Municipal Election • City & Borough of Juneau

TUESDAY, OCTOBER 2, 2012
The polls will be open from 7 a.m. to 8 p.m.

Information Pamphlet & Sample Ballot

Proposition 1
&
Proposition 2

CITY/BOROUGH OF JUNEAU
ALASKA’S CAPITAL CITY
www.juneau.org
**What are the purposes of the two propositions before the voters this year?**

The Assembly is asking that the voters consider funding $50.5 million of CBJ capital improvement projects, contributing $4 million to two nonprofit community projects, and increasing CBJ’s budget reserves by $5 million. The $59.5 million in expenditures would be funded through a combination of issuing $25 million in general obligation bonds and extending the temporary 1% sales tax. Proposition 1 would authorize issuing of $25 million in general obligation bonds. Proposition 2 would extend the temporary 1% sales tax for five years, effective October 1, 2013. This pamphlet describes the relationship between the two propositions and describes the capital projects they would fund.

**What is the purpose of Proposition 1?**

If approved by the voters, this proposition would authorize the CBJ to issue $25 million in general obligation bond debt. The bond proceeds would pay the cost of renovations and construction of the facilities of the City and Borough.

**What are the projects that would be funded by the Proposition 1 general obligation bond?**

The bond revenue would fund the following capital improvement projects:

- **Centennial Hall Renovation** $3.2 million
  This project would replace the facility's roof and plumbing systems. The electrical system would be upgraded, and fixtures and furnishings would be replaced.

- **Aurora Harbor Reconstruction** $7 million
  Aurora Harbor is 50 years old and requires reconstruction. Because the overall project is estimated to cost $18 million, the reconstruction is being conducted in phases. Phase 1 of the project, which would cost $4 million, is currently funded and would reconstruct 22% of the harbor. The bond issue would provide $7 million for Phase 2, and would be used as matching funds to pursue other funds for Phase 3.

- **Airport Terminal Renovation** $6.9 million
  The airport terminal was originally constructed in 1948 and has had several additions over time. Renovation and expansion of about half of the terminal is now complete. $6.9 million provided in this bond package would be allocated to complete the next phase of renovation including replacing deteriorated mechanical and electrical equipment, addressing building code issues, abating asbestos, and reducing energy consumption.
**Eaglecrest Learning Center and Lodge Renovation** $3.5 million

$3.5 million would be allocated to the Eaglecrest Ski Area to construct a new Learning Center. The Learning Center would house adaptive learning facilities, a classroom and children's program area, rental department, and the retail and repair shop. Eaglecrest management estimates that annual revenue would increase by $150,000, while operations and maintenance costs would increase by $25,000 as a result of this project.

**Capital Transit Improvements** $3.05 million

The project would build additional storage space for the six buses currently parked outside of the Capital Transit Maintenance and Operations Facility, update the administrative area to accommodate current staff, and create a training room.

Electronic fare boxes would be purchased and installed. These fare boxes record payments and keep track of passenger boardings.

**Adair-Kennedy Memorial Park Bathrooms and Concession** $400,000

This project would replace the vandalism-prone bathroom and concession building with a more secure building that is designed to accommodate heavy use, and would replace the drinking fountain, tables, and benches. Lighting in the park would be upgraded to deter crime and vandalism, and security cameras would be installed. $400,000 would be allocated to this project.

**Dimond Park Bathrooms, Concession, and Paving** $650,000

This project would result in the construction of a combination bathroom and concession stand at the center of the complex. In addition, the road to the Field House would be paved, park lighting would be improved, and new scoreboards would be installed.

**Melvin Park Bathrooms and Concession** $250,000

This project would replace the existing structures with adequate bathroom facilities and concessions. In addition, the wood grandstands would be renovated, and equipment storage lockers would be replaced.
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Q: If Proposition 1 is approved, how would it affect my property tax rate?
A: The CBJ estimates that the total annual debt service costs of these bonds, assuming an average interest rate of 3.8%, would be $1.8 million. There are two scenarios for how property taxes would be affected:

Scenario 1: If Proposition 2 is approved, the first five years of debt service would be paid with sales tax proceeds. Beginning in 2019, for a period of 15 years, the debt service would require an annual tax levy of $39 per $100,000 of assessed property value.

