

**ASSEMBLY AGENDA/MANAGER'S REPORT  
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Ordinance 2021-34 An Ordinance Amending the Land Use Code to Extend the Sunset Dates for the Alternative Development Overlay Districts.

**MANAGER'S REPORT:**

This ordinance would extend the sunset date for the downtown Juneau alternative overlay district from August 1, 2021, to August 1, 2022.

The purpose of the alternative development overlay district is to provide adequate minimum standards and procedures for the construction of new residential buildings and the expansion, restoration, or repair of existing residential buildings, while providing time to implement new zoning regulations. This extension provides necessary time for the final review and adoption of new zoning for the downtown neighborhoods.

On July 27, 2021, the Planning Commission recommended this extension as it continues to work through substantive code amendments to the alternative development overlay district.

**RECOMMENDATION:**

**The City Manager recommends the Assembly adopt this ordinance.**

**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▢	<a href="#">Ord. 2021-34</a>	7/28/2021	Ordinance

Presented by: The Manager  
Presented: 08/02/2021  
Drafted by: R. Palmer III

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

**Serial No. 2021-34**

**An Ordinance Amending the Land Use Code to Extend the Sunset Dates for the Alternative Development Overlay Districts.**

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

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

**Section 2. Amendment of Section.** CBJ 49.70.1210 Overlay districts, is amended to read:

**49.70.1210 Overlay districts.**

- (a) *Downtown Juneau overlay district.* This article applies to property within the alternative development overlay district for Downtown Juneau as shown on the map dated May 25, 2017. The Downtown Juneau overlay district shall cease to exist and the provisions of this article shall not apply to property within the Downtown Juneau overlay district after August 1, ~~2021~~, 2022.
- (b) *Downtown Douglas overlay district.* This article applies to property within the alternative development overlay district for Downtown Douglas as shown on the map dated May 25, 2017. The Downtown Douglas overlay district shall cease to exist and the provisions of this article shall not apply to property within the Downtown Douglas overlay district after December 31, 2021.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Beth A. Weldon, Mayor

Attest:

\_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk

**THE CITY AND BOROUGH OF JUNEAU, ALASKA**  
**REGULAR ASSEMBLY MEETING**  
Meeting Minutes – August 23, 2021

**MEETING NO. 2021-22:** The Regular Assembly Meeting of the City and Borough of Juneau Assembly was held in the Assembly Chambers, as well as virtually via Zoom webinar. The meeting was called to order by Mayor Beth Weldon at 7:00p.m.

**I. FLAG SALUTE**

**II. LAND ACKNOWLEDGMENT**

Ms. Woll acknowledged that the City and Borough of Juneau is on Tlingit land, and wished to honor the people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

**III. ROLL CALL**

**Assemblymembers Present:** Maria Gladziszewski, Loren Jones, Wade Bryson, Michelle Hale, Christine Woll, Greg Smith, Carole Triem, Alicia Hughes-Skandijs, and Mayor Beth Weldon.

**Assemblymembers Absent:** None.

**Staff Present:** City Manager Rorie Watt, Deputy City Manager Robert Barr, Assistant City Attorney Teresa Bowen, Municipal Clerk Beth McEwen, Deputy City Clerk Diane Cathcart, Finance Director Jeff Rogers, Library Director EOC/PC Robert Barr, Parks and Recreation Director George Schaaf, Assistant City Attorney Sherri Layne, Engineering/Public Works Director Katie Koester

**IV. SPECIAL ORDER OF BUSINESS**

**A. Proclamation: Honoring Joy Lyon**

Mayor Weldon proclaimed that Joy Lyon was the first Executive Director of the Association for the Education of Young Children - Southeast Alaska. She was essential in launching and sustaining grant programs to provide resources to families and childcare providers to Juneau's youngest community members. For over 25 years, Ms. Lyon tirelessly advocated for young children on a local, statewide, and national level, and was recognized for her efforts in 2018 when given the Sandra J. Skolnik Public Policy Leadership Award. Ms. Lyon has also championed for additional support towards childcare community needs during the COVID-19 pandemic. The proclamation added Ms. Lyon provided optimism, hope, and inspiration to childcare providers and advocates across the state of Alaska.

Mayor Weldon thanked Joy Lyon for her dedicated service in supporting young children in the community.

Ms. Lyon thanked the Assembly for the proclamation, and for their efforts in supporting childcare and making Juneau a family-friendly community.

Mr. Smith and Ms. Gladziszewski both shared their gratitude towards Ms. Lyon.

### **B. Instruction for Public Participation**

Municipal Clerk McEwen provided instruction to the listening public on how to participate in the meeting via the Zoom platform.

