ordinance shall become effective on October 1, 2023, if the proposition required by Sections 3 and 4 of this ordinance is approved by a majority of the qualified voters of the City and Borough voting on the proposition at the next regular municipal election.

(b) Sections 3 and 4 of this ordinance authorizing the submission of the ballot proposition to the qualified voters of the City and Borough shall be effective 30 days after adoption of this ordinance.

Adopted this 1<sup>st</sup> day of August, 2022.



Beth A. Weldon, Mayor

Attest:



Elizabeth J. McEwen, Municipal Clerk

CBJ CLERK

APR 14 2022

RECEIVED

STATE OF ALASKA  
FIRST JUDICIAL DISTRICT  
CITY & BOROUGH OF JUNEAU

Re: A Referendum Petition to Repeal Section 15.05.105 of the City and Borough of  
Juneau Municipal Code

**AFFIDAVIT OF PETITIONERS COMMITTEE**

**REFERENDUM SHORT TITLE:**

Repeal CBJ 15.05.105

**PROPOSED REFERENDUM:**

BE IT ENACTED BY THE PEOPLE OF THE CITY AND BOROUGH OF JUNEAU:

**Section 1. Repeal of CBJ 15.05.105.** Ordinance No. 2020-47(am) entitled “An Ordinance Regarding Disclosure of Real Estate Values in Transactions” and Ordinance No. 2022-13 entitled “An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction,” which are codified at City and Borough of Juneau Code Sections 15.05.105 and 03.30.070, are hereby repealed.

**NOTICES:**

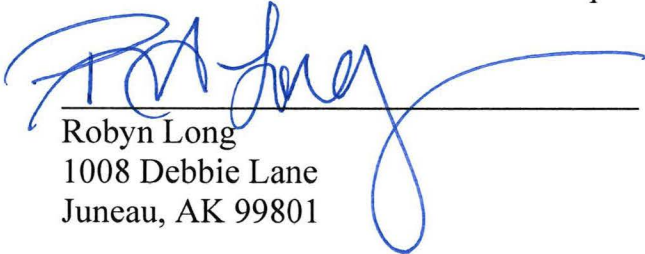
All notices should be mailed to: Robyn Long, RobynsMyRealtor@gmail.com, (907) 723-8847.

DATED this \_\_\_14\_\_\_, day of \_April\_, 2022.




**FIVE QUALIFIED MUNICIPAL VOTERS -- THE PETITIONERS COMMITTEE:**

The following qualified voters and residents of the City and Borough of Juneau, Alaska, state under oath that they constitute the petitioners committee for the above referenced referendum. The coalition has been formed and will be responsible for circulating booklets for voter signatures.

  
\_\_\_\_\_  
Robyn Long  
1008 Debbie Lane  
Juneau, AK 99801

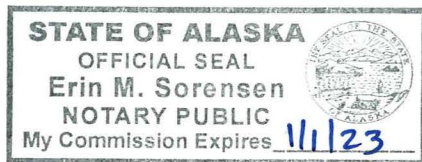
SUBSCRIBED AND SWORN TO before me this 14<sup>th</sup> day of April, 2022,  
at Juneau, Alaska.




  
\_\_\_\_\_  
Notary Public in and for the State of Alaska  
My Commission Expires: 11/23

  
\_\_\_\_\_  
Ann Sparks  
19935 Cohen Drive  
Juneau, AK 99801


SUBSCRIBED AND SWORN TO before me this 14<sup>th</sup> day of April, 2022,  
at Juneau, Alaska.