Scenario 2: If Proposition 2 is not approved, an annual property tax levy of approximately $42 per $100,000 of assessed value, beginning in 2013 for a period of 20 years, would be required.

Q: What projects would be funded by Proposition 2’s 1% sales tax extension?
A: The sales tax revenue would be used to fund capital improvement projects and other purposes, as described below.

General Obligation Bond Debt Repayment $10 million
If the voters approve both Proposition 1 and Proposition 2, $10 million of the revenue generated by the 1% sales tax extension would be used for bond debt payment. If Proposition 1 is not approved, $10 million of Proposition 2 monies would fund the $7 million Aurora Harbor and $3 Million Centennial Hall projects described previously in this pamphlet.

Budget Reserves $5 million
$5 million of the revenue generated by the 1% sales tax extension would be used to replenish the general government budget reserves. This is in keeping with the Mayor’s Budget Task Force recent recommendation of a minimum of $17 million in reserves.

Dimond Park Library $4.7 million
$4.7 million of the sales tax revenue would be allocated to the construction of a new library in Dimond Park. The total project cost is estimated at $14 million. $9.3 million of that funding is in place, including a $7 million library construction grant awarded by the Alaska State Legislature, $1.3 million from the Friends of the Juneau Public Libraries and the Library Endowment Fund, and CBJ’s in-kind contribution of $1 million for the land at Dimond Park.

The new library would replace the existing rented library space in the Mendenhall Mall. It would have an expanded children’s area and collection, and additional conference and study room space. The new library would cost less to operate than the rented space.
Child & Adolescent Mental Health Facility $4 million
$4 million would be allocated to the construction of a Child and Adolescent Mental Health Unit at Bartlett Regional Hospital. This facility would serve children with severe behavioral health conditions, who currently are sent out of the community for these services. The hospital already offers behavioral health services and has child psychiatrists on staff. Besides the proposed sales tax, the other funding sources for this estimated $23 million project are the hospital’s budget reserves and State of Alaska, federal government, and foundation grants.

Airport Snow Removal Equipment Facility $3.1 million
This $23 million project would primarily be funded by the Federal Aviation Administration. $3.1 million of sales tax revenue would be allocated to meet the CBJ’s local match requirement. The Snow Removal Equipment Facility is a maintenance and storage building for the airport’s heavy equipment such as sweepers and dump trucks. The building is essential to winter operations and overall safety of the airport. The underground geothermal loop field for this system has already been installed, and the road and utilities for the building are currently under construction. The building design is complete and funds are now needed to construct the building.

Boat Haul Out and Kayak Launch Ramp at Statter Harbor $1.3 million
$1.3 million of the sales tax revenue would be allocated to replacing the boat launch ramp at Statter Harbor, which has deteriorated beyond its useful life. The existing launch ramp would be replaced with a new boat haul out, kayak launch ramp, and boarding float. Since this would be replacement of an existing component of the harbor, it is not anticipated that operating costs would increase. Total cost of project is estimated to be $2.1 million. A State of Alaska grant of $800,000 would provide the remaining funding needed for this project.

Water Filtration $1.53 million
The Salmon Creek reservoir is not a reliable year-round water source, because occasional seasonal turbidity causes the water to exceed the limits for particulate matter. With the addition of a filtration plant at Salmon Creek, the reservoir would be a source of year-round water. The total project cost is estimated to be $5.7 million, and the increase to operations and maintenance costs caused by water filtration is estimated to be $150,000. $1.53 million of sales tax revenue would be allocated to this project.
Building Maintenance $8.2 million
The CBJ has a large number of buildings to maintain, including City Hall, parking garages, fire and police stations, swimming pools, park restrooms, and other facilities. These public facilities need to have routine maintenance completed in order to keep them functional and acceptable to the public. This includes, but is not limited to, exterior and interior painting, new carpeting, roofing repairs, heating and ventilation upgrades, electrical upgrades, new windows and doors, and other building maintenance improvements. $8.2 million would be allocated for general building maintenance projects, including these designated projects: replacing the Capital Transit Bus Barn siding and heating system, upgrading the City Museum's heating and ventilation system, replacing the flooring at the Zach Gordon Youth Center, and replacing the lockers at Augustus Brown Pool.

