THE CITY AND BOROUGH OF JUNEAU, ALASKA
REGULAR ASSEMBLY MEETING
Meeting Minutes – December 14, 2020

MEETING NO. 2020-47: The Regular Meeting of the City and Borough of Juneau Assembly held virtually via Zoom webinar, was called to order at 7:00 p.m. by Mayor Beth Weldon.

I. FLAG SALUTE

II. ROLL CALL

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

Assembly Absent: None.

Staff Present: City Manager Rorie Watt, Deputy City Manager/Incident Commander Mila Cosgrove, City Attorney Robert Palmer, Assistant Attorney Sherri Layne, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Library Director and EOC/PC Robert Barr, Finance Director Jeff Rogers, Engineering/Public Works Director Katie Koester, Community Development Director Jill Maclean, Parks and Recreation Director George Schaaf, Port Director Carl Uchytil, Lands Manager Dan Bleidorn, CDD Planner Irene Gallion

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. EOC Update

EOC Incident Commander Mila Cosgrove provided an EOC COVID-19 Community Update. Juneau currently has 72 active cases of COVID-19, sixteen of those cases were reported today.

The community risk level remains at Level 3/High, due to cases being attributed to community transmission. The hospital case load is stable, and on average has one or two COVID-19 patients at a time. Ms. Cosgrove shared that contract tracing is improving at the local level, 90% of people are contacted within 24 hours. However, the volume of cases throughout the state strains the resources in Juneau.

The Roche Machine has arrived at Bartlett Regional Hospital, and is in the process of being installed. After its installation, staff will be trained on how to operate the machine. The EOC anticipated the Roche Machine to become operational in mid-January. The Roche Machine is expected to eliminate the travel time it takes to receive test results.

The first doses of vaccines have arrived in Alaska and were going through the distribution process. The first shipment of 975 Pfizer vaccines were expected to arrive in Juneau by tomorrow. According to vaccine protocols, the vaccines will first be administered to healthcare workers, emergency medical personnel, and the staff and residents of long-term care facilities such as Pioneer Home or Wildflower Court. The second delivery of vaccines for the second dose is expected to arrive shortly after the first shipment arrives. She explained that the second phase of vaccine distribution will encompass a lot more people and will happen over a much longer period of time. There is not a set date planned for Phase 2 of the vaccine.

Ms. Cosgrove said that there has not been a large spike in cases as a result of the Thanksgiving holiday, and asked the community to continue to use the same safe practices throughout the upcoming holiday season. The disease is primarily spreading through community transmission, secondary transmission, and travel.

The EOC has found 61 positive COVID-19 tests that came through the Airport testing center since June with 25 of those positive cases were found in mid-November. Ms. Cosgrove encouraged the community to follow Public Health guidelines, and to adhere to strict social distancing until they receive a negative test result or after five days have passed.

Ms. Gladziszewski asked for an update on wastewater testing and the status of antigen testing. Mr. Watt said that they have continued to conduct testing at three wastewater facilities, however, he said that the results have not been indicative of climbing case load. There is funding for the project to continue throughout the end of the year, yet they are unsure what the recommendation would be moving forward. Mr. Watt said that this may be something to pick up when they approach cruise ship season. Overall, the results of wastewater testing have been inconclusive to date, but he believes that there has been some value with the experience.

Ms. Cosgrove explained antigen testing is available in the community, although it is not widely available since it is not as sensitive as PCR testing. She said that it could evolve to become more of a testing strategy, but at this time antigen testing is not all that reliable here in town.

Ms. Hale asked Ms. Cosgrove how they could balance the messaging that Juneau is doing not as bad as other places, but continue to encourage the public to be cautious. Ms. Cosgrove said that Juneau can be motivated by its ability to do well – by wearing masks, limiting our social bubbles, and maintaining a heightened sense of Covid consciousness. She believes that Juneau deserves a huge round of applause for the great job everyone has done to protect our community.

Mr. Smith asked Ms. Cosgrove if she could clarify how and where the positive COVID-19 cases were found at the Airport screening center. Ms. Cosgrove clarified that positive COVID-19 cases are being detected in both in-state and out-of-state travelers through the Airport screening center.

Mayor Weldon asked Ms. Cosgrove to clarify how many of the 16 cases reported today were from the asymptomatic testing site. Ms. Cosgrove said that she was not sure but there were quite a few from the airport testing center.

Mr. Jones expressed concern about the delayed shipment of the second dosage of vaccines, and compared it to press releases in other cities that are receiving regular shipments of the vaccine. Ms. Cosgrove explained that the EOC does not know when the next round of vaccines will arrive in Juneau. They currently have 975 vaccines available, plus 120 vaccines specifically for Pioneer Home. The second dosage of vaccines will go to those same people who received the first dosage whenever they arrive.

Ms. Gladziszewski mentioned that the EOC is still reported recovered cases, and asked for Ms. Cosgrove to explain the value of reporting that data. Ms. Cosgrove explained that reporting recovered cases helps inform the EOC of how many people in the community have active COVID at any given time. The state stopped reporting that because they could not keep up with that information.

Ms. Cosgrove reminded the listening public about the EOC COVID Community Update every Tuesday at 4:00p.m. There are approximately one thousand people who tune in to watch that meeting each week. She also informed listeners to submit any questions they may have to covidquestions@juneau.org.

IV. APPROVAL OF MINUTES

A. March 22, 2020 Special Assembly Meeting #2020-10 Draft Minutes
B. June 17, 2020 Special Assembly Meeting #2020-32 Draft Minutes
C. August 3, 2020 Regular Assembly Meeting #2020-39 Draft Minutes

MOTION by Ms. Hale to approve the minutes of the March 22, June 17, and August 3, 2020 meetings and asked for unanimous consent. *Hearing no objection, the minutes were approved by unanimous consent.*

V. MANANGER'S REQUEST FOR AGENDA CHANGES

Mr. Watt requested removal of Ordinance 2020-60 from the Consent Agenda. He noted that he would also like to give a report under "Unfinished Business" on the status of the Individual Grants and the Housing Grants. *Hearing no objections, those changes were made to the agenda.*

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Emily Ferry, a Downtown resident spoke on the upcoming construction and rebuild of Calhoun Avenue. She shared that she decided to buy a home Downtown because she appreciated the walkability of the community. However, she described the street outside of her home as being dangerous, and recalled a time when a JPD officer informed her and her daughter that it was dangerous to walk on that road. Ms. Ferry said that the danger lies within a design problem inherent in the road, and she was excited to hear that the city is considering rebuilding that road. She shared that she is a point of contact for the Downtown Neighborhood Association, and they have not received notice of the public hearing on this issue that is scheduled to take place on December 22. She encouraged the Assembly and the City to ensure that community members are involved in planning projects in a meaningful way.