### **C. COVID-19 Report**

Mr. Barr provided a COVID-19 update to the Assembly. The EOC reported 63 new positive cases of COVID-19 over the weekend, which brings the 14-day caseload count to 330 cases. This is the highest case number reported to date; the current cases are double than the numbers reported during the last major outbreak in November 2020. He noted that a silver lining can be found in knowing that the community has a high vaccination rate, and the vaccines have been proven to be effective against the virus. Earlier today, the FDA issued a full approval for the Pfizer vaccine. The State Department of Public Health reported that 92% of all COVID-19 hospitalizations and 94% of all COVID-19 deaths have been found in those who have not been vaccinated.

The DPH has been experiencing a significantly increased workload, and are more overwhelmed than they have been throughout the entire pandemic. As a result, they are reprioritizing their efforts and are moving away from detailed data reports for local communities. The demand for COVID testing has increased, the EOC is working on expanding the testing capacity at the Hagevig Fire Training center.

Mr. Barr noted two upcoming vaccine clinics for students: one will be at Dzantik'i Heeni Middle School on August 26, and another will be at Floyd Dryden Middle School on September 2.

Mr. Barr also addressed the questions surrounding vaccine booster shots for the vaccine for the general population. He advised the public to stay tuned, as boosters may begin to be made available on or around September 20.

Ms. Gladziszewski asked Mr. Barr to clarify how long it takes to receive test results, and whether BRH is constrained in their efforts to provide results. She also expressed concern about DPH's constraints in contact tracing, and asked if those who test positive are responsible for informing their close contacts. Mr. Barr assured Ms. Gladziszewski that BRH testing not constrained, and the turnaround time for test results has continued to be received within 18 hours or less. In regards to contact tracing, Mr. Barr said that DPH has advised those who test positive to recall the 48 hours prior to when their symptoms began, and inform those they interacted with for over fifteen minutes.

Ms. Woll asked Mr. Barr to provide an update on BRH operations, particularly due to Anchorage's hospitals nearing system failure, and how that may impact Juneau. Mr. Barr explained that the hospital systems outside of Juneau have been struggling significantly more than Juneau's hospital. He still felt concerned over the record cases in the community, as the impact of these cases on the hospital will not be known until two weeks from now. There are currently five COVID-19 patients at BRH. The hospital is still struggling with Medivac capabilities, and are currently unable to medivac out of the community.

Mr. Smith asked Mr. Barr what he felt the community should do to help mitigate the spread of the virus. Mr. Barr encouraged the community to get vaccinated if they have not yet already done so, and to continue wearing a mask inside. He added that community spread is more likely when people are indoors in an un-masked environment. Given the numbers provided by the Department of Public Health, Mr. Barr explained that those who are vaccinated are highly unlikely to experience hospitalization or death due to COVID-19.

Mr. Bryson asked Mr. Barr to provide the current infection rate from last weekend's test results. Mr. Barr said that the test positivity rate was somewhere between 5% – 6%.

#### **V. APPROVAL OF MINUTES**

**A. August 16, 2021 Special Assembly Meeting 2021-20 Draft Minutes**

**B. August 17, 2021 Special Assembly Meeting 2021-21 Draft Minutes**

**MOTION** by Ms. Ms. Hale for the Assembly to approve of the above meeting minutes, and asked for unanimous consent. *Hearing no objections minutes were approved by unanimous consent.*

#### **IV. MANAGER'S REQUEST FOR AGENDA CHANGES**

Mr. Watt asked to move the Election Update from Staff Reports to occur earlier in the agenda to allow for public testimony.

#### **VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**Hong King Lee** – Wasilla resident. Mr. Lee shared that he was running for United States Senate, and that he wished to comment on Juneau's mining industry. He spoke to Juneau's history as a gold mining community, and referenced historical places such as the Treadwell Mine. He also mentioned HECLA and Green's Creek Mining, both established gold and silver mining properties. He felt that the mining and fishing industries can co-exist, and talked about the Pebble Mine. Mr. Lee thanked the Assembly for listening to his testimony.

#### **VII. CONSENT AGENDA**

**A. Public Requests for Consent Agenda Changes, Other Than Ordinances for Introduction**  
– None.

**B. Assembly Requests for Consent Agenda Changes** – None.

**C. Assembly Action**

**MOTION** by Mr. Jones to adopt the Consent Agenda and asked for unanimous consent. *Hearing no objections, the Consent Agenda was adopted by unanimous consent.*

## **1. Ordinances for Introduction**

### **a. Ordinance 2021-35 An Ordinance Amending the Land Use Code to Create a Mixed Use 3 (MU3) Zoning District, a Neighborhood Commercial (NC) Zoning District.**

The public has expressed an interest to allow small-scale commercial uses in higher density multi-family residential neighborhoods. There is also an interest to allow neighborhood-scale mixed-use development along commercial corridors. The zoning districts currently adopted in Title 49 do not adequately accommodate those interests, and the proposed NC and MU3 zoning districts would change that.

Some key features of these new districts include smaller lot sizes, densities ranging from 15 to 30 dwelling units per acre, a prohibition on new single-family development, building height limits of 35 feet, and increased setbacks and landscaping requirements when abutting a singlefamily residential zoning district.