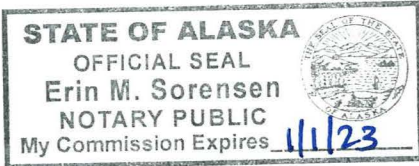
  
\_\_\_\_\_  
Notary Public in and for the State of Alaska  
My Commission Expires: 11/23


CBJ CLERK  
APR 14 2022  
RECEIVED


CBJ CLERK  
APR 14 2022  
RECEIVED

  
Victor Emmanuel Banaszak  
4994 Wren Drive  
Juneau, AK 99801

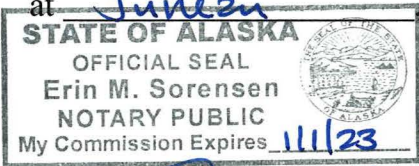
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at Juneau, Alaska.

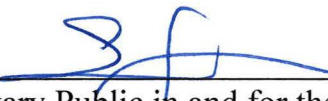


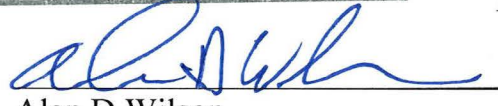
  
Notary Public in and for the State of Alaska  
My Commission Expires: 11/1/23

  
Caleb Joshua Ziegenfuss  
16550 Ocean View Drive  
Auk Bay, AK 99821

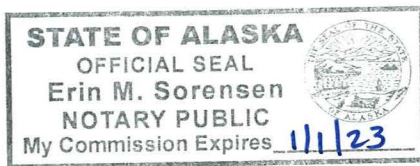
SUBSCRIBED AND SWORN TO before me this 14<sup>th</sup> day of April, 2022,  
at Juneau, Alaska.




  
Notary Public in and for the State of Alaska  
My Commission Expires: 11/1/23

  
Alan D Wilson  
7290 Glacier Highway  
Juneau, AK 99801

SUBSCRIBED AND SWORN TO before me this 14<sup>th</sup> day of April, 2022,  
at Juneau, Alaska.



  
Notary Public in and for the State of Alaska  
My Commission Expires: 11/1/23

Presented by: Finance  
Presented: 09/21/2020  
Drafted by: R. Palmer III

## ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2020-47(am)

### An Ordinance Regarding Disclosure of Real Estate Values in Transactions.

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 Chapter.** Chapter 15.05 General Assessment is amended by adding a new section to read:

#### 15.05.105 Transaction disclosures.

(a) *Disclosure requirement.* When a deed, contract, or other document transferring legal or equitable title to real property is presented for recording with the State of Alaska, the grantee shall provide the assessor with a statement under signed oath by the grantee or agent that discloses

- (1) The names of the grantor and grantee;
- (2) The date of transfer;
- (3) The date of sale;
- (4) A legal description of the property transferred;
- (5) The actual full amount paid or to be paid for the property;
- (6) The terms of sale; and
- (7) An estimate of the value of any personal property included in the sale.

(b) *Disclosure exemptions.* The disclosure required by subsection (a) does not apply to the following:

- (1) An instrument that confirms, corrects, modifies or supplements a previously recorded instrument without added consideration;
- (2) A transfer pursuant to mergers, consolidations, or reorganizations of business entities;
- (3) A transfer by a subsidiary corporation to its parent corporation without actual consideration or in sole consideration of the cancellation or surrender of a subsidiary stock;
- (4) A transfer that constitutes a gift of more than one-half (1/2) of the actual value;

- (5) A transfer with only nominal consideration between immediate family members. Immediate family members are defined as mother, father, brother, sister, son, daughter, spouse, grandparent, grandchild, brother- or sister-in-law, son- or daughter-in-law, father- or mother-in-law, stepfather, stepmother, stepsister, stepbrother, stepson, and stepdaughter;
- (6) An instrument the effect of which is to transfer the property to the same party; or
- (7) A sale for delinquent taxes or assessments, or a sale or a transfer pursuant to a foreclosure.

(c) *Disclosure confidentiality.* The disclosure required by subsection (a) is not a public record and shall be confidential except that the disclosure required by subsection (a) shall be provided to the property owner of record and authorized agents or may be published in any appeal related to the full and true value of the property. Nothing in this subsection prevents the assessor from compiling the disclosures to determine property assessments.

