

THE CITY AND BOROUGH OF JUNEAU, ALASKA

Meeting Minutes - June 24, 2019

MEETING NO. 20219-25: The Regular Meeting of the City and Borough of Juneau Assembly held in the Assembly Chambers of the Municipal Building, was called to order at 7:00 p.m. by Deputy Mayor Maria Gladziszewski.

I. FLAG SALUTE

II. ROLL CALL

Assembly Members Present: Deputy Mayor Maria Gladziszewski, Mary Becker, Loren Jones, Rob Edwardson, Carole Triem, Alicia Hughes-Skandijs, Michelle Hale and Wade Bryson.

Assembly Members Absent: Mayor Beth Weldon

Staff Present: Deputy City Manager Mila Cosgrove, City Attorney Robert Palmer, Deputy Municipal Clerk Diane Cathcart, Airport Manager Patty Wahto, Housing/Homelessness Coordinator Irene Gallion, Finance Director Bob Bartholomew, Finance Director Jeff Rogers, CDD Director Jill Mclean, PW/Eng Director Mike Vigue

III. SPECIAL ORDER OF BUSINESS

A. Special Recognition: Robin Potter

Finance Director Bob Bartholomew recognized retiring Assessor Robin Potter for her 10+ years of service to CBJ and all that she has done for the Assessors Office.

IV. APPROVAL OF MINUTES

A. March 4, 2019 Draft Regular Assembly Meeting #2019-09

MOTION by Ms. Becker to approve the minutes of the March 4, 2019 Regular Assembly meeting #2019-09 with some minor grammatical corrections and asked for unanimous consent. *Hearing no objection, the minutes were approved.*

B. March 14, 2019 Draft Special Assembly Meeting #2019-13

MOTION by Ms. Becker to approve the minutes of the March 14, 2019 Special Assembly meeting #2019-13 with some minor grammatical corrections and asked for unanimous consent. *Hearing no objection, the minutes were approved.*

V. MANAGER'S REQUEST FOR AGENDA CHANGES

Deputy Manager Cosgrove noted that Item C {Ordinance 2019-23} and Item G {Ordinance 2019-29} both recommend being introduced and moved to the Committee of the Whole; Ms. Cosgrove requested item C and item G instead be introduced and set for public hearing at the next regular Assembly meeting scheduled for July 22, 2019.

Mr. Jones objected to item G not going back to Committee of the Whole for more discussion before being moved to public hearing. Mr. Jones recommended item G be introduced, moved to the next Committee of the Whole meeting and set for public hearing at the July 22, 2019 Assembly meeting.

Hearing no objection, item C moves forward to public hearing and item G moves to the next Committee of the Whole meeting and both item C and G are set for public hearing at the next regular Assembly meeting on July 22, 2019.

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Pat White spoke on a empirical observational study she did from April 28-June 21 from Mill St to Main St while biking and or driving through the area and notes, 8,000 visitors a day are better than 20,000 a day, creating less grid-lock, noise from combustible engines and reducing air pollution. Ms. White requests the Assembly cap the number of visitors at 8,000/per day. She posed the question to the Assembly of "do we know how many is too many? Do we know what the industry has planned for Juneau? Do we as a city have the ability to impact those decisions?"

Paula Terrel noted that at the June 3rd Assembly meeting several citizens gave testimony and Kim Metcalfe handed out a list of questions they would like the city to address. The only acknowledgement they have received so far has been from Municipal Clerk Beth McEwen who is gathering permit information as part of the records request. Ms. Terrel requested the Assembly not put this issue aside. 20 years ago she sat on Collaboration Juneau committee on tourism issues.

Susan Schrader asked the Assembly if anyone had heard the term "magic pipe"? Ms. Schrader stated it is a term coined by the Princess Cruise Lines crew and is a device on the cruise ships that circumvents water cleaning mechanisms but also mechanisms that monitor the amount of oil in the discharged water. This term came to light during a federal investigation against Carnival Corporation for polluting. Carnival has continued dumping despite several multi-million dollar fines. Last September, the Westerdam dumped 26,000 gallons of grey water in Glacier Bay National Park illegally. Ms. Schrader asked the Assembly if they have knowledge of these cases. She suggests CBJ lobby the Governor to not line item veto the Ocean Ranger's Program and to direct the Mayor and City Manager to inform Carnival Corporation that illegal dumping in state/federal waters will not be tolerated. Ms. Schrader feels the Assembly needs to take a leadership role with regards to the cruise industry.