The Planning Commission discussed this topic on June 22, 2021, and recommended that the Assembly adopt this ordinance.

**The City Manager recommends the Assembly introduce this ordinance and refer it to the Lands, Housing, and Economic Development Committee.**

### **b. Ordinance 2021-39 An Ordinance Removing or Extending the Sunset Date Relating to Licenses to Use Certain Rights-of-Way for the Selling of Food and Beverages.**

In the spring of 2017, Ordinance 2017-02 was enacted, which created licensing standards for use of certain rights-of-ways for selling food and beverages. Section 5 of Ordinance 2017-02 imposed an automatic repeal clause (sunset date) of December 31, 2018, which was extended to December 31, 2021, by Ordinance 2018-46. The licensing standards created by Ordinance 2017-02 have been used by food and beverage vendors without issue in the last four years.

**The City Manager recommends the Assembly introduce this ordinance; refer it to the Lands, Housing, and Economic Development Committee; and then set it for public hearing at the next regular Assembly meeting.**

### **c. Ordinance 2021-08(b)(am)(D) An Ordinance Appropriating \$700,000 to the Manager as funding for the City and Borough of Juneau Ballot Processing Center Capital Improvement Project; Funding Provided by General Funds.**

At the August 9, 2021 Committee of the Whole meeting, the Assembly directed staff to draft an appropriation of \$700,000 to establish a Juneau ballot processing center. This ordinance would appropriate general funds to configure the Thane Warehouse as a ballot processing center, and

fund the purchase and set up of election equipment to operate a vote-by-mail election. The work is anticipated to be complete in time to conduct the 2022 municipal election at the new processing center.

This request has been discussed during various Assembly and committee meetings since November 2020.

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

## **2. Resolutions**

### **a. Resolution 2963 A Resolution Appointing the City Manager or the Finance Director of the City and Borough for the Purpose of Designating Certain Expenditures for Reimbursement From Bonds to be Issued in the Future.**

This resolution delegates authority to the City Manager or Finance Director to certify at the beginning of any eligible capital project that the Assembly may elect in the future to finance that project with tax-exempt bond proceeds. Such a certification solves the timing issue that arises any time a capital project is initiated before bonds are sold. Without such a certification, project expenses incurred before a bond sale are generally ineligible for tax-exempt financing. This resolution does not require the Assembly to appropriate funds for any projects or to sell any bonds.

This resolution was reviewed by the Assembly Finance Committee on August 18, 2021.  
**The City Manager recommends this resolution be adopted.**

## **3. Bid Award**

### **a. RFB 22-039 Purchase and Delivery of Activated Carbon Media for PWWW**

This bid is for purchase and delivery of activated carbon media. The following bids were received and opened on this project on July 29, 2021. The protest period ended August 3, 2021.

<b><u>Bidder</u></b>	<b><u>Total Bid</u></b>
Carbon Activated Corp.	\$147,500.00
Continental Carbon Group	\$171,000.00
Calgon Carbon Corporation	\$201,500.00
US Ecology, Alaska, LLC	\$246,500.00
ECS Environmental Solutions	\$314,725.00
Newco, Inc.	\$317,500.00

**The City Manager recommends the award go to Carbon Activated Corp., based on them submitting the lowest responsive and responsible total bid in the amount of \$147,500.00.**

## **4. Other Items for Consent**

**a. Marijuana License Renewal for License 13279**

CBJ received notice of the following Alcohol Marijuana Control Office (AMCO) marijuana license renewal application.

**Marijuana Renewal License**

License Type: Retail Marijuana Store License: #13279

**Licensee: The Mason Jar LLC**

Location: 2771 Sherwood Lane Unit E, Juneau

*(AMCO 60-day comment period ends: 8/29/2021)*

The above marijuana license renewal is before the Assembly to either protest or waive its right to protest. The Finance, Police, Fire, and Community Development departments have reviewed this renewal and found the business to be in compliance with CBJ Code. The Assembly packet contains the AMCO notice to the local governing body. Additional license application documents are available through the Clerk's office upon request.

**The City Manager recommends the Assembly waive its right to protest the renewal of AMCO marijuana license #13279.**

**IX. PUBLIC HEARING**

**Staff Report - Election Update**

On tonight's agenda is Ordinance 2021-08(b)(am)(D) regarding funding for a Ballot Processing Center that would allow for vote-by-mail elections organized at a Juneau facility. This year and last year, the CBJ municipal vote-by-mail election has and will be hosted at the Municipality of Anchorage facility.

This item is placed under Staff Reports tonight to afford the public an additional opportunity to submit public comment to the Assembly. Ordinance 2021-08(b)(am) (D) is set for public hearing on September 13, 2021. The public will also be able to testify at that meeting.