Parks and Trails Maintenance $2.29 million
$2.29 million would be allocated for repairs and safety improvements for CBJ's many parks and trails. CBJ staff has identified these projects for near-term design and construction:

- Capital School Park Bathroom and Playground
- Cope Park Repairs and Safety Improvements
- Twin Lakes Park Repairs and ADA Upgrades
- Riverside Rotary Park Repairs and Safety Improvements
- Chicken Yard Park Safety Improvements
- Horse Tram Trail Repairs
- Treadwell Ditch Trail Repairs and Bridges
- Jensen-Olson Arboretum Parking Lot and Conservatory
- Treadwell Mine Historic Park Preservation
- Auke Lake - Montana Creek Trail Connection
- Montana Creek Trail Repairs

Lemon Creek Neighborhood Park $250,000
There is only one small playground between Twin Lakes Park and Mendenhall Loop Road, making Lemon Creek one of the most underserved areas in Juneau's park system. This project would identify a suitable location for a neighborhood park in Lemon Creek and fund construction. $250,000 of the sales tax revenue would be designated for this purpose.
Off-Highway Vehicle Park $100,000
Demand for sustainable off-road vehicle access in Juneau is strong. Multiple attempts to locate a park for motorized recreation have failed, but the City has identified a large parcel near 37-Mile Glacier Highway for potential access. Initial funding for assessment, mapping and design was provided in 2010. Additional sales tax funding of $100,000 would be used to complete the public permitting process and begin construction of parking facilities and trails.

JACC Expansion - Performing Arts Center $1 million
The Juneau Arts and Humanities Council plans to construct a performing arts center adjacent to the Juneau Arts and Culture Center. The new center would house two mid-size theaters, gallery exhibit spaces, classroom and meeting spaces, and offices. The total project cost is estimated at $14.5 million. $1 million of sales tax revenue would be allocated to help support this project.

Walter Soboleff Center $3 million
The Sealaska Heritage Institute plans to construct a three story building downtown that will serve as a cultural, educational, and retail center. Construction of the Walter Soboleff Center is estimated to cost $20 million. $3 million of sales tax revenue would be allocated to support this project.

If Proposition 2 is approved, how would it affect the sales tax that I pay?
Currently, CBJ's overall sales tax is 5%, consisting of these taxes:
- a 1% temporary tax (expiring September 30, 2013),
- a 3% temporary tax (expiring July 1, 2017), and
- a 1% permanent tax.

Proposition 2 asks voters if they wish to extend the temporary 1% sales tax until September 30, 2018. If voters approve the proposition, the overall sales tax rate would remain at 5%. If voters do not approve the proposition, the sales tax rate would be reduced to 4% on October 1, 2013.

If Proposition 2 is approved, how much revenue would it generate?
CBJ estimates that the temporary 1% sales tax would generate a total of approximately $44.8 million over the five-year period that it would be in effect.
There are four possible outcomes to this election: both propositions are approved; Proposition 1 is approved but not Proposition 2; Proposition 2 is approved but not Proposition 1; or neither is approved.

Q: What would happen if the voters approve both propositions?
A: CBJ would issue $25 million in general obligation bonds to fund the projects in Proposition 1. $10 million of the 1% sales tax extension would be allocated to pay the first five years of debt service on those bonds. A total of $54.5 million of projects would be funded. The budget reserves would be increased by $5 million to assist in reaching the Mayor's Budget Task Force recommendation of a $17 million balance.

Q: What would happen if Proposition 1 is approved, but Proposition 2 is not approved?
A: CBJ would issue $25 million in general obligation bonds. The debt service would increase by approximately 0.42 mills beginning in 2013. A total of $25 million of capital improvement projects would be funded.

Q: What would happen if Proposition 1 is not approved, but Proposition 2 is approved?
A: The 1% sales tax extension would raise $44.8 million. The $10 million that would have been used for bond debt payment had Proposition 1 passed would be used to fund Aurora Harbor Phase Two ($7 million) and Centennial Hall improvements ($3 million). A total of $39.5 million of projects would be funded, and $5 million would be placed in the budget reserves.