Laura Flemming asked the Assembly to hold the line on high level volume cruise ship industry tourism in our area. Alaska has experienced double digit growth which has caused a larger environmental impact by an industry with a history of polluting. Ms. Flemming spoke in opposition to more traffic on North Douglas by commercial tourism businesses especially on Fish Creek Rd. She would like to see increased user fees and taxes on this industry and would like to see CBJ control the size and number of cruise ships coming to Juneau.

Brian Daughtery stated that tourism is a major industry and should be subject to zoning laws like all other industries, specifically there should be areas zoned for non-commercial use only and make sure those areas include recreational use areas and neighborhoods. The goal would be

to balance the needs of residents and tourists. Mr. Daughtery noted last year commercial tours began dropping fisherman off along Thane Rd from the Rock Dump to Sheep Creek and he has run into commercial tours at Sandy Beach, an already high-use local area park. He requests the Assembly look at areas that can be preserved for local use such as the Mendenhall Glacier open for commercial use but Montana Creek and Thunder Mt. zoned as non-commercial. Another example was Mt. Robert's, keeping that area as commercial use but making Perseverance Trail as non-commercial. Mr. Daughtery said the city needs to be more proactive in the tourism industry and zoning is a good place to start.

Kim Metcalfe spoke in support of Mr. Daughtery's idea of zoning. She spoke in regards to Basin Road and how bad traffic has gotten on that road. It is a narrow road with blind corners, very few people drive the speed limit and many people use it to walk/run along. She requested that JPD spend time up there writing tickets. Ms. Metcalfe would like to see the gate across upper Basin Rd closed year-round. Ms. Metcalfe stated she hoped the Assembly look at ways to cap industrial tourism as it is ruining locals way of life by having no cap. Juneau citizens pay taxes year round and deserve a decent quality of life.

Assemblymember Hale said she appreciates everyone coming forward and voicing their concerns. She would like to look at a possible task force and look at how other communities are addressing tourism.

Ms. Metcalfe thanked Ms. Hale but noted that committees take a long time and nothing seems to change. We are at a tipping point, there are days we have 26,000 cruise ship passengers in port. This is now becoming a health and safety issue.

Kirby Day, TBMP & Cruise Industry Representative shared the Tourism Best Management Practices (TBMP) calls with the Assembly. He took note of what was brought up this evening regarding tourism. He reported that buffers have been put along the sidewalks on South Franklin to help alleviate pedestrians crossing at non-crosswalk areas. The Department of Transportation road project is going well with the cruise industry creating timing buffers to ease congestion. Mr. Day said the industry is not adverse to discussing capacity and he is having those same discussions in other ports such as Sweden and Norway. He noted the increase in passengers this year is roughly 125,000 and the large days that have 25,000 visitors are with ships that "hot-bunk" the port, meaning they are not both ported at the same time. Mr. Day would like people to use the hotline or call him directly if they see tours in areas that aren't designated as commercial use areas such as Sandy Beach.

Assemblymember Edwardson thanked Mr. Day and stated there are organized tours at Sandy Beach as he sees them quite frequently. Mr. Edwardson said some of the people that spoke this evening have very specific complaints, and asked Mr. Day if the industry has any specific resolutions to those issues such as Basin Rd.

Mr. Day said he has been working with the jeep tour operator using Basin Rd. The operator said approximately 55% of their tours (5-6 jeeps/day) are using Basin Rd. Mr. Day said the operator has posted the speed limit on the jeep dashes and agreed that yes, everyone should be driving the speed limit.

Assemblymember Edwardson also asked about the Thane Road and Sandy Beach concerns. Mr. Day mentioned that currently only the Mining Tour and the Sled Dog Tour should be using Thane Road and he will follow up with the tour group using Sandy Beach.

Deputy Mayor Gladziszewski said this is going to take some work. Tourism Management Plan was the last time the Assembly worked on tourism issues with Collaboration Juneau. Some policies were passed from that time and looking at those would be a good way to start the conversation.

Assemblymember Hale asked Ms. Cosgrove if it was possible to have JPD on Basin Rd writing tickets. Ms. Cosgrove said she would check with JPD to see if it was possible to have a police officer presence there as time allows. She also mentioned that JPD has placed a flashing speed sign up there to help alert drivers to watch their speed.

VII. CONSENT AGENDA

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

None

B. Assembly Requests for Consent Agenda Changes

Mr. Jones requested Transfer T-1020 be pulled from the consent agenda.

C. Assembly Action

MOTION by Ms. Becker to adopt the consent agenda with the removal of Item 3.c. on page 7 Transfer T-1020 and asked for unanimous consent. *Hearing no objection, the motion passed.*

1. Ordinances for Introduction

a. Ordinance 2019-19 An Ordinance Amending the CBJ Codes Related to Planning Commission Review of City and Borough of Juneau Real Property Transactions.