Mr. Jones recalled hearing that information regarding the upcoming public hearing meeting was sent out to neighborhood associations earlier today.

Philip Moser, a Valley resident, requested the Assembly to revisit Ordinance 2020-32(c)(am): *An Ordinance Establishing a Systemic Racism Review Committee.* He referenced the ordinance being introduced in June, and recalled the last action taken on it being a resolution that occurred in September. Mr. Moser shared that he does not know how long it takes to establish a committee, but said it has been very disheartening to see the committee has not yet come to fruition. He stated that this is a very important issue, and believes it is up to Juneau to ensure that our smaller committees have a fighting chance. He implored the Assembly to revisit this issue and work on creating this committee.

Greg Roth, a Twin Lakes Resident, thanked Mayor Weldon for showing up to help the Twin Lakes community after the storm and subsequent landslide on December 1. He also expressed appreciation for the Public Works and Streets departments for rebuilding creek beds and saving the homes and property in the Twin Lakes area. Mr. Roth recommended the City conduct an assessment of the damage resulting from the storm and landslide. He also thanked Mila Cosgrove for establishing a Disaster Declaration in response to the storm.

Ms. Triem asked Mr. Watt if residents affected by the storm could be eligible for FEMA relief programs. Mr. Watt said that he could provide an update at a future meeting. He mentioned that CBJ has requested for affected residents to provide damage information and staff is in the process of collecting that feedback.

VII. CONSENT AGENDA

A. Public Requests for Consent Agenda Changes, Other Than Ordinances for Introduction

None.

B. Assembly Requests for Consent Agenda Changes

Mr. Bryson requested for the Assembly pull Ordinance 2020-09(AB) for discussion.
Mr. Palmer said that they cannot pull that ordinance out of public hearing, it can only be referred to a committee. Mr. Bryson decided to leave the ordinance for public hearing, and chose to have a discussion when it is up for testimony.

Mr. Jones requested that Transfer Request T-1031 be taken up under "New Business" connected with Item B.

Objection by Ms. Hale for purposes of a question. She asked Mr. Palmer how this motion is different than Mr. Bryson's recommendation.

Mr. Palmer explained that an ordinance set for introduction can only be referred to a committee instead of staying on the Consent Agenda as scheduled. A transfer does not require the ordinance process and is a one-meeting item, so it can be moved to where the Assembly sees fit.
Hearing no objections, T-1031 was moved to New Business.

C. Assembly Action

MOTION by Mr. Jones for the Assembly to adopt the Consent Agenda as amended and asked for unanimous consent. *Hearing no objection the Consent Agenda was adopted as amended.*

1. Ordinances for Introduction

a. Ordinance 2020-09(AA) An Ordinance Appropriating $45,000 to the Manager for Parks and Recreation's Fiscal Year 2021 Dimond Park Field House Operating Costs; Funding Provided by the General Fund's Fund Balance.

This ordinance would appropriate $45,000 for Parks and Recreation's FY21 Dimond Park Field House (DPFH) operating costs, estimated to be allocated for the following purposes:

Facilities Maintenance	$20,000
Immediate Repairs to Fire System/Building	$25,000
TOTAL	**$45,000**

This supplemental appropriation is needed as a result of the transference of management of DPFH from Eaglecrest to Parks and Recreation beginning January 1, 2021. Funding for this request would be provided by the General Fund's fund balance.

The Assembly Finance Committee reviewed this request at the December 9, 2020 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(AB) An Ordinance Appropriating $376,000 to the Manager for the Planning and Design of Bond-Funded Capital Improvement Projects; Funding Provided by General Obligation Bond Proceeds.

This ordinance would appropriate $376,000 for the planning and design of bond-funded capital improvement projects, estimated to be allocated to the full design phase of the following projects:

Crest Avenue Reconstruction (R72-155)	$175,000
Eagle Valley Center Improvements (P46-115)	$ 51,000
Downtown & Glacier Fire Stations - Mechanical/Electrical Upgrades (F21-041)	$150,000
Total	**$ 376,000**

This appropriation of project funding is consistent with the intent of the $15 million general obligation bond package approved by voters in the October 6, 2020 municipal election.

Funding for this request would be provided by General Obligation Bond Proceeds.

The Public Works and Facilities Committee reviewed this request at the December 7, 2020 meeting. The Assembly Finance Committee reviewed this request at the December 9, 2020 meeting.

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

c. Ordinance 2020-60 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 have 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 introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

d. Ordinance 2020-38(b) An Ordinance Authorizing Docks and Harbors to Execute a Reservation Agreement with Goldbelt, Inc. for Seadrome Dock and the Merchant's Wharf Float.

This ordinance would allow Docks and Harbors to manage the reservations on behalf of Goldbelt, Inc. at the Seadrome Dock for the 2021 season. Title 85 only allows Docks and Harbors "the development and marketing of municipality owned facilities", which includes the

Intermediate Vessel Float, the Port Field Office Float and Statter Harbor Breakwater.

This authorization would allow Docks and Harbors to evaluate, alongside with Goldbelt, whether a moorage reservation call center operated by Docks and Harbors would provide efficiencies and cost savings for the two entities.

The Docks and Harbors Board favorably recommended this matter at its meeting on February 27 and again on November 19, 2020. The Assembly Human Resources Committee favorably recommended this matter at its meeting on July 1, 2020. The original intent was to execute this authorization in calendar year 2020. However because of the pandemic, both parties agreed to wait until 2021 to evaluate opportunities.

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 2928 A Resolution Adopting an Alternative Allocation Method for the FY2021Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity within the Northern Southeast Fisheries Management Area.

This resolution would facilitate the CBJ's participation in the State's FY2021 Shared Fisheries Business Tax Program by certifying to the State that the CBJ suffered significant effects during calendar year 2019 from fisheries business activities within the CBJ's qualifying area.

Pursuant to this program, the State distributes a share of State fishery revenues to each participating community in the Northern Southeast area. It is anticipated that the CBJ's share will be approximately $2,750.

The City Manager recommends the Assembly adopt this resolution.

b. Resolution 2929 A Resolution of the City and Borough of Juneau Declaring a Local Emergency in Response to the 2020 Complex Weather System and a Request for State and Federal Assistance.