**The City Manager recommends that the Assembly take public comment tonight on the proposal to renovate an existing CBJ facility (the Thane Warehouse) and to purchase equipment to allow for locally hosted vote-by-mail municipal elections.**

**Ms. Laurie Sica** – Douglas resident and former CBJ Municipal Clerk (2000-2018).

Ms. Sica thanked the CBJ Assembly for their support of voters' rights to cast a ballot in a fair, accurate, secure and transparent local election process. She encouraged the Assembly to adopt Ordinance 2021-08(b)(am)(D) to take CBJ elections into the future.

Ms. Sica described the vast improvements that had been made to election procedures over the past 25 years. She explained that the Municipal Clerk's Office conducted elections on a "peanuts" budget for several years, and had managed to use the limited space in City Hall to store election supplies, equipment, ballots and election records. The use of this space has

interrupted meeting schedules in order to conduct election work: including packing supplies, hosting early voting stations, providing work space for ballot review and counting activities, and hosting election night events.

Ms. Sica said that Juneau had been fortunate to receive guidance and support from the State of Alaska Division of Elections, and benefitted when the State purchased the “Accu-Vote” ballot counting equipment in 1998. The State DOE shared this equipment with communities throughout Alaska for use in local elections, however, if the state had to conduct a special election during a municipal election, the municipalities could not use the equipment. Ms. Sica explained that the “Accu-Vote” machines have served their purpose and are being decommissioned by the state. The State of Alaska will not guarantee this type of cooperative agreement in the future. She explained that Juneau was fortunate that Anchorage was willing to provide their expertise and equipment for our 2020 and 2021 vote-by-mail elections.

Ms. Sica said that it is time for Juneau to realize the true cost of conducting fair and secure local elections, and provide adequate funding for the basic right of all Juneau voters to cast a ballot. She encouraged the Assembly to support Ordinance 2021-08(b)(am)(D), as it would provide the municipality with needed equipment, adequate storage and workspace to conduct elections.

Ms. Hale asked if Ms. Sica supported vote-by-mail elections in addition to the facility. Ms. Sica shared that she supported vote-by-mail elections, and that she worked in the Election office during the 2020 Municipal Election and believed it to be a safe and secure voting method.

**Mr. Martin Stepetin Sr.** – Douglas resident. Mr. Stepetin supported this ordinance and thinks that Juneau needs to make an investment for our elections, as it is one of the most important things we get to do. He emphasized how the community strongly encourages supporting “locals first”, and that should also be applied to our local elections. Mr. Stepetin said that the community seems to value the opportunity to safely vote-by-mail, as it lessens the risk of being exposed to COVID. He mentioned that there is a lot of misinformation out there regarding elections, and he said that could be avoided by conducting our elections locally. Mr. Stepetin said that utilizing the Thane Warehouse would be a small price to pay to ensure security.

**Ms. Claire Richardson** – Downtown resident. She shared her memory of “waddling” down while in labor on October 6, 1998 to vote at Bartlett Regional Hospital, and gave birth later that evening. She noted that last year’s vote-by-mail election gave an opportunity to the community to vote earlier than Election Day. Ms. Richardson spoke highly of the ability for citizens to witness the ballot processing from the MOA Election Center, and the transparency allowed in that process. She felt that it was time for the Capital City to step up and support the community and the Clerks by having our own facility to conduct local vote-by-mail election. Ms. Richardson agreed with Ms. Sica’s testimony, and added that she had great faith in Juneau’s election process and would like to see it continue.

**Mr. Dave Hanna** – Valley resident. Mr. Hanna said that he was very much in favor of offering everyone an opportunity to vote and to do so in Juneau. He shared that he was hesitant to spend nearly \$1M on a facility while technology is still evolving so fast. Mr. Hanna shared that he was not aware of the burden on staff and volunteers to conduct an election. Mr. Hanna also mentioned that the facility is located squarely in the avalanche hazard zone. He advised the Assembly to take a step back and really consider this. Mr. Hanna also said that vote-by-mail can be a divisive issue, and the Assembly should take a look at things that the community can agree on. He thanked the Assembly for their time and for their service.

**Mr. Starr Parmley** – Douglas resident. Mr. Parmley spoke in support of vote-by-mail. He said that there are two direct ways citizens can directly participate in democracy: jury service and voting. Mr. Parmley encouraged anything that engages citizens to participate and vote. He spoke to the misinformation out there, but the facts provide evidence that vote-by-mail elections are very secure. Mr. Parmley thanked the Assembly for their time.

Mayor Weldon closed public hearing on this topic and noted that additional public comment will be taken up at the September 13 Assembly meeting.

**A. Ordinance 2021-28 An Ordinance Amending Title 49, the Land Use Code, Related to Minimum Lot Depth.**

This ordinance would remove the minimum lot depth requirement from Title 49. The minimum lot depth requirement has created unnecessary prohibitions on properties, especially infill subdivisions that otherwise need a variance. The community will continue to benefit by maintaining the minimum lot width and minimum lot size requirements for future subdivisions.

