

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

January 25, 2021 7:00 PM

Zoom Webinar/Telephonic/FB Livestream

Meeting No: 2021-04 <https://juneau.zoom.us/j/95975299048> or call: 1-253-215-8782
Webinar ID: 959 7529 9048

Submitted By:

Duncan Rorie Watt, City Manager

I. FLAG SALUTE

II. ROLL CALL

III. SPECIAL ORDER OF BUSINESS

A. Instruction for Public Participation

Anyone wishing to provide public comment during the meeting is asked to call the Municipal Clerk's public testimony request phone line at 586-0215 by 3 p.m. the day of the meeting or send an email to City.Clerk@juneau.org providing their name, email address, and phone number they will be calling from. Testimony time will be limited by the Mayor based on the number of participants. The public is encouraged to send comments in advance of the meeting to BoroughAssembly@juneau.org.

If you have not notified the Clerk's Office ahead of time you may still be able to participate. When attending the zoom webinar [login info listed at top of agenda] to speak on an item up for public hearing or a non-agenda item please hit the 'raise hand' button if participating via a computer/tablet; if participating by phone press *9 on your phone; this will place a 'raised hand' icon next to your phone number and will add you to the queue.

B. Update on COVID-19 Vaccine Strategy by Alison Gottschlich, Public Health Nurse Manager, State of Alaska, Division of Public Health

IV. APPROVAL OF MINUTES

A. January 15, 2020 Special Assembly Meeting with BRH Board Draft Minutes

- B. **June 24, 2020 Special Assembly Meeting #2020-33 Draft Minutes**
- C. **October 1, 2020 Special Assembly Meeting #2020-43 Draft Minutes**
- D. **November 23, 2020 Regular Assembly Meeting #2020-46 Draft Minutes**
- E. **December 14, 2020 Regular Assembly Meeting #2020-47 Draft Minutes**
- F. **December 15, 2020 Special Assembly Meeting #2020-48 Draft Minutes**

V. MANAGER'S REQUEST FOR AGENDA CHANGES

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VII. CONSENT AGENDA

- A. Public Requests for Consent Agenda Changes, Other Than Ordinances for Introduction
- B. Assembly Requests for Consent Agenda Changes
- C. Assembly Action
 - 1. Ordinances for Introduction
 - a. **Ordinance 2020-09(AH) An Ordinance Appropriating \$75,000 to the Manager for Consulting Services to Explore the Joint Facility and Expansion Concept at Centennial Hall; Funding Provided by the General Fund's Fund Balance.**

This ordinance would appropriate \$75,000 for consultant services to explore the expansion of Centennial Hall into a joint facility with the Juneau Arts and Culture Center (JACC). The consultant will develop conceptual options for an expansion of Centennial Hall into a joint facility that serves as a performing arts, civic, and convention center including a professional cost estimate. The information obtained from the consultant would enable the Assembly to make an informed decision whether to proceed with the expansion concept.

Funding for this request would be provided by the General Fund's fund balance.

The Public Works and Facilities Committee reviewed this request at the December 7, 2020 meeting. The Assembly Finance Committee reviewed this request at the January 6, 2021 meeting.

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

meeting.

- b. **Ordinance 2020-09(AI) An Ordinance Appropriating \$75,000 to the Manager for a Homeless Youth Navigator Position; Grant Funding Provided by the Alaska Department of Labor and Workforce Development.**

This ordinance would appropriate \$75,000 for a homeless youth navigator position to assist youths struggling with housing issues, food insecurity and unemployment. This position would provide support to youths at the Zach Gordon Youth Center (ZGYC) and Hurlock youth shelter, dependent upon operational funding for the latter. This position is an expansion of existing services currently provided by ZGYC, with the added benefit of available rental assistance through a partnership with Tlingit Haida Regional Housing Authority.

Funding for this request would be provided by a grant from the Alaska Department of Labor and Workforce Development.

The Assembly Finance Committee reviewed this request at the January 6, 2021 meeting.

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

- c. **Ordinance 2020-09(AJ) An Ordinance Appropriating \$325,000 to the Manager to Operate a Youth Shelter and Rapid Rehousing Facility; Grant Funding Provided by the U.S. Department of Health and Human Services, Juneau Community Foundation, and Friends of Zach Gordon Youth Center.**

This ordinance would appropriate \$325,000 to operate a youth shelter and rapid rehousing facility at the Hurlock Street property. The Zach Gordon Youth Center (ZGYC) and Tlingit Haida Regional Housing Authority (THRHA) are partnering to help address the community need for emergency sheltering and rapid rehousing for runaway and homeless youth. This initiative is endorsed by the CBJ Assembly Taskforce on Homelessness.