This resolution would declare a disaster emergency, like the one by the Governor, due to the complex storm system that started on November 30, 2020. People were evacuated from their homes, trees damaged houses, roads were damaged, mass wasting events damaged public and private property, a power generation facility was damaged, and a hatchery lost a water supply forcing the loss of fish for the region. This disaster declaration may be able to open up additional state and federal funding sources to recover from this complex storm system.

The City Manager recommends the Assembly adopt this resolution.

3. Liquor License

a. Liquor License Renewals

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: Brewery, License #5729 Licensee: Forbidden Peak Brewery LLC
Location: 11798 Glacier Hwy, Juneau

License Type: Package Store, License #3352
Licensee: Costco Wholesale Corporation d/b/a Costco Wholesale #107
Location: 5225 Commercial Way, Juneau

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 renewal of these liquor licenses.

4. Other Items for Consent

a. Marijuana License Renewals

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

MARIJUANA LICENSE RENEWALS
Retail Marijuana Store, License #10050
Licensee: Rainforest Farms LLC d/b/a Rainforest Farms LLC
Location: 216 2nd Street, Juneau
(60-day comment period ends Monday, December 21, 2020)

Retail Marijuana Store, License #13217
Licensee: ForgetMeNot Enterprises, Inc. d/b/a Glacier Valley Shop
Location: 8505 Old Dairy Rd, Suite 1, Juneau
(60-day comment period ends Saturday, December 20, 2020)

Standard Marijuana Cultivation Facility, License #13221
Licensee: ForgetMeNot Enterprises, Inc. d/b/a Green Valley Enterprises
Location: 8505 Old Dairy Rd, Suite 2, Juneau
(60-day comment period ends Saturday, December 20, 2020)

Marijuana Product Manufacturing Facility, License #13222
Licensee: ForgetMeNot Enterprises, Inc. d/b/a Southeast Essentials
Location: 8505 Old Dairy Rd, Suite 3, Juneau
(60-day comment period ends Saturday, December 20, 2020)

CBJ staff from the Police, Fire, Finance, and Community Development departments reviewed these applications for compliance with CBJ laws and regulations and recommends the Assembly waive its right to protest the issuance of these licenses. 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 renewal of AMCO marijuana licenses: #10050, #13217, #13221 and #13222.

5. Transfers

a. Transfer Request T-1031 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 schematic design phase 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
ZGYC & AB Pool	$55,000
Improvements	
AB Pool Covers	$100,177
Deferred Bldg. Maintenance	$94,823
Transfer Total	**$500,000**

The Aquatics Board received information regarding this transfer request and chose not to make a recommendation.

The Public Works and Facilities Committee reviewed this request at the November 9, 2020 meeting and forwarded it to the full Assembly for approval.

The City Manager recommends approval of this transfer.

b. Transfer T-1033 A Transfer of $20,000 from CIP R72-147 Goodwin Road Reconstruction to CIP R72-142 Savikko Road Improvement.
This transfer of $20,000 from the Goodwin Road Reconstruction CIP to the Savikko Road Improvement CIP will fund the completion of the Savikko Road Improvement project. The project has been a success, but encountered unforeseen work that requires an additional $20,000 of funding to complete and close out the project.

The Goodwin Road Reconstruction project is estimated to come in slightly under budget, and therefore has funding available to provide the required $20,000 for the Savikko Road shortfall. This transfer consists of sales tax funding.

The Public Works and Facilities Committee reviewed this request at the December 7, 2020 meeting.
The City Manager recommends approval of this transfer.

VIII. PUBLIC HEARING

A. Ordinance 2020-57 An Ordinance Authorizing the Manager to Accept the Reconveyance of a Fraction of U.S. Survey 381, Located at 9290 Hurlock Avenue, from Alaska Legacy Partners.
This ordinance would enable the CBJ to regain title of the Hurlock property at no cost to the CBJ. Upon the CBJ receiving title to the Hurlock property three notable things occur:

(1) The CBJ would retain the $35,000 down payment paid by Alaska Legacy Partners;
(2) The debt owed to the CBJ by Alaska Legacy Partners would be extinguished; and
(3) The senior assisted living facility condition on Ordinance 2018-42 would terminate.

The Committee of the Whole reviewed this topic on November 9, 2020, and also took public testimony during the Committee of the Whole meeting of December 7.

The City Manager recommends the Assembly adopt this ordinance.

Mr. Jones asked if the Manager could also explain the process what these two ordinances (2020-57 & 2020-58) do in the progression of this project, to allow for the listening public to be aware of the process. Mr. Watt explained the first ordinance, Ord. 2020-57, authorizes the City Manager to receive the property back. He clarified that this is not a requirement, it allows the City to reclaim ownership over the property.

The second ordinance, Ord. 2020-58, authorizes the City Manager to lease the property to Tlingit Haida Regional Housing Authority (THRHA), again clarifying that this is not a requirement.

These ordinances would require the Assembly to appropriate funds and provide direction to the City Manager on what they wish to do regarding the property.

Ms. Hale asked Mr. Watt to describe what would happen if the Assembly passed these ordinance, but there were not any funds to appropriate towards the project. Mr. Watt answered that there are multiple parties involved in this project that could make a variety of decisions based on the actions of the Assembly. If both ordinances were to pass, that would authorize the Manager to decide whether or not to lease the property to the Housing Authority for a potential program in which the City might participate in.

Mr. Smith suggested the Assembly could go forward with these ordinances, and have an entity other than CBJ operate the property as a youth shelter. He said that the ordinance does not bind whoever chooses to operate a facility there. Mr. Watt said that these ordinances do not bind anyone with the operation of any program, however the CBJ wrote grants specifically for the operation of this shelter. This calls into question whether CBJ would appropriate those funds, or amend those grants to find a willing operational partner.

Ms. Gladziszewski asked Mr. Watt if he was rescinding his recommendations on both ordinances. Mr. Watt said that he would not rescind his recommendations, as there does not seem to be a scenario in which CBJ does not take the property back.

Public Comment

Justine Bishop, a Valley resident, claimed that CBJ is showing favoritism to a for-profit corporation by extinguishing their debt. She questioned the relationship between ALP and THRHA and expressed concern about the planning process. Ms. Bishop said that the Planning Commission filed a notice of decision approving the CUP for a youth emergency housing shelter without giving the public an opportunity for public comment. She said that the CBJ is moving forward with a process she described as unethical, and believes shows favoritism to a for-profit corporation with no public service to her neighborhood.

Mr. Smith had a question for Ms. Bishop, referencing in her testimony where she mentioned the property would service unsheltered adults. He said that he had not heard that at all during this process, and asked her where that information came from. Ms. Bishop said that the CUP contains two factors, one being the emergency youth shelter, and the second being defined as a rapid rehousing. She felt that the rapid rehousing portion of the CUP sounds like they are planning to expand upon that in ways that have yet to be defined. She said that rapid rehousing would service those who are over the age of 18, and described that as an undefined population.