On July 13, 2021, the Planning Commission recommended the Assembly adopt this ordinance.

**The City Manager recommends the Assembly adopt this ordinance.**

**Public Comment:** None.

**Assembly Action:**

**MOTION** by Mr. Bryson for the Assembly to adopt Ordinance 2021-28 and asked for unanimous consent. *Hearing no objections, Ordinance 2021-28 was adopted by unanimous consent.*

**B. Ordinance 2021-30 An Ordinance Amending the Sales Tax Code Regarding the Taxability of Services.**

Recently adopted changes to the Uniform Alaska Remote Sellers Sales Tax Code (the Uniform Code) require CBJ to align the tax treatment of services performed locally but delivered outside

of the borough. This ordinance achieves that alignment by exempting those services from the imposition of CBJ's local sales tax.

The Assembly Finance Committee reviewed and discussed this concept on June 2, 2021 and August 18, 2021.

**The City Manager recommends the Assembly adopt this ordinance.**

**Public Comment:** None.

**Assembly Action:**

**MOTION** by Ms. Hughes-Skandijs for the Assembly to adopt Ordinance 2021-30 and asked for unanimous consent. *Hearing no objections, Ordinance 2021-30 was adopted by unanimous consent.*

**C. Ordinance 2021-34 An Ordinance Amending the Land Use Code to Extend the Sunset Dates for the Alternative Development Overlay Districts.**

This ordinance would extend the sunset date for the downtown Juneau alternative overlay district from August 1, 2021, to August 1, 2022.

The purpose of the alternative development overlay district is to provide adequate minimum standards and procedures for the construction of new residential buildings and the expansion, restoration, or repair of existing residential buildings, while providing time to implement new zoning regulations. This extension provides necessary time for the final review and adoption of new zoning for the downtown neighborhoods.

On July 27, 2021, the Planning Commission recommended this extension as it continues to work through substantive code amendments to the alternative development overlay district.

**The City Manager recommends the Assembly adopt this ordinance.**

**Public Comment:** None.

**Assembly Action:**

**MOTION** by Ms. Triem for the Assembly to adopt Ordinance 2021-34 and asked for unanimous consent.

Objection by Mr. Bryson. Mr. Bryson spoke to his objection, he said that the Assembly could get rid of this right now and address the developers and the citizens' requests. He felt that this was slowing everything down, and increasing workload for staff and the Planning Commission.

Ms. Hughes-Skandijs noted that the Planning Commission recommended this ordinance.

Ms. Gladziszewski spoke in support of this ordinance, and mentioned that the Planning Commission are continuing to work through this process to improve their operations.

**Roll Call Vote on Ordinance 2021-34:**

Ayes: Triem, Jones, Gladziszewski, Hale, Hughes-Skandijs, Smith, Woll, Mayor Weldon.

Nays: Bryson.

*Motion passed. Eight (8) Ayes, One (1) Nay.*

**D. Ordinance 2021-08(b)(am)(C) An Ordinance Appropriating \$150,000 to the Manager as Funding for a Tourism Manager; Funding Provided by Marine Passenger Fees.**

The Visitor Industry Task Force has recommended that CBJ should establish a centralized tourism management function to guide implementation of the Tourism Management Plan. This ordinance would appropriate \$150,000 of passenger fees for a tourism manager position for the remainder of FY22. This position would coordinate diverse activities and entities involved in public outreach, cruise scheduling, planning, permitting, infrastructure development, operations and maintenance, monitoring and reporting, and enforcement. Creating this position ensures that CBJ will take a more central role in managing outcomes and collaborating with the various active players in the community.

The Committee of the Whole reviewed this request at the July 19, 2021 meeting and recommended CBJ staff draft an appropriating ordinance for introduction.

**The City Manager recommends the Assembly adopt this ordinance.**

**Public Comment:**

**Karla Hart** – Valley resident. Ms. Hart shared that she was somewhat supportive of this ordinance, but also had some reservations about the direction as given in the Manager’s report. She felt there was need for a representative who could speak for the community and advocate for those who are adversely affected by tourism. Ms. Hart felt that it would behoove the Assembly to direct the City Manager to hire someone who will actively advocate on behalf of the public.

**Assembly Action:**

**MOTION** by Mr. Smith for the Assembly to adopt Ordinance 2021-08(b)(am)(C) and asked for unanimous consent.

Objection by Ms. Gladziszewski for purposes of a comment. She referenced the Manager’s Report, which states that this that this position would help ensure that CBJ could take a more central role in regards to tourism. She noted that this was the beginning of the process, and believed that the Assembly should help support the position. She removed her objection.

*Hearing no objections, Ordinance 2021-08(b)(am)(C) was adopted by unanimous consent.*

**E. Ordinance 2021-37 An Ordinance Authorizing Property Taxes to be Paid in Two Installments for 2021.**

Property taxes are currently required to be paid in full by September 30, 2021. A number of property owners are still recovering from the impacts of COVID-19 and could benefit from being able to pay their 2021 property taxes in two installments.

