Chairman Davidson convened the meeting at 5:04 p.m. A quorum was present with members George Davidson, Steve Sorensen, Sandy Williams, and Errol Champion. Member Caren Robinson arrived at 5:10 p.m. Planning Supervisor Peter Freer and Assistant City Attorney Barbara Ritchie were also present.

Members of the public in attendance included Constance and Delbert Carnes, Bessie and Frank Highley, Dennis and Claire Brooks, Albert Shaw, and Gary Droubay.

The minutes of the April 5 meeting were approved, with a statement from member Champion that the Fire Marshall would probably not travel at no cost to outlying areas to conduct fire investigations.

At the April meeting, Chairman Davidson passed out maps of Southeast Alaska and asked each member of the commission to draw their preferred boundaries for Juneau and bring their maps to the May meeting for discussion and joint determination of a recommended boundary.

Member Williams began the discussion of future boundaries by saying that either all of Goldbelt Corporation’s land holdings at Hobart Bay, or none of them, should be included in the Juneau boundaries, as it would not make sense to annex only a portion and leave the remainder to a future Petersburg borough. Williams stated he was unsure about the inclusion of territory on Admiralty Island.

Member Champion stated that he favored including a larger area of Admiralty Island than included in the City and Borough’s model borough boundary, and also thought it likely that Hobart Bay should be included within CBJ’s future boundaries. Member Sorensen also included a larger area of Admiralty Island in his preferred boundaries.

Gary Droubay, CEO of Goldbelt Corporation, expressed that Goldbelt did not want to be in a borough as he believed Goldbelt’s land (at Hobart Bay) would be taxed, but Goldbelt would not receive a corresponding level of services. He believed Goldbelt would oppose being in a borough unless the benefits could be clearly demonstrated. When informed that the City of Petersburg intends to file a borough incorporation petitions, and that Goldbelt lands at Hobart Bay are within the model borough boundaries of both Juneau and Petersburg, he stated that Goldbelt would prefer its land to be in one borough rather than two.

Chairman Davidson asked commission members to identify the northern, western, and southern boundaries of the borough.
Sorensen moved, and Champion seconded, to move the borough boundary abutting the Haines Borough northward, to include all of the watersheds within Berners Bay. Commission members agreed that they would recommend annexing this territory only if the Haines Borough did not object to the loss of this territory from its borough. The motion was approved by unanimous consent.

Champion moved, and Robinson seconded, to locate the western boundary as an extension of the existing boundary, but drawn down to Thayer Lake on Admiralty Island.

Champion moved, and Sorensen seconded, to locate a portion of the southern boundary line from Chatham to Pt. Hugh at the southern tip of Admiralty Island. The motion was approved by unanimous consent. Subsequently, Williams moved, and Sorensen seconded, to draw the remainder of the southern boundary from Pt. Hugh to Dry Bay, and, following the wilderness boundary to the Canadian border, to include all of Endicott Arm. The motion was approved by unanimous consent.

Commissioners recognized some fluidity in the boundaries in the south, at Hobart Bay, depending on the wishes of Goldbelt; in the north, where concurrence from the Haines Borough is considered essential to an extension of the Juneau borough boundaries; and in the west, where the boundary is meant to include the all of the Greens Creek mine but not infringe on the prerogatives of other communities. The Commission agreed to meet again on May 31 to present its proposed borough boundaries at a public hearing.

Member Champion presented a concept to base property taxation on zoning, or land use. Champion’s concept would tax rural (i.e., off the road system) residential and recreational property at a very low mil rate, while rural commercial and industrial property would be taxed at the prevailing areawide rate. Assistant City Attorney Ritchie explained that the concept is inconsistent with various Alaska statutes in Title 29 that apply to home rule municipalities and which govern mandatory and areawide powers, service areas, and municipal property assessment and taxation. Statutory changes at the state level would be required before the CBJ could adopt a property taxation system as proposed by Member Champion.

Del Carnes spoke under the Public Comments portion of the agenda and urged the Commission to exclude Horse and Colt Islands from any consideration for inclusion in the borough.

The meeting adjourned at 6:25 p.m. Subsequently, Chairman Davidson decided to call an interim meeting on May 17th, to re-visit the proposed boundaries and make adjustments as necessary to address issues related to the fluidity of the boundaries.