Garrett Shoenberger, a Juneau resident and one of the partners at Alaska Legacy Partners. He provided a brief timeline that led them to where they are today. ALP purchased this property in 2018 at $350,000. They received a CUP in March 2019 with MRV Architects. They developed a full set of construction-ready documents in August 2019. CBJ purchased land in Vintage Park in

September 2019, and went through the RFP process to solicit a developer to build a larger facility in Vintage Park. Mr. Schoenberger said that ALP partnered with a developer in Anchorage in order to stay competitive, and submitted a proposal that was not selected in that RFP process. ALP then reached out to several groups including childcare providers, and established a partnership with Tlingit & Haida. He shared that ALP is not making any profit off of this project, they are just trying to be reimbursed for some of their out of pocket costs above their down payment. He concluded by saying he hoped this explanation brought some clarify to the actions of ALP, and that he was happy to answer any questions.

Ms. Hale asked Mr. Schoenberger if ALP intended to give the property back to CBJ and not to sell the property to a different entity. Mr. Schoenberger confirmed that ALP would essentially give the keys back to the city for the property. He also added that ALP felt it would be a win/win situation with the THRHA, Zach Gordon, and the needs of the community.

Mr. Bryson asked Mr. Schoenberger to share how many different types of groups ALP approached to decide which were able to operate a facility. He also asked Mr. Shoenberger to clarify if THRHA would reimburse ALP for some of their development costs. Mr. Shoenberger said that ALP reached out to several childcare operators and that one group in particular was involved the original proposal process when ALP initially obtained the facility. He recalled many groups telling them that the building needed some additional work before it could be financially feasible as a childcare facility.

Mr. Schoenberger stated that ALP never intended to recoup costs, they just wanted to pivot due to the competing facility in Vintage Park. Developmental design costs with MRV Architects totaled to around $125,000, in addition to operational expenses such as utility costs and general building maintenance. They had a discussion with THRHA if they would be willing to help cover those costs if they gave the property back so they may lease it from the city.

Assembly Action

MOTION by Ms. Woll for the Assembly to adopt Ordinance 2020-57 and asked for unanimous consent. *Hearing no objection, Ordinance 2020-57 was adopted by unanimous consent.*

B. Ordinance 2020-58 An Ordinance Authorizing the Manager to Lease the Property at a Fraction of U.S. Survey 381, Located at 9290 Hurlock Avenue, to Tlingit Haida Regional Housing Authority for Youth Services.

Upon regaining title to the Hurlock property, this ordinance would enable the CBJ to lease the property to Tlingit Haida Regional Housing Authority for less than fair market value for youth services. While this ordinance would authorize a lease for $100 per year, this ordinance does not require or suggest that the CBJ would provide other financial support; Tlingit Haida Regional

Housing Authority would be required to improve, operate, and maintain the property at its own expense.

The Committee of the Whole reviewed this topic on November 9, 2020, and also took public testimony during the Committee of the Whole meeting of December 7.

The City Manager recommends the Assembly adopt this ordinance. With the caveat that he pointed out earlier and that the manager can do certain things but is not required to. If the Assembly wants to proceed with the homeless services, the Assembly would need to appropriate funds with which to do so before he would be able to proceed with implementing the youth services.

Public Comment

Justine Bishop, a Valley resident, said she wished to clarify that those who testified in favor of the CUP and the outgoing JYS are separate entities. She said that the Assembly has received testimony from a disproportionate amount of people who do not reside in the Tongass Park neighborhood, who spoke in favor of this CUP. She also said that no consideration was given to the petition with 59 signatures of those who live in Tongass Park neighborhood in opposition to this proposal.

Emily Ferry, a Downtown Resident, spoke in support of the proposal. She said that Jorden Nigro, the Zach Gordon Youth Center Manager, gave her confidence that this would be much-needed project run by an experienced person.

Assembly Action

MOTION by Mr. Smith for the Assembly to adopt Ordinance 2020-58 and asked for Unanimous Consent. *Hearing no objections, Ordinance 2020-58 was adopted by unanimous consent.*

C. Emergency Appropriation Resolution 2926 An Emergency Appropriation Resolution Appropriating up to $85,738 to the Manager as a Grant to Perseverance Theatre to Offset Economic Hardship Experienced as a Result of the COVID-19 Pandemic; Funding Provided by the CARES Act Special Revenue Fund.

This emergency appropriation resolution would authorize an $85,738 grant to Perseverance Theatre to offset economic hardship experienced as a result of the COVID-19 pandemic. The purpose of the grant extends to offsetting losses in ticket sales and donations in support of sustained personnel and overhead expenses, with the intention of stabilizing the organization at this phase of the pandemic. Support to Perseverance Theatre would help preserve Alaskan artists and plays celebrating Alaskan culture by Alaska's only professional theater.

This request would be funded by the CARES Act Special Revenue Fund.

Funding for this request is needed as soon as possible to ensure payment can be issued prior to the December 30, 2020 deadline for eligible CARES Act expenditures. For this reason, this is an emergency resolution.

This request was reviewed by the Assembly Finance Committee at the December 9, 2020 meeting.
The City Manager recommends the Assembly adopt this emergency resolution.

Public Comment
None.

Assembly Action
MOTION by Ms. Hughes-Skandijs for the Assembly to adopt Emergency Resolution 2926 and asked for unanimous consent. *Hearing no objections, Resolution 2926 was adopted by unanimous consent.*

D. Emergency Ordinance 2020-61 An Emergency Ordinance Extending Use of a Masks or Face Coverings in Certain Indoor Settings, on Capital Transit, and in Close Proximity to Others, and Providing a Penalty.

The CBJ has two mask mandate ordinances that expire on December 20. Ordinance 2020-45 specifically requires a face mask when using Capital Transit or when in CBJ-owned facilities. Ordinance 2020-49 requires face masks more broadly like in publicly accessible indoor locations and businesses. This ordinance would consolidate the different mask mandates into one ordinance to eliminate confusion. There are exemptions for people with disabilities and young children. This ordinance would also extend the mask mandate for six months unless terminated earlier by the Assembly.

Although the community is on the verge of providing the first batch of COVID-19 vaccines, we still need to be vigilant and protect each other until the vaccines are widely available.

The City Manager recommends the Assembly adopt this emergency ordinance.