Additionally, the Board of Equalization has a significant number of commercial property appeals that may not be resolved before September 30, and those taxpayers could benefit from being able to pay their 2021 taxes in two installments.

This ordinance would authorize 80% of the property taxes and special assessments to be paid on September 30, 2021, and the remaining 20% would be due on December 31, 2021. Taxpayers that have automatic mortgage payments or prearranged ACH direct debit can still pay the full tax amount on September 30, 2021.

The Assembly Finance Committee reviewed this ordinance at its August 18 meeting.

**The City Manager recommends the Assembly adopt this ordinance.**

**Public Comment:**

**Dave Hanna** – Valley resident. Mr. Hanna appreciated that the Assembly was willing to do this, but hoped that they were aware of the issue regarding commercial appeals. He mentioned that a there are a group of property owners have appealed this to the BOE, he added that they feel there was a gross misuse of the assessment. Mr. Hanna described the statutes and information relevant to their appeal. The Assembly has the opportunity to negate these actions.

**Assembly Action:**

**MOTION** by Ms. Hale for the Assembly to adopt Ordinance 2021-37 and asked for unanimous consent, but also objected for purposes of a question.

Ms. Hale asked Ms. Bowen if she would be able to find a resolution on the books. Ms. Bowen explained that this was not a mass reappraisal. Ms. Hale thanked Ms. Bowen and removed her objection.

Mayor Weldon noted that the ordinance before the body had to do with payments and to keep comments and questions to this ordinance.

Mr. Bryson asked Mayor Weldon if he could ask about the resolution. Mayor Weldon preferred for all questions to be about the ordinance in front of the Assembly.

*Hearing no objections, Ordinance 2021-37 was adopted by unanimous consent.*

*The Assembly took a break at 8:03p.m. The meeting resumed at 8:15p.m.*

## **XI. UNFINISHED BUSINESS**

### **A. Potential Reconsideration Ord. 2021-26(am) An Ordinance Amending the Official Zoning Map by Rezoning Channel View, Lot 1, Located near 4650 North Douglas Highway from D-15 to Light Commercial.**

At the last regular Assembly meeting, this ordinance was adopted, as amended, and Assemblymember Gladziszewski gave notice of reconsideration. If the Assembly has an interest in reconsidering this ordinance, then an Assemblymember would need to move for reconsideration.

Mayor Weldon asked Ms. Gladziszewski if she still wished to reconsider Ordinance 2021-26(am). Ms. Gladziszewski said that she did not wish to reconsider Ordinance 2021-26(am).  
*The Assembly took a two minute at-ease.*

**MOTION** by Mr. Bryson for the Assembly to reconsider Ordinance 2021-26(am).

#### **Roll Call Vote on Motion for Reconsideration:**

Ayes: Bryson, Hale, Gladziszewski, Woll, Hughes-Skandijs, Smith, Mayor Weldon.

Nays: Triem, Jones.

*Motion passed. Seven (7) Ayes, Two (2) Nays.*

**MOTION** by Ms. Gladziszewski for the Assembly to adopt Ordinance 2021-26(am).

Ms. Hughes-Skandijs shared that she had reflected upon this ordinance in the time since it was last brought to the Assembly, she felt that Juneau's community would not benefit from a transition to Light Commercial. She said that she had previously voted in favor of this ordinance, however this time she would be a "no" vote.

Ms. Gladziszewski recommended sending this ordinance to a committee for further discussion, and mentioned that there had been new possibilities made available for this land that could be considered.

Mayor Weldon asked Ms. Bowen if it was possible to refer a reconsidered motion to committee, or would the Assembly be required to vote on this ordinance at tonight's meeting.

The Assembly meeting took a two minute recess.

Ms. Bowen asked Ms. Gladziszewski to restate her motion.

**MOTION** by Ms. Gladziszewski to refer Ordinance 2021-26(am) to the Committee of the Whole for further consideration.

Objection by Ms. Woll. Ms. Woll commented that she had spent a considerable amount of time at Planning Commission meetings, talking to CBJ staff, and doing their own research to come to a conclusion. She said that she was ready to make her decision now.

Ms. Hale felt that the Assembly's decision was made in a convoluted manner. She said that it would be helpful to discuss this ordinance in a committee setting, to gain a more thorough understanding while not being under a vote.

Mr. Bryson mentioned that the recent introduction of Mixed Use-3 in Neighborhood Commercial Zoning may impact the area in this ordinance. He said that this might be worth another discussion and he is in favor of this motion.

Ms. Hughes-Skandijs said that she would support discussing this further at the COW, but added that this ordinance refers to a specific type of zoning. She asked if any future discussion would include amendments with possible new zoning, as mentioned by Mr. Bryson in his comments.