Q: What would happen if neither proposition is approved?
A: The overall sales tax rate would be reduced to 4%, the general obligation bonds would not be issued, and the projects described in this pamphlet would not receive this funding.
ATTENTION VOTERS!

The following locations are no longer Polling Places for the State or Municipal Elections in Juneau.

IF YOU VOTED IN THE PAST AT:

<table>
<thead>
<tr>
<th>Holy Trinity Church</th>
<th>Juneau Senior Center</th>
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</thead>
<tbody>
<tr>
<td>325 Gold St.</td>
<td>895 W. 12th St.</td>
</tr>
<tr>
<td>Cedar Park</td>
<td>Gruening Park Recreation Center</td>
</tr>
<tr>
<td>3414 Foster Ave.</td>
<td>1800 Northwood Drive</td>
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</table>

YOUR POLLING PLACE HAS CHANGED!

All voters were mailed a new voting card in July 2012. The voting cards indicate the voter’s polling place location.

To find your polling place, you may call the

STATE OF ALASKA
POLLING PLACE LOCATOR number:
1.888.383.8683
THE CITY AND BOROUGH OF JUNEAU
REGULAR MUNICIPAL ELECTION, OCTOBER 2, 2012

Completely fill in the oval to the right of the selection you choose:

MAYOR
VOTE FOR NOT MORE THAN ONE

Merrill Sanford
Cheryl Jebe
Write-in:

ASSEMBLY DISTRICT 2
VOTE FOR NOT MORE THAN ONE

Jerry Nankervis
Write-in:

Proposition No. 1
GENERAL OBLIGATION BONDS
$25,000,000

Explanation

This proposition, if approved by the voters, would authorize the issuance of $25,000,000 in general obligation bond debt for paying the cost of renovations, construction, and capital improvements to the facilities of the City and Borough, including the airport terminal, Aurora Harbor, the Capital Transit maintenance shop, Eaglecrest Learning Center, and Centennial Hall and other parks and recreation facilities.

The total annual debt service costs, assuming an interest rate of 3.8%, will be $1,798,000, expected to be paid in 2013 through 2017 from a temporary sales tax, if Proposition 2 is approved by voters at this election. Beginning in 2018, for a period of 15 years, a property tax levy of approximately $39.00 per $100,000 of assessed value would pay the remaining debt service.

If the temporary sales tax in Proposition 2 is not approved by the voters, debt service on these bonds would require an annual property tax levy of approximately $42.00 per $100,000 of assessed value beginning in 2013, for a period of 20 years.

ASSEMBLY DISTRICT 1
VOTE FOR NOT MORE THAN ONE

Loren Jones
Paul Nowlin
Write-in:

SCHOOL BOARD
VOTE FOR NOT MORE THAN THREE

Phyllis Carlson
Andrea (Andi) Story
Destiny Sargeant
Michelle Johnston
Will Muldoon
Write-in
Write-in:
Write-in:

Turn Ballot Over to Continue Voting
PROPOSITION NO. 2

TEMPORARY 1% SALES TAX
Authorizing Extension of a Temporary 1% Areawide Sales Tax,
Effective October 1, 2013, for a Period of Five Years.

Explanation
The City and Borough of Juneau currently has a permanent 1% sales tax, a temporary 1% sales tax, and a temporary 3% sales tax, for a total sales tax rate of 5%. The temporary 1% sales tax will expire on September 30, 2013. This ballot proposition, if approved by the voters, would continue the current 1% temporary sales tax for an additional five years, until September 30, 2018, and the total sales tax rate would remain at 5%.

It is the intent of the Assembly of the City and Borough of Juneau that taxes collected under this proposed extension of the temporary 1% sales tax shall be appropriated for the following purposes:

- Major maintenance, improvements, and upgrades to existing:
  - harbor facilities;
  - CBJ recreational facilities, parks, and trails; and
  - Capital Transit facilities;

- Partial funding for design, permitting, and construction of:
  - an airport snow removal equipment facility;
  - the Juneau Arts and Culture Center facility expansion;
  - a new library facility at Dimond Park;
  - a water filtration system at Salmon Creek; and
  - a new child and adolescent mental health facility at Bartlett Regional Hospital;

- Partial funding for the Sealaska Heritage Institute’s construction of a cultural education facility in downtown Juneau;

- Increase the CBJ Budget Reserve, as recommended by the Fiscal Policy Task Force; and

- Payment of the first five years of G.O. Bond indebtedness, if Proposition 1 is approved by the voters. If Proposition 1 is not approved, Centennial Hall and Aurora Harbor Capital Improvement Projects would be funded.