Public Comment
Aaron Spratt, a Valley resident, said that this ordinance assumes that universal mask wearing would be substantially more valuable than the cost. He claimed that widespread mask use does not result in reduced cases of COVID-19. He also said that universal mask wearing has disrupted social cues and interactions. Mr. Spratt claimed that wearing masks has damaged the human psyche, and has somehow taught children to live in fear. He asked the Assembly to move away from universal mandates, and shift towards targeted intervention efforts specifically for those who are elderly or at-risk. Mr. Spratt described mask mandates and lockdowns as unprecedented measures, and demanded the Assembly use scientific evidence for their continued implementation.

Assembly Action

MOTION by Mr. Bryson to adopt Emergency Ordinance 2020-61 and asked for unanimous consent. *Hearing no objection, Emergency Ordinance 2020-61 was adopted by unanimous consent.*

E. Emergency Appropriation Resolution 2927 An Emergency Appropriation Resolution Appropriating up to $3,000,000 to the Manager for COVID-19 Pandemic Emergency Response Management; Funding Provided by the General Fund's Fund Balance.

This emergency appropriation resolution would provide $3,000,000 of funding for COVID-19 pandemic emergency response management for the remainder of FY21 after CBJ's CARES Act funding expires on December 30, 2020. These funds are required for the CBJ Emergency Operations Center to continue responding to the pandemic including COVID-19 testing, public communications, personal protective equipment, sheltering of vulnerable populations, and quarantine and isolation.

This request would be funded by the General Fund's fund balance. CBJ will also seek FEMA reimbursement of eligible costs.

This request was reviewed by the Assembly Finance Committee at the December 9, 2020 meeting.

The City Manager recommends the Assembly adopt this emergency resolution.

Public Comment

None.

Assembly Action

MOTION by Ms. Hale for the Assembly to adopt Emergency Appropriation Resolution 2927 and asked for unanimous consent.

Mr. Jones objected for purposes of question and a request. He referenced the last time they discussed this item at the last AFC meeting, and mentioned that the Governor is going to extend a mandate until just before the Legislature comes to town in January. He recalled the City Manager providing the Assembly with a detailed cost analysis for the next six months. He asked if the Finance Department could create a graph similar to the one they made for the CARES Act funds. He believed it behooves the Assembly to have similar updates to CARES funding so they know if it has been reimbursed or used for a public purpose. He is concerned that this is $3M for work that was not in their budget. Mr. Jones also asked that the Manager provide monthly updates at AFC as to what has been spent, what has been reimbursed, and how much is outstanding. He reminded the Assembly that this is tax money. With that, Mr. Jones removed his objection.

Hearing no objections, Emergency Resolution 2927 was adopted by unanimous consent.

F. Ordinance 2020-54 An Ordinance Amending Title 53 Regarding Easement Valuation.

This ordinance would increase the easement application fee from $15 to $100 and adjust the easement valuation standard to fair market value as determined by the Manager. If the Manager, or designee, is unable to determine the fair market value, the applicant would still be required to pay for an appraisal. These amendments were proposed because the existing appraisal requirements discourage easements when the cost of the appraisal exceeds the cost of the easement.

The Lands Committee reviewed this ordinance on November 9 and recommended forwarding it to the Assembly.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment
None.

Assembly Action
MOTION by Ms. Triem for the Assembly to adopt Ordinance 2020-54 and asked for unanimous consent.

AMENDMENT #1 by Mr. Smith to change the language on Line 24 to replace the word "base" with the word "application". The sentence would then read: "From time to time, the Manager shall adjust the **application** fee to reflect changes in the cost of municipal services." Mr. Smith explained that this change was to align this with Line 22, which also replaced the word "base" with "application". *Hearing no objections, Amendment #1 was adopted.*

Hearing no objections, Ordinance 2020-54 was adopted as amended by unanimous consent.

G. Ordinance 2020-09(Z) An Ordinance Appropriating $5,900,000 to the Manager as Partial Funding for the City and Borough of Juneau's Fiscal Year 2021 Required Debt Service; Funding Provided by the General Fund's Fund Balance.

This ordinance would appropriate $5,900,000 as partial funding for CBJ's required debt service in FY21. This subsidy is necessary as a result of the State of Alaska reimbursing 0% of the current fiscal year's school construction bond debt, as the current debt service mill rate does not generate sufficient revenue to cover CBJ's FY21 debt obligations.

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

This request was reviewed by the Assembly Finance Committee at the December 9, 2020 meeting.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment
None.

Assembly Action
MOTION by Ms. Gladziszewski to adopt Ordinance 2020-09(Z) and asked for unanimous consent. *Hearing no objection, Ordinance 2020-09(Z) was adopted by unanimous consent.*

IX. UNFINISHED BUSINESS

Housing Assistance Grant and Individual Assistance Grants

Mr. Watt shared an update regarding the Housing Assistance and Individual Assistance Grants. To date, both programs have attracted a much larger number of applicants than anticipated, and both programs appear to be greatly over-subscribed. Mr. Watt and CCS Director Erin Walker-Tolles directed the closure of the Individual Assistance Grant program to new applicants. There are around 3,000 applications for the Housing Assistance Grant program, and 1,800 applications for the Individual Assistance Grant program.

Mr. Watt wanted to bring this to the Assembly because he believes that they need to make modifications to these programs. He felt it was the intent of the Assembly for these programs to result in the broadest distribution of equitable amounts. He said that if that was the will of the Assembly, they can draft emergency ordinances to amend the authorization of the programs. He provided an example of an amendment that would make the Individual Assistance Program only available to people that did not receive the Housing Grant.

Mr. Watt advised the Assembly that they have a limited amount of time to work out the details of these programs. They would need to schedule a Committee of the Whole meeting either late this week or Monday afternoon at the earliest.

The City Manager recommends that he will communicate via email to the Full Assembly a proposed solution and timeline for the Assembly to adopt changes via Emergency Ordinances. After having seen those ordinances, if the Assembly wishes to work on them in Committee, then they can schedule a COW meeting.

Ms. Triem said that she did not object to the principle of the notion. She wished to clarify that she would not agree with the Assembly deciding to award $5 assistance grants to individuals. In general, Ms. Triem said the principle of it is a good idea.

Ms. Gladziszewski also agreed with the principle, and agreed with what the Manager said about not being eligible for both programs. She said that she be available for any meeting they scheduled for this week.

Objection by Ms. Hale. She said that they heard Mr. Rogers say that there is available money from other programs that have not fully exhausted their funds. Ms. Hale suggested they could move money from those programs into the Individual Assistance Grant, as this program will put funding towards those in the community who need it most.