This ordinance would amend sections of CBJ code to clarify when the Planning Commission reviews a land transaction between the CBJ and another party.

On March 4, 2019, the Assembly authorized Assemblymember Jones to work with staff to identify potential regulatory amendments to make conveying CBJ property more practical and less confusing. This ordinance would remove the Planning Commission review process for leases and easements of CBJ property and instead require Assembly Lands Committee review. This ordinance would also clarify that Planning Commission review is not required when the CBJ acquires property. The Planning Commission would still review any sale or exchange of CBJ property.

This ordinance has been reviewed by the Docks & Harbors Board (March 28, 2019), the Planning Commission (April 23, 2019 and May 14, 2019), and the Lands Committee (June 10, 2019). All three committees recommended the Assembly adopt the regulatory changes in this ordinance.

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

- b. Ordinance 2019-20 An Ordinance Amending the Hospital Code Relating to Board Appointment, Contracts for Professional Services, and Medical Records.

This ordinance would update the Hospital Code to modernize three provisions. Section 2 of the ordinance adds a sentence with qualifications that the Hospital Board desires for new appointees. Section 3 of the ordinance amends a professional services contracting provision to comply with federal law. Section 4 of the ordinance updates the preservation of patient medical records provisions to be consistent with Alaska and federal law. The Law Department has provided a more detailed memo explaining the background for this ordinance.

The Hospital Board reviewed these changes on August 29, 2018 and on March 26, 2019, and recommends the Assembly adopt this ordinance. The Assembly Human Resources Committee reviewed this ordinance on June 3, 2019, and recommended the Assembly adopt this ordinance.

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

- c. Ordinance 2019-23 An Ordinance Providing for a Property Tax Abatement Program to Incentivize the Development of Assisted Living for Senior Citizens.

This ordinance would create a property tax abatement program for assisted living developments that create 15 or more new residential units for senior citizens. Private developers have expressed that the high cost of construction and operations in Juneau render assisted living projects insufficiently profitable to attract private investment. Without municipal incentives like this ordinance, a new senior housing project is unlikely. Consistent with state law (AS 29.45.050(m)), municipalities that are also school districts may only exempt property taxes in excess of 2.65 mills, which is approximately a 75% tax exemption if the mill rate is 10.66. This ordinance provides a property tax abatement on the full value of newly constructed assisted living units for senior citizens for twelve years.

The Committee of the Whole discussed this topic on May 20 and June 10, 2019. The Committee referred this ordinance to the Assembly for introduction tonight and then back to the Committee of the Whole, which is currently scheduled for July 8.

The Deputy City Manager recommends the Assembly introduce this ordinance and then refer it to the Committee of the Whole at its next regular meeting.

- d. Ordinance 2019-24 An Ordinance Amending the CBJ Codes Related to New Utility Service Connections in Public Right of Ways.

This ordinance would amend the CBJ water code, sewer code, and excavation code to make it easier for private developers to connect to CBJ utilities in a State right-of-way. The Southcoast Region of the Alaska Department of Transportation and Public Facilities (DOT) has recently made public utility connections for development adjacent to State rights of way nearly impossible again. DOT refuses to let private developers and other State agencies connect to CBJ water and sewer mains in a State right of way without the CBJ signing as the developer and promising to indemnify DOT if the private developer or State agency damages the State right of way. DOT asserts that position despite the CBJ not being involved in any of the development. DOT supposedly has taken that position because of old sections of CBJ code that have been superseded by recent amendment to Title 49. This ordinance would amend those old sections of CBJ code to clarify that in State right of ways, the private developer is responsible for obtaining the necessary permits and installing the utility service lines at no cost to the CBJ.

The Public Works and Facilities Committee recommended adoption of this ordinance at its meeting on June 10, 2019, which also contains more detailed memos describing background for this ordinance.

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

- e. Ordinance 2019-27 An Ordinance Amending the Land Use Code to Extend the Sunset Date for the Downtown Juneau Overlay District.

This ordinance would amend Article XII Alternative Development Overlay District (CBJ 49.70.1210) by extending the sunset date for the downtown Juneau ADOD for an extra year to August 2020.

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 adequate time for the review and adoption of new zoning for the downtown neighborhoods.

The Committee of the Whole considered this ordinance on June 10, 2019. The Planning Commission is scheduled to consider this ordinance on June 25, 2019.

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

- f. Ordinance 2019-28 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Lot 1A, Emerald 3 Subdivision, Located at the end of Vista Drive, from a Mix of D5 and D18 to D18.