PROPOSITION NO. 2
Shall the City and Borough of Juneau, Alaska, levy and collect, according to the sales tax code, a temporary 1% areawide sales tax on the sale price of retail sales, services, and rentals, effective October 1, 2013, for a period of five years ending September 30, 2018?

Extend 1% sales tax five years, YES ☐
Extend 1% sales tax five years, NO ☐

Turn Ballot Over to Continue Voting
<table>
<thead>
<tr>
<th>Precinct Number</th>
<th>Precinct Name</th>
<th>Precinct Location</th>
<th>Precinct Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>31 – 400</td>
<td>Auke Bay</td>
<td>Auke Bay Fire Station</td>
<td>11900 Glacier Highway, Juneau</td>
</tr>
<tr>
<td>31 – 410</td>
<td>Juneau Airport Area</td>
<td>Nugget Mall</td>
<td>8745 Glacier Highway, Juneau</td>
</tr>
<tr>
<td>31 – 420</td>
<td>Lynn Canal</td>
<td>Auke Bay Ferry Terminal</td>
<td>13.8 Mile Glacier Highway, Juneau</td>
</tr>
<tr>
<td>31 – 430</td>
<td>Mendenhall Valley No. 1</td>
<td>Mendenhall Mall</td>
<td>9105 Mendenhall Mall Rd., Juneau</td>
</tr>
<tr>
<td>31 – 440</td>
<td>Mendenhall Valley No. 2</td>
<td>Aldersgate United Methodist Church</td>
<td>9161 Cinema Drive, Juneau</td>
</tr>
<tr>
<td>31 – 450</td>
<td>Mendenhall Valley No. 3</td>
<td>Glacier Valley Baptist Church</td>
<td>3921 Mendenhall Loop Rd., Juneau</td>
</tr>
<tr>
<td>31 – 460</td>
<td>Mendenhall Valley No. 4</td>
<td>Shepherd of the Valley Lutheran Church</td>
<td>4212 Mendenhall Loop Rd., Juneau</td>
</tr>
<tr>
<td>32 – 500</td>
<td>Douglas</td>
<td>Douglas Library</td>
<td>1016 Third Street, Douglas</td>
</tr>
<tr>
<td>32 – 510</td>
<td>Juneau No. 1</td>
<td>Juneau Arts and Culture Center (aka Downtown Armory)</td>
<td>350 Whittier Ave., Juneau</td>
</tr>
<tr>
<td>32 – 515</td>
<td>Juneau No. 2</td>
<td>Northern Light United Church</td>
<td>400 W. 11th Street, Juneau</td>
</tr>
<tr>
<td>32 – 520</td>
<td>Juneau No. 3</td>
<td>Tlingit &amp; Haida Community Council Building</td>
<td>3235 Hospital Drive, Juneau</td>
</tr>
<tr>
<td>32 – 525</td>
<td>Lemon Creek</td>
<td>Alaska Electric Light &amp; Power (AEL&amp;P)</td>
<td>5601 Tonsgard Ct., Juneau</td>
</tr>
<tr>
<td>32 – 530</td>
<td>North Douglas</td>
<td>Juneau Fire Station</td>
<td>820 Glacier Ave., Juneau</td>
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**The polls are open 7:00 a.m. through 8:00 p.m.**

Please note that due to the State of Alaska Redistricting, some precincts were combined and others have been relocated. If you are unsure where your polling place is, you can call the **STATE OF ALASKA POLLING PLACE LOCATOR number 1-888-383-8683**, enter your Social Security Number or your voter number when prompted, and you will be told where your polling place is located.

If you have questions regarding the October 2, 2012 CBJ Regular Municipal Election, please contact the Municipal Clerk’s Office at 586-5278.