X. NEW BUSINESS

A. Finance Department Protest of Marijuana License Renewal ISG Inc. d/b/a Juneau's Green Market

The State of Alaska Alcohol & Marijuana Control Office (AMCO) allows municipalities a 60 day comment period on all liquor and marijuana licenses throughout the borough. CBJ's comment period to recommend protest or waive protest ends December 20, 2020.

On December 4, 2020, ISG, Inc. d/b/a Juneau's Green Market was notified by the Municipal Clerk's Office via certified mail and email that the Finance Department was recommending protest of its marijuana retail license renewal. The recommended protest is based on the following: a balance due of $74,763.82 for 2019 2nd, 3rd and 4th Quarter and 2020 1st Quarter Sales Tax, unfiled 2020 2nd and 3rd Quarter returns and unremitted sales tax, marijuana tax, late fees, penalties and interest.

Upon receipt of the email notification, the licensee contacted the Clerk's Office via phone Friday afternoon December 4, 2020 and was directed by the Clerk's Office to work directly with Finance/Sales Tax Office to rectify the situation and transferred them to the Sales Tax Office.

As of publication of the agenda packet, Friday, December 11, 2020, the Sales Tax Office has yet to be contacted by licensee.

The City Manager recommends protest until the licensee's tax accounts are brought into full compliance.

Mr. Jones declared a conflict of interest. He turned off his video and continued to listen to know when he should rejoin the meeting.

Dave Rohlfing, the attorney representing Elizabeth Romanoski, licensee and current owner of ISG Inc. d/b/a Juneau’s Green Market, joined the Assembly meeting.

Mr. Rohlfing shared that they received a Sales Tax notice from the Finance Department in January 2020. They filed a request for a hearing, he said that it was difficult for him to get information from the managers of the store.

He said they were told by Finance that a new notice was sent to what they had as the last known address, which alleged large debt from 2019. Mr. Rohlfing stated that notice was not received by the client nor himself, and then they received the notice via email that a protest was being recommended on this license.

He then spoke to the amount estimated by CBJ vs. the actual sales in 2019. He did not believe that the required due process was met to provide notice to his client, but in order to rectify that it would go beyond the deadline for the AMCO meeting.

Mr. Rogers said they may be able to resolve the issue through negotiation. They would ask that no protest was made for the 2019 portion of the taxes. For the 2020 taxes, that would be fine with him as the filings and that debt would be paid by the end of this week.

Ms. Hughes-Skandijs asked if the second address was related to Ms. Romanoski or her business in any way.

Mr. Rohlfing said that it was an address that she had rented at one time. He also mentioned that the Municipal Code does say that these notices are required to be sent to the "last known address." Ms. Hughes-Skandijs asked if it was an address that was associated with the business. Rohlfing confirmed that it was, but the lease was no longer in effect at the time.

Ms. Hale asked if Ms. Romanoski was aware that she was supposed to file a quarterly sales tax filling and remit her sales tax quarterly. Mr. Rohlfing said that she was not aware, as she had enlisted a management company that had not been doing that.

Mayor Weldon asked if Mr. Rohlfing could confirm that Ms. Romanoski was owner in 2019. Mr. Rohlfing confirmed that Ms. Romanoski was the owner of the business in 2019.

Ms. Gladziszewski asked Mr. Palmer if CBJ has done anything insufficient in anything here regarding the notices issue. Mr. Palmer said that every business that has sales has a duty to remit their sales tax. They get information about that when they register with the sales tax office. He said they did not receive anything by Mr. Rohlfing that proved the business was persuaded that they did not have to pay sales tax. He granted the basis for the protest to be due to unpaid sales tax. The question for the Assembly is whether or not to protest. That does not mean it is the end,

but it does provide some time for the Finance Department and the business to prepare for the Marijuana Control Board's decision.

Mr. Smith declared a possible small conflict of interest as having worked with a different marijuana license and not this one. He said he does not feel he is actually conflicted out after consultation with the City Attorney.

Mr. Bryson said they were discussing months where the business may not have had any sales but the city was estimated approximate sales. He asked Mr. Watt if there was enough of a procedure that they could adequately separate 2019 from 2020. Mr. Watt said that there are thousands of businesses in operation, and it is the responsibility of the business owner to be in compliance with properly paying sales tax in the borough.

Ms. Triem had a question about the 2019 amount becoming the permanent amount for the business, rather than the 2020 amount.

Mr. Rogers explained the process by which an estimate of the sales tax for new businesses based on comparable other similar businesses. In July, the Sales Tax Office estimated unfiled/ unremitted sales tax for this business, which was in the range of $72,000. That notice estimated tax was sent, per Mr. Rohlfing's testimony, to what they believed to be the correct address. After 30 days of no response, that notice of estimated tax, by law, becomes the tax that is due, irrespective of what sales had happened. However, the law authorizes the City Manager to waive that estimated tax if the business owner can produce substantial verifiable documentation that proves a different amount of sales had occurred than the estimate.

Ms. Triem asked Mr. Rogers if this business remitted any sales tax in 2019, and if so, how close is that number to the actual amount due. Mr. Rogers shared that to date, the licensee has neither filed nor remitted any sales taxes since they came into operation in 2019.

Mayor Weldon asked how that could have happened. Mr. Rogers explained that there had been a series of conversations that happened between Mr. Singletary and the licensee earlier this year. He added that the Finance Department has encountered situations in which they notify a new business of their duty to collect remitted sales taxes, and the business does not follow through with it.

Ms. Gladziszewski said that they might be getting into the weeds about the amounts owed, and they should decide on the motion to protest this license.

Assembly Action

MOTION by Ms. Gladziszewski to protest this license until their tax accounts are brought in to full compliance. *Hearing no objections, the motion passed by unanimous consent.*

B. Centennial Hall Expansion/Joint Facility

Transfer Request T-1031 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 schematic design phase 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
ZGYC & AB Pool	$ 55,000
Improvements	
AB Pool Covers	$100,177
Deferred Bldg. Maintenance	$ 94,823
Transfer Total	**$500,000**

The Aquatics Board received information regarding this transfer request and chose not to make a recommendation.

The Public Works and Facilities Committee reviewed this request at the November 9, 2020 meeting and forwarded it to the full Assembly for approval.
The City Manager recommends approval of this transfer.

Mr. Watt provided background information and the information in the packet that was provided to the PWFC.

Public Comment:
None.

Assembly Action
Mr. Jones had requested the transfer be moved to this portion of the agenda. He noted that at the PWFC meeting that there was a 3:1 vote, meaning that four members have already weighed in on this issue.