Grant funding for this request would be provided by the following organizations:

U.S. HHS Family and Youth Services Bureau	\$200,000
Juneau Community Foundation	\$100,000
Friends of ZGYC	\$ 25,000

The Committee of the Whole reviewed this request at the November 9, 2020 meeting. The Assembly Finance Committee reviewed this request at the January 6, 2021 meeting.

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

- d. **Ordinance 2020-09(AK) An Ordinance Amending Ordinance 2019-06(AI) Related to the Appropriation Fund Source for COVID-19 Testing Equipment.**

This ordinance would shift the cost of COVID-19 testing equipment from CBJ's CARES Act funding to Bartlett Regional Hospital's CARES Act funding. This reappropriation of funds would increase the unobligated funds available in CBJ's CARES Act Special Revenue Fund.

This ordinance is necessary to maximize CBJ's allocation of CARES Act funding for utilization in other programs.

The Assembly reviewed this request at the December 22, 2020 Special Assembly meeting. The Assembly Finance Committee reviewed this request at the January 6, 2021 meeting.

The City Manager recommends the Assembly introduce this ordinance, refer it to the Assembly Finance Committee, and set it for public hearing at the next Assembly meeting.

- e. **Ordinance 2020-09(AL) An Ordinance Appropriating \$700,000 to the Manager as Supplemental Funding for the COVID-19 Emergency Individual Assistance Grant Program; Funding Provided by the CARES Act Special Revenue Fund.**

If the Assembly adopts Ordinance 2020-09(AK) deappropriating \$700,000 from CBJ's CARES Act funding, the Assembly has financial capacity to approve a supplemental appropriation for the Individual Assistance Program.

2,348 people have applied for this program. The current \$2,000,000 appropriation is estimated to provide grants for 943 applicants. Approximately 1,405 applicants remain eligible for Individual Assistance, but there are insufficient funds. The proposed supplemental appropriation of \$700,000 would provide awards to approximately 330 additional applicants.

The Assembly Finance Committee reviewed this request at the January 6, 2021 meeting.

The City Manager recommends the Assembly introduce this ordinance, refer it to the Assembly Finance Committee, and set it for public hearing at the next Assembly meeting.

f. Ordinance 2021-01 An Ordinance Providing for a Property Tax Abatement Program to Incentivize the Development of Housing in Downtown Juneau.

This ordinance would use the existing tax abatement structure created for assisted living units to create a downtown Juneau tax abatement program, which is an Assembly goal. To qualify for this program, at least four new residential units would need to be added to a parcel in the downtown Juneau area. Any condemned or uninhabitable existing dwelling unit that is renovated up to current code for a residential dwelling unit would qualify as a new unit for this program. For the purposes of this ordinance, the downtown Juneau area is the same as the Title 49 Fee in Lieu of Parking map.

This topic has been reviewed by numerous Assembly committees since the spring of 2018. Most recently, the Lands and Resources Committee reviewed tax abatement for downtown on August 10, 2020, December 7, 2020, and January 11, 2021.

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 2938 A Resolution Authorizing the Manager to Convey a Utility Easement across Chicken Yard Park in Lots 5 and 6, Block 113, Juneau Townsite.

The owners of 626 Fifth Street were granted parking and access easements across the city-owned property known as Chicken Yard Park by the Assembly in 2019. The CBJ received an application from this property owner for a supplemental easement across City property to install an electric car charging station within the existing parking easement. On September 1, 2020, the Parks and Recreation Advisory Committee provided a recommendation in favor of granting this easement. At its November 9, 2020 meeting the Lands and Resources Committee passed a motion of support to the Assembly for granting this easement.

The City Manager recommends this Assembly adopt this resolution.

3. Liquor License

a. **Liquor License Renewals for Licenses: 188, 1690 and 828**

These liquor license actions are before the Assembly to either protest or waive its right to protest the license action.