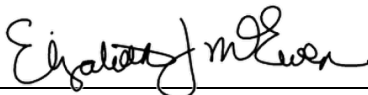
**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this 26<sup>th</sup> day of October 2020.



Beth A. Weldon, Mayor

Attest:



Elizabeth J. McEwen, Municipal Clerk

# 2022 Official Candidate Statement

## City & Borough of Juneau, Alaska

### Carole Triem

#### Candidate: Areawide Assemblymember



**Name:** Carole Triem

**Office Sought:** Areawide Assemblymember

**Mailing Address:** P.O. Box 22410, Juneau, AK 99802

**Email Address:** [carole@triemteam.com](mailto:carole@triemteam.com)

**Website Address:** [triemteam.com](http://triemteam.com)

**Age:** 34

**Occupation:** Program Manager

**Spouse's Name:** Sean Maguire

**Place of Birth:** Petersburg, Alaska

**Length of Residency in Juneau:** 8 years

**Education:** B.A. Economics Seattle University; Masters of Public Policy, Georgetown University

#### **Biographical Information** *[limited to 150 words or less.]:*

Carole was born in Petersburg. Growing up, her first paychecks came from the tourism industry at age 12 – she was a Norwegian dancer performing for small cruise ships. Carole attended Seattle University and earned a degree in economics. Graduating during the Great Recession, she struggled along with many other young people to find a job that would pay both the rent and student loan payments. Seeking a career path focused on public service, Carole attended Georgetown University where she earned a Masters in Public Policy. Carole returned to Alaska in 2014, moving to Juneau to work for the State of Alaska. In 2019 she met her husband Sean and the two of them live downtown with their cat Siri.

**Biographical Information** *[continued...]*

Carole and Sean (but not Siri) love to explore Alaska through hiking and camping. A lifelong swimmer, Carole is also a semi-regular attendee of the Glacier Swim Club master's team.

**Advocacy Statement** *[limited to 250 words or less.]:*

Carole was elected to the Assembly in 2018 and was the first millennial member to serve on the Assembly. She felt compelled to step up and serve, knowing she wanted to have a positive impact on Juneau's future. Even now, Carole is still the youngest member of the Assembly, which means she thinks of Juneau's future in terms of decades.

Mayor Beth Weldon appointed Carole to chair the Visitor Industry Taskforce in 2019. Carole led the community through a robust public process that ultimately resulted in unanimously accepted recommendations to manage the tourism industry in Juneau. As an Assembly member, Carole remains committed to implementing those recommendations.

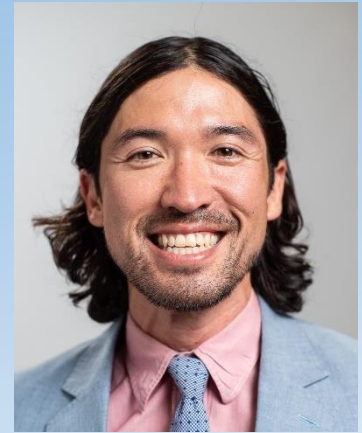
Since 2020 Carole has chaired the Assembly Finance Committee. Her background in economics makes her well qualified to lead the Assembly through its annual budget process as it faces the challenges of near-record high inflation, sky rocketing insurance costs, and a challenging labor market. She examines financial decisions with logic and reasoning, to ensure that Juneau taxpayers get the outcomes they deserve from their local government.