Mr. Watt explained that the improvements to Centennial Hall will be a multi-million dollar project; this proposed transfer would provide $500,000 to provide the design and if the Assembly is in agreement with the $75,000, could proceed with this.

MOTION by Mr. Jones for the Assembly to approve Transfer Request T-1031.

Objection by Ms. Triem. Ms. Triem said that this transfer is pulling from three different Parks and Recreation CIP programs to put towards Centennial Hall. The Augustus Brown improvements and Zach Gordon Youth Center funds are coming from 1% sales tax funds that were approved by voters. Mr. Triem said there are other things needed at the pools that needs attention, such as the Dimond Park decking which needs to be redone.

Ms. Gladziszewski mentioned that usually money is transferred when projects are done and over. She asked Mr. Watt to explain why money is being taken from these particular projects.
Mr. Watt explained that Public Works and Engineering staff identified CIP projects that have completed or have stalled into inactive status to find funding for different projects such as Centennial Hall. He agreed with Ms. Triem, and said that the Augustus Brown pool could use more funds when it is time to renovate it. He added that all CBJ facilities that fall under the Building Maintenance are coded to similar projects, and Parks & Rec have many projects fall under them. Mr. Watt advised against looking at approval of this transfer as any indication of the Assembly that they are or are not moving forward with the August Brown pool large renovation project. He said that this is simply a mechanical need to move money to inactive projects to an active need.

Ms. Gladziszewski spoke in favor of this motion, and mentioned that the Chair of the Aquatics Board sent an email saying that they also do not object to the motion, either.

Mr. Smith asked what would happen if the Assembly chose not to proceed with the transfer. Mr. Watt said that Engineering and Public Works would look at the status of other various projects and would bring back other options to the Assembly. He added that transfers from finished projects ultimately help move other projects forward.

Ms. Hale commented that there are a number of financing options and procedures available to any of the projects operated by city staff. She does not feel the Assembly needs to get into the details at this level.

Mayor Weldon agreed with Ms. Triem's concern, and shared that she will also object to this motion.

Roll Call Vote on Transfer Request T-1031:
Ayes: Woll, Gladziszewski, Hale, Smith.
Nays: Jones, Bryson, Hughes-Skandijs, Triem, Mayor Weldon.
Motion failed. Four (4) Ayes, Five (5) Nays.

Centennial Hall Expansion/Joint Facility
Mr. Watt explained that it is exciting for the JAHC, Chamber, and Travel Juneau to all collaboratively work together on this project. He said that this project is good for tourism and the economy, and it is good to work on something future-oriented that is not COVID-related. Mr. Watt said that he will not push the Assembly on this, saying it will take time to formulate a plan.

Mr. Jones shared that he had a hard time with this one, partly because the voters resoundingly voted against this plan. With the transfer not being approved, he said the City Manager should come back to the Assembly with a plan that would use some of the Sales Tax money that might be moved around in terms of years. He would reluctantly support looking at it but he may not support the eventual proposal.

Mr. Watt asked for Assembly members interested in this topic to attend the PWFC meeting in January when it comes through the committees.

Ms. Gladziszewski supported this concept. She said that this specific concept is not what people voted against. She would direct some of the sales tax that was identified for this to be used. Ms. Gladziszewski said that the pipeline for this project is long and will not happen this year. She believes this motion should be moved forward and get work started on it.

Ms. Hale pointed out that this is not the new JACC project, it is an expanded Centennial Hall project. She agreed with the notion of the Assembly directing the City Manager to take the $75,000 and put it towards the project. She also added that we should applaud the fact that these groups are coming together to work collaboratively after being initially divided.

Mr. Smith agreed with Ms. Hale and Ms. Gladziszewski. He noted that voters last year voted against the grant to a private entity, and that this is a different proposal.

Mr. Smith gave a notice of reconsideration on his vote for the Transfer T-1031.

Mayor Weldon asked Mr. Palmer to clarify if the Assembly must move an ordinance in order to move this forward.

Mr. Palmer explained that the only thing in front of the Assembly at this moment is the need to give direction to the City Manager on the $75,000 related to Centennial Hall. He suggested the Assembly move the motion, and then send it to Public Works, then for it to be brought back to the Assembly after consideration.

MOTION by Ms. Gladziszewski to move the Centennial Hall project forward and have the City Manager identify where the funds would come from, and forward it to PWFC.

Objection by Ms. Hale. She asked for the motion not to be referred to PWFC as it already came through PWFC.

AMENDED MOTION by Ms. Gladziszewski for the Assembly to move the Centennial Hall project concept forward and refer it to the Assembly Finance Committee.

Mr. Bryson said that the voters did object to this project, and this concept is a double down project that voters will once again vote against. He recommend that the Assembly give the group design limits or budget restrictions. Mr. Bryson said if the Assembly does not make appropriate adjustments to the cost and size of the project, then they will be setting themselves up for failure – as the bond will have to be approved by the voters, which he believes they will again vote against.

Ms. Triem shared that she felt like the Assembly are parents who are being asked to say yes to something that the voters have already said no to. She is ready to say no right now in light of the state budget and school projects. Ms. Triem said she was not in favor of spending $75,000 on this when that is not going to change her decision. She added that this is a substantial amount of money that could be put towards the Hurlock property project.

Ms. Hughes-Skandijs said that the timing and the optics for this proposal does not work for her, especially in light of the budget constraints. She agreed with Mr. Watt that it is good thing for groups to come together to work on a project. She said that there are a lot of good things in this project, but she was not in favor of sending this back out to the voters and not respecting what they have already decided upon.

Ms. Gladziszewski spoke in favor of moving this to AFC. She said she thinks the Assembly should move it forward and see what the groups come up with. She believes that this is a project that has been talked about for a long time, and would be beneficial for the community.

Mr. Smith said there is a lot more to be learned on this particular project, as there is a lot they do not know. He believes that we need to diversify, and one day the virus will be behind us and we should plan for that future.

Ms. Woll appreciated hearing all the perspectives from Assemblymembers. She did not agree with comparing this to the Hurlock property, as this is a one-time expense vs. an ongoing annual expense like the Hurlock property.

Mayor Weldon agreed that it was good that three separate entities came together for this project. She said an argument could go either way on whether this project is what voters had voted against last year. Mayor Weldon spoke in favor of sending this to AFC for further discussion and consideration on whether the Assembly should move forward on this. She reminded the listening public to keep in mind that this will be a slow project, and will ultimately be voted on by the community if the Assembly decides to move it forward.

Roll Call vote to forward the Centennial Hall project to AFC:
Ayes: Gladziszewski, Woll, Hughes-Skandijs, Hale, Jones, Smith, Mayor Weldon.
Nays: Bryson, Triem.
Motion passed. Seven (7) Ayes, Two (2) Nays.