The Planning Commission, at its regular meeting held on May 14, 2019, recommended that the Assembly approve a request to rezone approximately 27.88 acres near Vista Drive from a mix of D5 and D18 to D18. The Planning Commission found that the proposed expansion of the D18 zoning district substantially conforms to the Medium Density Residential designation of the land use maps of the Comprehensive Plan. Furthermore, the proposed rezone is consistent with the Comprehensive Plan vision, policies and its implementing actions, standard operating procedures, and development guidelines, which support increased residential densities when appropriate infrastructure is in place to serve the development.

The CBJ Land Use Code provides certain restrictions for zone change requests. This proposal conforms to these restrictions as follows:

1. The request is for more than two acres and is an expansion of an existing zoning district.
2. No similar request has been made in the past year.
3. This request substantially conforms to the land use maps of the 2013 Comprehensive Plan.

The Planning Commission recommends that the Assembly approve the rezone of the subject parcel from D5 and D18 to D18.

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

- g. Ordinance 2019-29 An Ordinance Amending the CBJ Code to Allow for the Consumption of Marijuana by Smoking and Edibles in Licensed Marijuana Retail Facilities with an Onsite Consumption Endorsement.

In late 2018, Senate Bill 63 went into effect and authorized the Alaska Marijuana Control Board to promulgate regulations to allow onsite marijuana consumption in certain freestanding marijuana facilities. The Marijuana Control Board regulations (3 AAC 306.370) now allow consumption of marijuana in a marijuana retail store with an onsite consumption endorsement. This ordinance would amend CBJ's second hand smoke and public consumption of marijuana codes to only allow a marijuana retail store the ability to apply for an onsite consumption endorsement from the Marijuana Control Board.

The Committee of the Whole discussed this topic on April 8 and June 10, 2019, and recommended this ordinance be introduced.

The Deputy City Manager recommends the Assembly introduce this ordinance and refer it back to the Committee of the Whole.

- h. Ordinance 2018-11(AO) An Ordinance Appropriating to the Manager the Sum of \$6,345 as Partial Funding for the Trail Improvements Capital Improvement

Project to Design, Furnish, and Install Trailhead and Trail Marker Signage Along the Switzer Creek – Richard Marriott Trail; Grant Funding Provided by the Juneau Glacier Valley Rotary Club.

This ordinance would appropriate grant funding in the amount of \$6,345.31 as provided by the Rotary Club of Juneau, Juneau-Gastineau Rotary, Juneau Glacier Valley Rotary, Rotary Club of Juneau 58° Innovators, and Capital City Rotaract. No match is required.

Juneau's Rotary Clubs have been working with the Parks & Recreation Department and Trail Mix to improve the Switzer Creek - Richard Marriott Trail, improving over 1,900' of trail in the last year. This funding will be used to design, furnish, and install trailhead and trail marker signage along the trail.

The Public Works and Facilities Committee reviewed this topic at its meeting on May 20, 2019 and referred it to the Assembly.

The Deputy City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- i. Ordinance 2018-11(AP) An Ordinance Appropriating to the Manager the Sum of \$653,744 as Partial Funding for the Playground Rebuild Capital Improvement Project, for the On Sidewalk & Stairway Repairs Capital Improvement Project, and the Maier Drive Force Main Capital Improvement Project; Funding Provided by the Risk Fund's Fund Balance.

This ordinance would appropriate \$653,744 to fund three Capital Improvement Projects (CIP) resulting from property damage insurance claims. The insurance settlements are outlined in the table below:

PROJECT NAME	FUNDING SOURCE	AMOUNT	CIP #
Playground Rebuild	Lexington Insurance	\$63,198	P41-095
On Sidewalk & Stairway Repairs	Geico Insurance	\$25,000	R72-035
Maier Drive Force Main Emergency Repair	Lexington Insurance	\$565,546	U76-113
Total		\$653,744	

In order to provide funding for FY19 project expenses, all of these funds will be appropriated from the Risk Fund's Fund Balance and will be reimbursed to the fund once insurance funds are received.

The Public Works and Facilities Committee forwarded this request to the full Assembly at its May 20, 2019 meeting.

The Deputy Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- j. Ordinance 2019-06(A) An Ordinance Appropriating to the Manager the Sum of \$1,100,000 as Funding for the Juneau International Airport Terminal Construction Capital Improvement Project; Funding Provided by the Airport Fund's Fund Balance and Sales Tax Fund's Fund Balance.

This ordinance would appropriate \$1,100,000 to the Terminal Construction Capital Improvement Project (CIP).

Funding sources are:

2012 Sales Tax CIP Authorization:	\$300,000
Airport Fund's Fund Balance:	\$800,000

At its June 11, 2019, meeting, the Airport Board approved this action.