# 2022 Official Candidate Statement City & Borough of Juneau, Alaska

## Greg Smith

Candidate: District 1 Assemblymember



**Name:** Greg Smith

**Office Sought:** District 1 Assemblymember

**Residence & Mailing Address:** 2927 Simpson Ave., Juneau, AK 99801

**Email Address:** [gregsmithforassembly@gmail.com](mailto:gregsmithforassembly@gmail.com)

**Website Address:** [www.gregsmithforassembly.com](http://www.gregsmithforassembly.com)

**Age:** 38

**Occupation:** Legislative Staff

**Place of Birth:** Juneau, Alaska

**Length of Residency in Juneau:** 26 years

**Communities lived in and dates of Residency:** Juneau – birth until 2002  
Corvallis, Oregon – 2002-2011  
Portland, Oregon – 2012  
Kahului, Hawaii – 2013  
Juneau – 2013 – current

**Education:** B.S. Environmental Sciences, Oregon State University

**Political and Government Positions:** Legislative Aide, Alaska State Legislature: 2017-current  
Sustainability Program Assistant, Oregon State University: 2008-2011

**Business and Professional Positions:** Owner, Evergreens Herbs and Produce: 2013-2015  
Assistant, JM Walsh Company: 2014-2016  
Crewmember, F/V Shannon D: 2016-2017  
Contractor, United Fishermen of Alaska: 2016  
Owner, Smith Solutions: 2014-current

**Service Organization Memberships:** Board Member, The Glory Hall: 2019-2021  
Commissioner, Juneau Commission on Sustainability: 2015-2017  
Volunteer coach, I Toowu Klatseen (Boys Run): 2015  
Mediator, Benton County Mediation Services: 2011

**Special Interests:** Running, hunting, gardening, fishing, foraging, skiing, hockey, audiobooks, reading, scuba diving, biking

**Biographical Information** *[limited to 150 words or less.]:*

My roots are in Juneau. I was born here and I love this place. After graduating from JDHS, I went Outside for school, and then worked at Oregon State University in energy and resource conservation and efficiency. Since returning home to Juneau, I have worked as a commercial fisherman, agricultural entrepreneur, and small business owner providing consulting support to local businesses, nonprofits, and campaigns. The 2022 legislative session was my 9th session. I am currently chief of staff to Representative Andi Story.

It has been an honor and privilege to serve you and our community on the Juneau Assembly for the past three years. My experience, work ethic, energy, creativity, and collaborative spirit helps me advance and achieve our community's goals and priorities.

**Advocacy Statement** *[limited to 250 words or less.]:*

In my past three years on the Assembly, I believe I have been an active leader in helping move community priorities while listening to diverse perspectives. I've listened to you and our neighbors and know we want good jobs, safe neighborhoods, great schools, a secure capital, and an affordable, healthy, and sustainable quality of life. These have been my priorities on the Juneau Assembly.

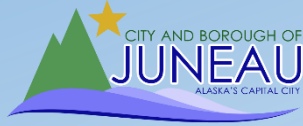
I am proud of the work the Assembly and staff have done on key community priorities: we created incentives for and eased regulations on building housing, especially downtown. We made targeted grants to encourage senior housing and improve social services, focused on maintaining city and school infrastructure, and protected budget reserves all while keeping tax rates flat. City-funded programs increase access to childcare and improve the quality of care and instruction.

There is still more to be done. Housing is unaffordable for many and we need to encourage construction while ensuring housing stock is available for our neighbors that live and work here. Removing sales tax on food would help those in our community with lower incomes. By continuing to manage tourism, we can improve the quality of life of residents while improving the experience of our visitors. We must do our part to reduce the harmful impacts of a rapidly changing climate.

I love our community and enjoy working on ways to keep it a great place to live. I would be honored with your vote on Tuesday, October 4th.



**2022 Official Candidate Statement**  
**City & Borough of Juneau, Alaska**  
**Wade Bryson**  
**Candidate: District 2 Assemblymember**



**Name:** Wade Bryson

**Office Sought:** District 2 Assemblymember

**Residence & Mailing Address:** 4109 Birch Ln., Juneau, AK 99801

**Email Address:** [wadebryson@live.com](mailto:wadebryson@live.com)

**Age:** 48

**Occupation:** Small Business owner

**Spouse's Name:** Christine

**Children's Names:** Elizabeth, Elena, Hayden, MaryEllen, and Tessa

**Place of Birth:** Florida

**Length of Residency in Juneau:** 27years

**Political and Government Positions:** Assembly member, chair of PWFC

**Business and Professional Positions:** Owner of multiple small businesses  
Host of Problem Corner 14 years

**Service Organization Memberships:** The Glory Hall board

**Advocacy Statement** *[limited to 250 words or less.]:*

Thank you for allowing me to continue serving Juneau on the Assembly. Please support the New City Hall bond.