Ms. Gladziszewski confirmed that would be the case, the COW would allow for the land owner and the Planning Commission to weigh in as needed, and to allow for discussion without being held under a vote.

Mr. Jones shared that he would voting on this reluctantly. He explained the process for any amendments made to the Title, and due to re-introduction required, any potential action on this ordinance is not likely to occur until December at the earliest. Mr. Jones advised the Assembly to be very careful when considering this change, especially given that a transition to MU-3 could result in the ordinance being referred back to the Planning Commission.

Mayor Weldon appreciated Ms. Gladziszewski's motion, but she agreed with Ms. Woll's comments and she was ready to vote on this ordinance. She said that she will be voting against the motion; as she felt that the Assembly should allow the Planning Commission and the developers to decide the zoning that would suit this property.

**Roll Call Vote to Refer Ordinance 2021-26(am) to the COW:**

Ayes: Gladziszewski, Smith, Jones, Hale, Bryson.

Nays: Woll, Hughes-Skandijs, Triem, Mayor Weldon.

*Motion passed. Five (5) Ayes, Four (4) Nays.*

**XII. NEW BUSINESS**

**A. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications**

There are three property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

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

Ms. Gladziszewski noted that the Assembly reviewed and considered each of these applications individually.

**MOTION** by Ms. Gladziszewski for the Assembly to send the two applications from George T. Michael and the one application from Lori Moles to the Assessor's Office for further review and action. *Hearing no objections, those exemptions were forwarded to the Assessor's by unanimous consent.*

### **XIII. STAFF REPORTS**

The Election Update was moved to the beginning of the Public Hearing portion of the agenda. There were no further staff reports.

### **XIV. ASSEMBLY REPORTS**

#### **A. Mayor's Report**

Mayor Weldon celebrated Juneau's successful bid to host the IronMan Triathlon. She met with local commercial property developers to talk about their needs, but she noted there is very limited action the Assembly can do with any property assessments. Mayor Weldon also clarified the two-payment plan associated with the property tax ordinance.

#### **B. Committee Reports, Liaison Reports, Assembly Comments and Questions**

**Committee of the Whole Chair Jones** shared that the COW last met on August 9, where they discussed vote-by-mail elections and ArtWorks projects. The next COW meeting is scheduled for August 30, where they will receive criteria from the Systemic Racism Review Committee. The August 30 meeting will also be a joint meeting with the Planning Commission, the topic of discussion will primarily target coastal management issues related to Ordinance 2021-13.

**Assembly Finance Committee Chair Triem** reported that the next AFC meeting is scheduled for September 1. The Assembly was introduced to a resolution and two ordinances that were considered at the last AFC meeting. Mr. Rogers will be answering questions regarding the Sales Tax Incentive Ordinance. The AFC might also have a meeting on September 29.

**Lands, Housing, and Economic Development Chair Gladziszewski** shared that the LHEDC met on August 9, where they received a presentation from CDD that covered the current projects being handled by the Title 49 Committee. They also discussed a document that featured the shared priorities between the Planning Commission and Assembly. Ms. Maclean will provide a copy of this document in advance of the joint PC/COW meeting. The LHEDC also talked about Tourism Marketing strategies.

**Public Works & Facilities Committee Chair Hale** shared that the PWFC met on August 9 where they recommended a solid waste plan to move to COW. They also discussed broad-sense planning for a new City Hall. The committee asked Public Works Director Ms. Koester to bring back a longer range plan on when that might be brought to voters. They also received an update on the Valley Capital Transit center. The next PWFC meeting is scheduled for August 30, and is expected to run thirty minutes longer than usual. The meeting will feature members from DEC Solid Waste to discuss solid waste regulatory structure.

**Human Resources Committee Chair Bryson** shared that the HRC met earlier this afternoon prior to tonight's Assembly meeting, where they received annual reports from the Juneau Human Rights Commission, the Juneau Commission on Sustainability, and the Youth Activities Board. The HRC recommended the following board appointments for approval by the Assembly:

*Appointments to Youth Activities Board:*

- Samantha Schwarting, to a term beginning September 1, 2021 and ending August 31, 2024;
- Jack Lovejoy, to a term beginning September 1, 2021 and ending August 31, 2024 to the Youth Seat on the YAB.

*Appointments to the Local Emergency Planning Committee:*

- Christopher Russell to the Right to Know Act of 1988 Alternative Seat for the remainder of a term beginning immediately, as well as a full term beginning January 1, 2022 and ending December 31, 2024.

*All appointments were approved by unanimous consent.*

The HRC also received a presentation about Eaglecrest Pay Plan, this presentation highlighted that some Eaglecrest employees work for salaries that are below minimum wage. Mr. Bryson noted that the Full Assembly met as the HRC last week to appoint members to the Airport Board.