At its June 12, 2019, meeting, the Assembly Finance Committee approved this action, and forwarded it to the Assembly for action.

The Deputy Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

2. Bid Award

- a. Bid Recommendation: Bid No. 20-002 Term Contract for Sand for CBJ Streets & JNU Airport Runway

The purpose of this bid is to establish a term contract for the City and Borough of Juneau to purchase and deliver sand for use by the CBJ Streets and Fleet Maintenance Division and Juneau International Airport maintenance crews for use on the airport runway. The successful contractor will enter into a four year term contract with the CBJ.

The Deputy City Manager recommends award of Bid No. 20-002 - Term Contract for Sand for CBJ Streets & JNU Airport Runway to Aggpro in the amount of \$178,450.00.

3. Transfers

- a. Transfer T-1015 A Transfer of \$135,134 from the 'JSD Comprehensive Facility Plan' CIP S02-103, to the 'JSD Deferred Building Maintenance & Minor Improvements' CIP S02-102.

This transfer of the remaining balance of \$135,134 of Temporary Sales Tax from S02-103, JSD Comprehensive Facility Planning CIP, to S02-102, JSD Deferred Building Maintenance CIP, will provide funding to enable the Juneau

School District to award summer 2019 work projects, in particular the Marie Drake School Fan Replacement & HVAC Control Upgrades project. The JSD Comprehensive Facility Planning work is complete and the CIP will be closed upon completion of the residual balance transfer to S02-102.

The Public Works and Facilities Committee recommended this transfer at its meeting on June 10, 2019. The Juneau School Board recommended this transfer at its meeting on April 9, 2019.

The Deputy City Manager recommends this transfer be approved.

- b. Transfer T-1019 A Transfer of \$802,095 from Existing Capital Transit Projects including, 'Capital Transit Bus Shelters' CIP D71-053 & from the 'Transit Technology' CIP D71-086 & from the 'Bus Shelters/Interim Valley Improvements' CIP D71-088 to the 'Valley Transit Center' CIP D71-089.

This request is to transfer a total of \$802,095 of funds from existing Capital Transit projects to the Valley Transit Center project. These CIP funds will be used to purchase the property for the Valley Transit Center and Park and Ride facility. The property purchase will serve as in-kind match for Federal Transit Administration (FTA) grants for the project. The Public Works and Facilities Committee (PWFC) recommended approval of this transfer at its February 4, 2019 meeting. This transfer was discussed as part of the Committee of the Whole (COW) Valley Transit Center update on May 20, 2019.

The Deputy City Manager recommends this transfer be approved.

- c. Transfer T-1020 A Transfer of \$642,504 from Existing Capital Harbor Projects including, 'Statter Harbor Loading Facility' CIP H51-093 & from the 'Taku Harbor Deferred Maintenance' CIP H51-109 & from the 'Statter Harbor Breakwater Safety' CIP H51-106 to the 'Statter Improvement Phase III' CIP H51-105 & to the 'Amalga Fish Cleaning Station' CIP H51-105, & to the 'ABMS Maintenance & Improvement' CIP H51-117.

Transferring a total of \$642,504 from three different projects into three other projects. The funds consist of \$139,919 of sales tax funds and \$502,585 of Harbor Fund Balance funds. The projects from which the funds will be transferred are complete and this action will close those accounts. The projects to which the funds will be added are currently in progress. The breakdown of specific actions is as follows:

From: CIP

H51-093	Statter Harbor Loading Facility	\$139,919
H51-109	Taku Harbor Deferred Maintenance	\$140,124
H51-106	Statter Harbor Breakwater Safety	\$342,461

To: CIP

H51-108	Statter Harbor Improvements-Ph III	\$200,000
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H51-105 Amalga Fish Cleaning	\$140,124
H51-117 ABMS Maintenance & Improvements	\$235,000

The Docks and Harbors Board reviewed and recommended approval of this request at its May 30, 2019 regular public meeting.

The Deputy City Manager recommends this transfer be approved.

Transfer T-1020 was pulled from the consent agenda for discussion.

Discussion was had with Mr. Jones noting the Managers Report is different from the information in the packet. Concerns were raised regarding funds for the Amalga Fish Cleaning Station and the residents of Amalga not in support of this project.

Mr. Gillette, D/H Port Engineer laid out the background on the fund transfers, needs and the direction the Assembly gave to the Docks and Harbors Board around more public outreach on the Amalga Fish Cleaning Station project.

Ms. Cosgrove noted that Mr. Jones was correct and suggested pulling the Transfer off the agenda due to inconsistencies in the packet material.