**2022 Official Candidate Statement**  
**City & Borough of Juneau, Alaska**  
**Deedie Sorensen**  
**Candidate: School Board Member**



**Name:** Deedie Sorensen

**Office Sought:** Board Member-Juneau School District Board of Education

**Residence & Mailing Address:** 6903 Sunny Drive, Juneau, AK 99801

**Email Address:** [deedie.sorensen51@gmail.com](mailto:deedie.sorensen51@gmail.com)

**Age:** 71

**Occupation:** Retired Elementary Teacher – regular and special education

**Spouse’s Name:** Stephen Sorensen

**Children’s Names:** Thomas Sorensen

**Place of Birth:** Billings, Montana

**Length of Residency in Juneau:** 41 years

**Education:** BA University of Montana-Sociology and Anthropology  
BA University of Montana School of Education-Elementary Education  
MS Eastern Montana College-Education-Early Childhood Education  
Graduate Endorsement in Special Education- Eastern Montana College -Learning Disabilities

**Business and Professional Positions:**

I started teaching in 1973. I moved to Juneau in 1981 to teach special and regular education. Over the years I taught at Glacier Valley, Gastineau, and Mendenhall River usually in the primary grades. After retiring in 2010, I continued to work selectively as a long term and daily substitute teacher at the elementary level until 2018. I embraced learning new skills by working part-time in a clerical/billing position in a medical office until December 2021. Since January 2022, I have been exploring retirement.

**Special Interests:** Landscaping and gardening, jewelry making, reading

**Biographical Information** *[limited to 150 words or less.]:*

I met my husband, Stephen Sorensen, at the University of Montana. I taught elementary age students in both regular and special education programs from 1973 to 2018. I started teaching in Juneau in 1981. I was actively involved as a parent in my son's schools and activities, as a teacher on Site Councils and various JSD Committees and as a member of the Juneau Education Association. Beginning in the mid 1990's there was an explosion in the field of brain research and its implications for teaching and learning. This fueled my personal and professional exploration and implementation of research based and peer reviewed methodologies best suited to help my students master curricular goals. For the past three years I have worked to continue this student learning centered focus as a member of the Board of Education.

**Advocacy Statement** *[limited to 250 words or less.]:*

I have years of relevant academic, classroom, district committee experience and now three years of experience on the Board of Education. My experiences give me a unique ability to connect with the stakeholders in our schools (families, staff, students, community members) and inform policy decisions and funding priorities. I am running for re-election to continue to use real-life experiences teaching our children to inform decisions in many areas including the following:

School Safety - Everyone in our schools needs to feel and be safe.

Families of staff and students need to believe those they love are safe in our schools. Instructional time continues to be lost as safety/behavioral challenges both internal and external continue to be identified.

- Our school district has made facility changes to make buildings safer.
- Added social, emotional and behavioral staff to support students.

The district needs to continue to:

- Evaluate student, staff and family concerns of physical and emotional safety and how it affects quality instructional time.
- Carefully review the results of the independent investigation into the breach of food safety protocols and implement subsequent recommendations

Clear Learning Outcomes - Updated District approved curricula in all areas

**Advocacy Statement** *[continued.]*

Meaningful Useful Assessment –

- Align assessments with learning outcomes being taught
- Results of assessments will inform, adjust and **differentiate** instruction
- All assessments must be evaluated for cultural bias

Early Childhood Education

- Developmentally appropriate programs
- Focus on social skills and language development
- School readiness skills and learning behaviors for school success