### **C. Assembly Liaison Reports, Comments and Questions**

**Mr. Jones** shared that the Planning Commission met on August 10 to discuss rezone industrial land to General Commercial, which was approved with some amendments. He mentioned that this will be coming before the Assembly in the future. The Planning Commission also considered an ordinance to update hillside development in landslide/avalanche hazard areas. The Planning Commission recommended forwarding the ordinance to the Assembly for direction on next steps

for appropriate community review, and adoption process, new/updated landslide and hazard area mapping, and further pre-adoption actions. Mr. Jones added that it was more likely that this ordinance will be forwarded to the LHEDC rather than the COW. The next Planning Commission meeting is scheduled for August 24. Mr. Jones also reported that the Title 49 Committee met on August 18 to review their priorities; they will meet again on August 26 to discuss with downtown parking and signage issues.

**Ms. Gladziszewski** reported that the Juneau School Board met on August 10 to decide on the Juneau School District mask policy, to which they received a lot of public testimony. Ultimately, the School Board unanimously passed the mask policy. She mentioned that there have been several COVID-19 cases in schools, and the Department of Public Health has been struggling with close contact tracing. JSD is continuing to work diligently to keep schools open and to ensure the safety of their students and staff.

Ms. Gladziszewski reported that the Eaglecrest Summer Operations Task Force will meet on August 26 at 12:00pm.

**Ms. Woll** shared that the Downtown Business Association met for the first time in quite some time, and noted that their membership is increasing. The Systemic Racism Review Committee met and finalized their criteria, and would like additional training on the legislative process, the CIP process, the Budget, etc. The next SRRC meeting is scheduled on August 24.

Ms. Woll reported that Travel Juneau had a quick informational meeting but did not have a quorum; they talked about the IronMan Triathlon.

**Ms. Hale** met with business owners who have experienced significant hardship due to the restricted cruise season. She reported that the AML Board met on August 6 to discuss the Remote Sellers Sales Tax, which is bringing in \$10 million annually. They also talked about sales tax vs. income tax, and wanted to leave as many available options as possible for the legislators to consider.

Ms. Hale reported that the Bartlett Regional Hospital Board has a meeting scheduled for August 24. Ms. Hale also shared that tomorrow is her 60<sup>th</sup> birthday.

**Mr. Smith** reported that the Chamber of Commerce met to discuss commercial property tax assessments, and ways in which to collaborate with JEDC in regards to the NCL donation. The Airport Board met and shared that the Juneau Airport had received additional CARES Act funding. The Local Emergency Planning Committee unanimously voted to continue meeting via Zoom Webinar. Mr. Smith said that he is trying to catch up on Board of Equalization (BOE) training, and informed the Assembly that there is a BOE Appeal Hearing on August 25.

Deputy Clerk Cathcart clarified that the August 25 BOE meeting was cancelled, and had been rescheduled to be held on September 8.

Mr. Smith also mentioned that September 5 was the last day to register to vote for the upcoming Municipal Election. He also wished students and JSD staff to have a safe, fun year filled with growth.

**Ms. Triem** reported that the Aquatics Board will meet on August 24 at 5:00pm to continue discussion on Commercial Use Regulations; public comment period for this issue will close on September 1. She also met with the Conference of Young Alaskans at the last AML Conference, and said that she will distribute their draft resolutions to the Assembly.

Ms. Triem also met with commercial property owners with Ms. Hale and Mayor Weldon.

Mayor Weldon gave a shout out to the Conference of Young Alaskans at AML, and commented that she wished she was as “with it” as they are when she was their age.

**Ms. Hughes-Skandijs** reported that there had not been a UAS Campus Council meeting since the last Assembly meeting. She attended the Alaska Municipal League Summer Conference, and shared that it was the first summer meeting she attended and it was quite informative. The last Docks & Harbors Operation/Planning Committee meeting was cancelled, next meeting is scheduled for August 26. Ms. Hughes-Skandijs added that she had also been doing research on Board of Equalization.

**Mr. Bryson** shared that the Parks and Recreation Advisory Committee meeting was cancelled for August. He reported that sales at Eaglecrest have increased by 50% over previous years. They are working on improving snowmaking equipment. They have been having some difficulty recruiting and retaining employees.

Ms. Hale mentioned that the Alaska Municipal League Annual Conference has been scheduled to take place on November 15 – 17.

Mayor Weldon added that the Southeast Conference in Haines has been scheduled to take place September 14 - 16.

Ms. Gladziszewski and the entire Assembly sang Happy Birthday to celebrate Ms. Hale’s 60<sup>th</sup> birthday.

#### **D. Presiding Officer Reports**

None.

#### **XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** None.

**XVI. ADJOURNMENT**

*There being no further business to come before the Assembly, Mayor Weldon adjourned the meeting at 9:05p.m.*

Signed: \_\_\_\_\_

Elizabeth J. McEwen  
Municipal Clerk

Signed: \_\_\_\_\_

Beth A. Weldon  
Mayor