MOTION by Mr. Jones to remove Transfer T-1020 from the agenda and reintroduce the transfer at the next regular Assembly meeting. *Hearing no objection, motion passed.*

VIIIPUBLIC HEARING

- A. Resolution 2855 A Resolution Renaming the Historic Aak'w Indian Village Located on Willoughby Avenue as the Aak'w Village District.

The Aak'w Kwann Cultural Heritage and Land Council requested that CBJ rename the Willoughby District, the Aak'w Village District. The renaming of the district acknowledges the historical and ongoing settlement of the Aak'w people in this area. Staff have worked with representatives of the Aak'w community to assure that the language of the resolution and the boundaries of the map designating the district are appropriate. The Aak'w Village District name will be incorporated into the Wayfinding and Downtown Blueprint projects.

The Assembly Committee of the Whole heard this issue at its February 4, 2019, and June 10, 2019, meetings and moved this resolution for public hearing and action at the next regular Assembly meeting.

The Deputy City Manager recommends this resolution be adopted.

Public Comment:

Ms. Fran Houston, recognizing her Tlingit lineage [Raven Dog Salmon of the Dipper House, daughter of Aak'w Kwaan tribal leader Rosa Miller], thanked the Assembly and spoke on behalf of the Aak'w Kwaan people and their enthusiastic support of the naming of what has been commonly known as the Willoughby area to the Aak'w Village District.

Assembly Action:

MOTION by Ms. Hale to adopt Resolution 2855 with the addition of the word 'area' added

after the first Village in the title and Section 1 to be consistent with the boundary map and the original intent of the Assembly and asked for unanimous consent. *Hearing no objection, the motion passed.*

B. Ordinance 2019-21 An Ordinance Amending Ordinance Serial No. 2012-44 Regarding the Final Series Of General Obligation Bonds Authorized Thereunder.

This ordinance amends ordinance 2012-44, adopted on December 17, 2012, authorizing the issuance of not to exceed \$25,000,000 of general obligation (GO) bonds. The purpose of the bonds is to fund various voter approved capital projects including the airport terminal. This amendment is necessary to:

1. Amend the definition & form of bond (sections 2 & 6) to include AMT (private activity) bonds in addition to fully tax exempt GO bonds.
2. Update the principal maturity schedule in section 3. The revised schedule allows the issuance of 10 year bonds versus the original plan of 20 year bonds.
3. Amend the tax covenants (section 12) to provide for required public hearing on private activity bonds.

CBJ has already sold, in three separate bond sale transactions, \$19.05 million of 20 year general obligation bonds. The remaining \$5.95 million of authorized bonds are being sold to provide partial funding for the airport north terminal reconstruction project. This ordinance was discussed at the June 12 Assembly Finance Committee meeting.

The Deputy City Manager recommends this ordinance be adopted.

Public Comment:

None

Assembly Action:

MOTION by Ms. Triem to adopt Ordinance 2019-21 and asked for unanimous consent. *Hearing no objection, the motion passed.*

C. Ordinance 2019-22 An Ordinance Providing for the Issuance and Sale of Airport Revenue Bonds in One or More Series in the Aggregate Principal Amount of Not to Exceed \$18,000,000; Providing for the Form and Terms of the Bonds; Providing a Method of Payment Therefor; and Reserving the Right to Issue Revenue Bonds on a Parity with the Bonds Upon Compliance with Certain Conditions.

This ordinance authorizes the issuance of not to exceed \$18 million of Airport Revenue Bonds. The purpose of the bonds is to partially fund the airport north terminal project. The funding sources to repay the bonds and interest are airport Passenger Facility Charges (PFCs) and Federal Aviation Administration (FAA) Airport Improvement Program grants. The ordinance provides for the issuance of 7 year bonds with no early call provision.

Both governmental purpose (fully tax exempt) and AMT (private activity) bonds will be sold, based on bond counsel guidance. This ordinance was discussed at the June 12 Assembly Finance Committee meeting.

The Deputy City Manager recommends this ordinance be adopted.

Public Comment:

None

Assembly Action:

MOTION by Mr. Edwardson to adopt Ordinance 2019-22 and asked for unanimous consent. *Hearing no objection, the motion passed.*

- D. Ordinance 2019-25 An Ordinance Amending the Land Use Maps of the Comprehensive Plan to Change the Land Use Designation of Thunder Mountain Lots 10, 12, and a Fraction of 11 between 8476 and 8479 Thunder Mountain Road from Urban Low Density Residential to Medium Density Residential.

Ordinances 2019-25 and 2019-26 are the result of a property owner's request to rezone three parcels associated with and located adjacent to the Thunder Mountain Mobile Home Park. A rezone is a legislative tool to manage land use development by categorically identifying what types of land uses are allowed and what types are prohibited. A rezone from D5 to D18 would allow more intensive development, like higher density apartments and mobile home parks.