Liquor License Renewal

License Type: Restaurant Eating Place, License #188

Licensee: Bullwinkle's, Inc. d/b/a Bullwinkle's Pizza

Location: 318 Willoughby Ave, Juneau

License Type: Restaurant Eating Place, License #1690

Licensee: Bullwinkle's, Inc. d/b/a Bullwinkle's Pizza

Location: 9108 Mendenhall Mall Rd., Juneau

License Type: Package Store, License #828

Licensee: Thibodeau's Market Inc., d/b/a Thibodeau's Douglas Depot

Location: 1017 3rd Street, Douglas

Staff from the Police, Finance, Fire, Public Works (Utilities), and Community Development departments have reviewed the above licenses and recommend the Assembly waive its right to protest the applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk's office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor license renewals.

4. Other Items for consent

a. **Marijuana License Transfer for License 16213**

CBJ received notice of the following Alcohol Marijuana Control Office (AMCO) marijuana license transfer of controlling interest application [Copies of all documents relating to a license are available upon request from the Municipal Clerk's Office]:

MARIJUANA LICENSE TRANSFER

License Type: Retail Marijuana License, License #16213

Licensee: Alaskan Kush Company, LLC d/b/a Alaskan Kush Company

Location: 159 S. Franklin St., Juneau

CBJ staff from the Police, Fire, Finance, and Community Development

departments reviewed this transfer application for compliance with CBJ laws and regulations and recommends the Assembly waive its right to protest the issuance of this license transfer of controlling interest. In the event the Assembly does protest the issuance of a license, CBJ Code 20.30 requires notice, with specificity regarding the nature and basis of the protest, to be sent to the licensee and provides the licensee an opportunity to exercise its right to an informal hearing before the Assembly.

The City Manager recommends the Assembly waive its right to protest the transfer of AMCO license 16213.

b. CSP-2020-0009 CBJ Delta Drive, Tongass Boulevard, and Douglas 4th Street

These are CBJ projects to improve infrastructure in and near Delta Drive, Tongass Boulevard, and Douglas' 4th Street. The projects include: sidewalk additions on Delta Drive and Tongass Boulevard, drainage improvements on Tongass Boulevard, and utility repairs on Douglas' 4th Street.

The Planning Commission recommended approval of these projects at its meeting on January 12, 2021. The meeting materials, including Staff Report, are located at: <http://novus.cbjak.org/CoverSheet.aspx?ItemID=9363&MeetingID=1412>

The City Manager recommends the Assembly approve these projects.

c. CSP-2020-0010 ADOT/PF Vanderbilt Hill Road Resurfacing

This is an Alaska DOT/PF project to repair Vanderbilt Hill Road between Egan Drive and Glacier Highway. The project includes minor structural improvements, drainage repairs, resurfacing, replacement and repair of guardrail, striping, and new signs. The project is estimated to cost \$1.8 million and will be completed during the spring through fall of 2021. Typical road sections for the project show a 56-foot-wide travel way, with no sidewalks, and lighting dispersed throughout the project area and concentrated near intersections. The existing right-of-way width varies from 190 feet to 90 feet.

The Planning Commission tentatively approved this project at its meeting on January 12, 2021. CBJC 49.15.580(b). Pursuant to AS 35.30.010(c), the Assembly may modify or disapprove of this project, by resolution, prior to March 4, 2021.

Following is a link to the staff report provided at the January 12, 2021 Planning Commission meeting. <http://novus.cbjak.org/CoverSheet.aspx?ItemID=9358&MeetingID=1412>

The City Manager recommends the Assembly affirm the Planning Commission's decision to approve this project.

d. **CSP 2020-0011 CBJ Calhoun Reconstruction**

On January 12, 2021, the Planning Commission recommended denial of this project. The Planning Commission recommends the Assembly direct and fund a traffic study of Calhoun Avenue and surrounding area, including pedestrian, bicycle, vehicle, and emergency vehicle movements, and consideration of one-way operations.

As presented to the Planning Commission, this project would have included replacement of the water utility, replacement of the combined sewer and storm water systems, widening of the sidewalk when possible, construction of a curb separating the sidewalk from the driving surface, and resurfacing for two-way traffic.

The January 12, 2021 Planning Commission materials, including Staff Report, are located at: <http://novus.cbjak.org/CoverSheet.aspx?ItemID=9362&MeetingID=1412>

The City Manager recommends the Assembly refer this project to the Public Works and Facilities Committee.