C. Assembly Discussion on State COVID Mandates Expiring December 15, 2020
Mr. Watt explained that this item had been added to the agenda in anticipation that the Governor may not have extended his emergency declaration. However, since the Governor did extend the emergency declaration, it is not necessary to take this item up tonight.

XI. ASSEMBLY REPORTS

A. Mayor's Report

Mayor Weldon celebrated Alaska State Council on the Arts' selection of the City and Borough of Juneau for the Governor's Arts & Humanities Award for Arts Government Leadership.

Mayor Weldon acknowledged that this was her last Mayor's Report of 2020, and applauded the community for sticking together during this hard time. She looked forward to getting back to normal municipal business and normal life.

B. Presiding Officer Reports

1. 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.
Mr. Palmer said that there was no action needed on this item.

2. 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. The Assembly accepted this appeal and appointed Mr. Bryson as the Presiding Officer. Since the last Assembly meeting, Ms. Keri Weldon has been added as an intervener. The hearing date is currently set for 5:30 p.m. via Zoom on March 8, 2021.

No action is needed at this time.

Mayor Weldon declared conflict of interest since the new intervener is her sister-in-law. She stepped away from the meeting and handed the gavel to Deputy Mayor Jones.

Mr. Palmer said that he and Mr. Bryson have been somewhat busy on this appeal. Ms. Keri Weldon filed as intervener. Mr. Palmer explained that there may be an Executive Session on January 4, 2021 to rule on a disqualification issue, but that issue is not needed at this time. There is no action needed tonight.

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

Committee of the Whole Chair Jones reported that the next COW meeting is scheduled for January 11, 2021.

Assembly Finance Committee Chair Triem shared that many of the agenda topics introduced tonight were discussed at the last AFC meeting. They also discussed the planning and design phase of bond-funded projects. She does not know when the next scheduled AFC meeting is, but expected it to be sometime next week.

Lands Housing and Economic Development Committee Chair Gladziszewski shared that the LHEDC have unofficially renamed the committee and would like to update its charge. They discussed downtown tax abatement. She mentioned that there is a Christmas tree map on CBJ website that highlights area on municipal land that are authorized for cutting Christmas trees.

Public Works and Facilities Committee Chair Hale reported that PWFC last met on December 7 and spoke on many items that were included in tonight's agenda. They also discussed a work session in January. They received a thorough update on the wastewater COVID-19 testing, and Ms. Koester gave a detailed update on the flooding response from the December 2 storm.

Human Resources Committee Chair Bryson reported that the HRC met right before tonight's Assembly meeting, and forwarded to Assembly nominations to the Local Emergency Planning Committee as written in the memo and asked for unanimous consent. *Hearing no objections, those nominations were approved by unanimous consent.*

Mr. Bryson reminded the Assembly that the Full Assembly will meet as HRC on December 15 for BRH Board interviews, and then again on December 17 to interview Planning Commission applicants.

Comments/Questions/Liaison Reports

Ms. Woll shared that the Downtown Business Association met last week, where they approved new board roster and continued working on holiday lights. She said that she will meet with JCOA tomorrow, which will be their first meeting since February 2020.

Mr. Smith shared that his first LEPC meeting received updates on vaccine distribution. Juneau community received special thanks from Haines for their help in responding to the disaster in December. He encouraged private property owners to report damage as a result of the storm to the city. Mr. Smith also attended an Airport Board meeting, where they went over their financial model. He wished everyone a Happy 5th night of Hanukkah. He also mentioned that Santa Claus is coming to town on a firetruck. Mr. Smith wished everyone Happy Holidays and a Merry Christmas.

Ms. Hughes-Skandijs said that she missed the UAS Campus Council as she was in PWFC meeting at that time. The Docks & Harbors Board met in November, and she informed the public that there is a vacancy on the D&H board and applications are due January 10, 2021. They will meet again on December 17, but she will be meeting with Assembly that night. JCOS met the first week of December with Ms. Koester where they discussed sustainability indicators. There is a vacancy on JCOS and they are recruiting for that as well. She thanked Juneau for all they have done for the community this year, and wished everyone Happy Holidays.

Mr. Bryson shared that PRAC met on December 1, they drafted a CIP list and are creating a subcommittee to fine-tune that list. He also reported that the Eaglecrest Board met on December 3, they almost earned $1,000,000 in revenue this year and sold more season passes this year than ever before. He said that for the Hilary Lindh Scholarship, which usually only allows for four applicants, this year eleven people applied and all eleven were awarded scholarships. He gifted the Assemblymembers with fireworks, and wished them all a Merry Christmas.

Ms. Hale reported that the testing committee was talking about setting up infusion centers for monoclonal antibodies. She said it will take a long time until it can make a difference. A nurse was added to the BRH CEO Selection committee, and as of five days ago there were 11 applicants for the CEO position. She said that she met with Juneau Coalition on Housing and Homelessness and talked about the role of staff. She will provide updates on homelessness each month in the Assembly packet.

Ms. Triem shared that the Aquatics Board has been working with staff on the budget and the CIP transfer. She suggested reading Mr. Muldoon's letter that came in today. The next scheduled Aquatics Board meeting is January 5, 2021. She also acknowledged that tonight is Adelyn Baxter's last meeting. She is moving to Anchorage, and Ms. Triem wished her good luck.

Ms. Gladziszewski shared that the School Board met on December 8 and primarily discussed returning to school in January, which depends on the health status in Juneau. She urged the community to continue masking and social distancing, and to do it so that your neighbors, your kids, and your neighbors' kids can all get back into the classroom. She added that families will still have a choice to maintain distance learning and the plans could change based on staffing. Ms. Gladziszewski acknowledged that the sunlight will start to return in seven days' time after the Winter Solstice, and wished everyone Happy Holidays.

Mr. Jones shared that the Planning Commission met on December 8 and will meet again tomorrow as the PC COW will be taking public testimony on Auke Bay zoning. The next regular meeting is scheduled for January 12. He also shared that the JEDC Visitor cluster group will meet to discuss winter and summer tourism tomorrow at 2:00p.m.

XII. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Ms. McEwen noted that the Clerk's office was taking applications and advertising for the seats on the System Racism Review Committee with an application due date of January 10, 2021.

XIII. ADJOURNMENT

There being no further business to come before the Assembly, the meeting was adjourned at 10:52p.m.

Signed: _____ Signed: _____

Elizabeth J. McEwen Municipal Clerk

Beth A. Weldon Mayor