The Planning Commission, in March, recommended rezoning the three parcels from D5 to D18. CBJ code 49.75.120 requires a rezone to be in substantial conformance with the land use maps of the Comprehensive Plan. The current maps of the Comprehensive Plan designate the three parcels as Urban Low Density Residential, which limits density at 6 units per acre. Because D18 allows densities at 18 units per acre, which is in excess of what the Comprehensive Plan land use maps currently allow, the Planning Commission, in May, considered and recommended amending the Comprehensive Plan land use map for lots 8479, 8477, 8476 Thunder Mountain Road from Urban Low Density Residential to Medium Density Residential.

The Medium Density Residential designation is more appropriate than the Urban Low Density Residential designation because the Urban Low Density Residential designation was originally in error because these three properties have been jointly used with the adjacent mobile home park.

If the Assembly adopts this ordinance, then Ordinance 2019-26 would be in substantial conformity with the Medium Density Residential designation of the maps of the Comprehensive Plan.

The Planning Commission recommended the Assembly adopt this ordinance at its regular meeting on May 14, 2019. The Lands Committee reviewed this ordinance at its meeting on June 10, 2019.

The Deputy City Manager recommends this ordinance be adopted.

Public Comment:

None

Assembly Action:

MOTION by Mr. Bryson to adopt Ordinance 2019-25 and asked for unanimous consent. *Hearing no objection, the motion passed.*

- E. Ordinance 2019-26 An Ordinance Amending the Official Zoning Maps of the City and Borough to Rezone Thunder Mountain Lots 10, 12, and a Fraction of 11 between 8476 and 8479 Thunder Mountain Road from D-5 to D-18.

This ordinance would rezone 8479, 8477, and 8476 Thunder Mountain Road from D5 to D18.

The existing land uses include storage, single family home, water well, office, mobile home, empty former retail building, and an empty former laundromat. The site has historically been associated with the Thunder Mountain mobile home park, which is zoned D18. The applicant seeks to expand that zoning district to include these properties to address existing nonconforming uses and introduce higher density development.

The Planning Commission and Assembly are required to base findings off of the Comprehensive Plan's land use maps. Upon adoption of Ordinance 2019-25, the proposed rezone would conform to the land use maps of the Comprehensive Plan. For example, the Medium Density Residential designation allows for residential development at densities between 5 and 20 units per acre. This ordinance would rezone the three lots to D18, which allows for multifamily residential development up to 18 units per acre.

The Planning Commission recommended the Assembly rezone these three parcels at its regular meeting on March 26, 2019. The Lands Committee reviewed this ordinance at its meeting on June 10, 2019.

The Deputy City Manager recommends this ordinance be adopted.

Public Comment:

None

Assembly Action:

MOTION by Mr. Jones to adopt Ordinance 2019-26 and asked for unanimous consent.

Hearing no objection, the motion passed.

- F. Ordinance 2018-11(AN) An Ordinance Appropriating to the Manager the Sum of \$500,000 as Partial Funding for the Bartlett Regional Hospital Crisis Stabilization Capital Improvement Project; Grant Funding Provided by the Alaska Department of Health and Social Services.

This ordinance would appropriate \$500,000 from an Alaska Department of Health and Social Services grant to supplement the FY20 CIP for the Bartlett Regional Hospital Crisis Stabilization Project. The additional \$500,000 will increase the funds in this CIP to \$4,000,000. This appropriation will fund the planning and design of the Crisis Stabilization Project.

This appropriation was approved by the Bartlett Regional Hospital board on November 5, 2018. The Public Works and Facilities Committee forwarded this appropriation for approval by the Assembly on May 20, 2019.

The Deputy City Manager recommends this ordinance be adopted.

Public Comment:

None

Assembly Action:

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2018-11(AN) and asked for unanimous consent. *Hearing no objection, the motion passed.*

IX. UNFINISHED BUSINESS

None

X. NEW BUSINESS

None

XI. STAFF REPORTS

None

XII. ASSEMBLY REPORTS

A. Mayor's Report

Mayor Weldon reported she's having a wonderful time on her trip and welcomes all to visit Whitehorse with her on Canada Day, July 1st.

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

Ms. Gladziszewski noted that many of the topics on the last Committee of the Whole (COW) meeting on June 10th were before the Assembly this evening; renaming the Willoughby District, onsite consumption of marijuana and senior housing tax abatement. An item still being worked on is the chronic nuisance property ordinance. COW also heard from the Eaglecrest Board about its financial stability planning. The next COW is on July 8th, topics will include Centennial Hall, JACC and marijuana onsite consumption. Ms. Gladziszewski reminded people to secure their trash during bear season and asked if the Community Service Officers could do some community outreach around bears and trash.