5. Transfers

a. **Transfer Request T-1035 A Transfer of \$500,000 from Various Capital Improvement Projects to CIP P47-073 Centennial Hall Renovation Phase II.**

This transfer of \$500,000 to the Centennial Hall Renovation Phase II CIP will provide for the completion of the design of renovations to Centennial Hall. The transfer consists of sales tax funding and comes from the following projects:

Project	Sales Tax
Mt. Jumbo Gym Roof	\$250,000
Deferred Bldg. Maintenance	\$250,000
Transfer Total	\$500,000

The Assembly Finance Committee reviewed this request at its January 6, 2021 meeting. The Public Works and Facilities Committee reviewed this request at its January 11, 2021 meeting.

The City Manager recommends approval of this transfer.

b. **Transfer Request T-1032 A Transfer of \$304,398 from Various**

Capital Improvement Projects to CIP P46-114 DPAC Maintenance.

This transfer of \$304,398 to a new DPAC Maintenance CIP will provide for maintenance and repairs relating to the pool deck, lighting, and other damaged areas. The transfer closes out three completed CIPs, and consists of the following funding:

Project	Sales Tax	Bond Proceeds	Total
Dimond Loop Field Repair	\$ 0	\$149,220	\$149,220
ZGYC & AB Pool Improvements	\$ 55,000	\$ 0	\$ 55,000
AB Pool Covers	\$100,178	\$ 0	\$100,178
Transfer Total	\$155,178	\$149,220	\$304,398

The Parks and Recreation Aquatics Board is in agreement with the proposed closeouts and transfer of funds to the new CIP to address the maintenance needs of the Dimond Park Aquatic Center.

The Public Works and Facilities Committee reviewed this request at the January 7, 2021 meeting.

The City Manager recommends approval of this transfer.

VIIIPUBLIC HEARING

- A. Ordinance 2020-60(b) An Ordinance Authorizing the Manager to Convey Approximately 22,000 Square Feet of Property Located at Lot 2, USS 3559 to the Owners of the Adjacent Property Located at 11259 North Douglas Highway.**

Dwight Scott Williams and Carol Colp submitted an application to purchase City property on USS 3559 LT 2, which is adjacent to their property located at 11259 N. Douglas Highway. At the November 9, 2020 meeting, the Lands Committee provided a motion of support for this land disposal. The Planning Commission provided a positive recommendation with the condition that the new lot created by this sale meet the dimensional requirements of the Rural Reserve zoning district. The purchase price of the property shall be the fair market value, which has been determined to be \$34,600.00.

The City Manager recommends the Assembly adopt this ordinance.

IX. UNFINISHED BUSINESS

- A. Junk Cars at 4650 River Road**

A property owner on River Road (Backloop area) has been illegally operating a

junk yard for a number of years. The Community Development Department tried different strategies to encourage the property owner to abate the various Title 49 violations to no avail. In 2019, the CBJ filed suit to resolve the Title 49 violations. Despite the property owner's promises to abate the junkyard in various court filings, no substantial change has occurred. There are approximately 350 cars and large vehicle parts on the property. The Superior Court in Juneau recently granted the CBJ's motion for summary judgment, attached, which resolves any lingering arguments about the Title 49 violations. The CBJ is now in a position to let a public contract to partially clean up the property and then recover the public funds expended through a trust account and lien process.

The City Manager recommends the Assembly, by motion, authorize use of the junk vehicle fund to initially cover the cost of partially removing vehicles from the property.

B. Lemon Creek Park Planning

Staff provided a memo on Lemon Creek park planning at the PWFC on January 11, 2021.

The City Manager requests a motion of support to expend existing CIP funds on the Eagles Edge playground in accordance with the memo to the PWFC.

C. Systemic Racism Review Committee Process Recommendations from HRC

X. NEW BUSINESS

XI. STAFF REPORTS

XII. ASSEMBLY REPORTS

A. Mayor's Report

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

C. Presiding Officer Reports

1. Wille and Weldon v. Planning Commission and CCTHITA

This appeal relates to a Planning Commission decision granting a conditional use permit for transitional housing at 6205 Alaway Avenue (Lemon Creek/Midtown) for the Central Council of the Tlingit and Haida Indian Tribes of Alaska. This appeal has been referred to a hearing officer.

No action is needed at this time.

2. Sealaska Heritage Institute v. Planning Commission

On May 13, 2020, the CBJ Planning Commission granted a conditional use permit to the Sealaska Heritage Institute for an arts campus building and plaza. The parties are trying to resolve this case and have until March 15, 2021, to provide an update to the Assembly.

No action is needed at this time.

**XIII CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA
ITEMS**

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org