Ms. Becker reported the Lands Committee recommended CBJ bid on the subport lot, and have a motion of support for the sale and easement part of Glacier Hwy at Lemon Creek, Vanderbilt Hill towards Walmart property for a roundabout by Renninger St. The Chamber of Commerce met and Carl Uchytel spoke on Docks and Harbors issues. Docks and Harbors Board OPS/Planning Committee approved a new tank farm at Delta Western. Goldrush Days had a great turnout.

Mr. Jones reported the Assembly Finance Committee (AFC) met on the 12th and several of tonight's agenda items were on that meeting. The next AFC meeting will be on August 21st and utility rates will be on the agenda. The Juneau School District met, not much to discuss, their next meeting is August 13th. Mr. Jones has been attending the Downtown Blueprint planning group and they are starting a very long process with meetings scheduled through the end of November. Participated in the How to Run for Local Office. Mr. Jones noted he will be out of town July 18-21 and will not be calling in.

Mr. Edwardson reported the Assembly Human Resources Committee (HRC) met just prior to the Assembly meeting and was forwarding the following nominations for board appointments. Hearing no objections, the appointments were made as follows by unanimous consent.

Juneau Human Rights Commission (JHRC) - appoint Michelle Burlin to a term beginning immediately and ending May 31, 2021.

Juneau Commission on Aging (JCOA) - appoint Justin Jones to the remainder of an unexpired term ending December 31, 2019 and a full term beginning January 1, 2020 and ending December 31, 2021, appoint Will Muldoon to a term beginning immediately and ending December 31, 2020.

Wetlands Review Board (WRB) - appoint Michelle Burlin to a term beginning immediately and ending December 31, 2020 and appoint Emily Haynes to a term beginning immediately and ending December 31, 2021.

Board of Equalization (BOE) - to appoint Emily Haynes to a term beginning immediately and ending December 31, 2021.

The Human Resources Committee received the Juneau Human Rights Commission annual report. The board survey was finalized and will be emailed out soon. Mr. Edwardson attended the last Local Emergency Planning Committee (LEPC). They are making a change to the name and mission of one of its subcommittees. The Airport Board has not met since the last regular Assembly meeting.

Ms. Triem reported the Aquatics Board meets tomorrow, June 25th, the board will be submitting its annual report to the next HRC meeting. Travel Juneau met last Thursday and have appointed 3 new directors to vacant board seats.

Ms. Hughes-Skandijs attended the last Juneau Commission on Aging (JCOA) and they are on track with their senior survey; they also had a program coordinator from Tlingit & Haida speak at its last meeting. Ms. Hughes-Skandijs missed the Downtown Business Association meeting but will be meeting with the DBA Chair. Attended Pioneer Days, PRIDE Picnic and events and attended the How to Run for Local Office.

Ms. Hale reported the Public Works and Facilities Committee (PWFC) met on June 10th and several items from that meeting were on tonight's agenda. The last special PWFC meeting will be June 25th for JACC and Centennial Hall discussion. PWFC will be taking public testimony during that 5:30 pm meeting. The next regular PWFC will be July 1st. The Hospital Board meets on June 25th. The Juneau Commission on Sustainability has been talking about heatpump project, recycling and compost and future sustainability planning.

Mr. Bryson reported that Parks and Recreation Advisory Committee (PRAC) met on June 4th. One of the topics of discussion was the Bean family has requested to buy some park land. PRAC is looking at setting up some consistency on how to best handle that. It raised many questions and the Assembly will likely see more around this at a later date. Mr. Bryson hosted

a rafting trip on Mendenhall River to view and discuss erosion along the river. He also hosted the Goldrush Days for the 6th year and has now passed the mic to the next generation.

C. Presiding Officer Reports

Mountainside Estates v. Planning Commission update: Ms. Gladziszewski reported that motions to supplement the record were filed. It was decided to hear this appeal on the record and there will be an order issued June 25 regarding those motions. The hearing is still scheduled for September 9, 2019.

Volunteers of America v. CBJ update: The Assessor filed a motion to dismiss and the VOA has opposed it. The Assembly needs to deliberate on that matter and will schedule an executive session to discuss it on July 8, 2019.

XIII CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None

XIV. EXECUTIVE SESSION

None

XV. ADJOURNMENT

There being no further business to come before the Assembly, Deputy Mayor Gladziszewski adjourned the meeting at 8:31 p.m.

Signed: _____
Diane Cathcart
Acting Clerk

Signed: _____
Maria Gladziszewski
Acting Mayor