

# REGULAR ASSEMBLY MEETING 2023-13 MINUTES

June 12, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream



**Meeting No. 2023-13:** The Regular Meeting of the City and Borough of Juneau Assembly was held in the Assembly Chambers and called to order by Mayor Beth Weldon at 7:00p.m.

## A. FLAG SALUTE

## B. LAND ACKNOWLEDGEMENT

Mr. Bryson provided the following land acknowledgment: “We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!”

## C. ROLL CALL

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

**Assemblymembers Absent:** ‘Wáahlaal Gíidaak (excused)

Mayor Weldon noted that ‘Wáahlaal Gíidaak was serving as the CBJ liaison to the Polynesian activities during this time and the Mayor thanked her for serving in that role.

**Staff Present:** City Manager Rorie Watt, Deputy City Manager Robert Barr, Acting Municipal Attorney Sherri Layne, Municipal Clerk Beth McEwen, Deputy City Clerk Andi Hirsh, Lands Manager Dan Bleidorn, BRH CEO David Keith, Port Director Carl Uchytíl, Finance Director Jeff Rogers, Finance Director Angie Flick

## D. SPECIAL ORDER OF BUSINESS

### 1. Instruction for Public Participation

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

## E. APPROVAL OF MINUTES

### 2. December 12, 2022 Assembly Regular Meeting #2022-28 DRAFT Minutes

**MOTION** by Ms. Hale to approve the December 12, 2022 Regular Assembly meeting minutes and asked for unanimous consent.

*Hearing no objection, the minutes were passed by unanimous consent.*

## F. MANAGER'S REQUEST FOR AGENDA CHANGES

City Manager Watt requested Item 5, Ordinance 2023-30 **An Ordinance Authorizing the Manager to Advocate for and Provide Public Information Regarding the Need for a New City Hall, Including the Dissemination of Information That May Influence the Outcome of a Future Ballot Initiative**, to be amended

for the Manager's Recommendation to say that the Assembly introduced this ordinance and set it for public hearing at a Special Assembly meeting on June 26, prior to the Committee of the Whole meeting.

Mr. Watt also noted that for Item 14, Ordinance 2022-06(b)(AX) **An Ordinance Appropriating \$8,100,000 to the Manager for the Purchase of the Juneau Bone and Joint Center Building at 3220 Hospital Drive; Funding Provided by Hospital Funds**, he said that a portion of the Manager's Recommendation has changed after introduction of the ordinance to read: "The City Manager recommends the Assembly pull this ordinance from public hearing and refer it to the Assembly Finance Committee or Committee of the Whole for further review and to set it for public hearing on July 10."

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

**David Ignell**, from West Juneau, said he wanted to talk about the issue of systemic racism in Alaska's criminal justice system. He said that 40% of our state prisoners, both men and women, are Alaska Native, double the percentage of Alaska Native people in the general population. He said that there is a case in Juneau that is symbolic of this racial injustice reflected in these prison statistics. He said the wrongful conviction of Alaska Native men exposes almost everything that is wrong about our criminal justice system and that he had been told by the executive director of the Alaska Innocence Project that it is not unusual. Mr. Ignell then shared the story of a man who lived in Hoonah. According to Mr. Ignell this man had no criminal record and regarded as an honest and upright man by clan leaders; he was tried twice in Juneau for an alleged crime, but no Alaska Natives were on either jury. Mr. Ignell said that he was not tried by a jury of his peers and thus maintains his presumption of innocence under the law. Mr. Ignell said it was a completely unfair trial and a violation of ethical rules and the Constitution. He said the man's post-conviction release motion has sat dormant in the courts for the last eight years. Mr. Ignell requested that the next Systemic Racism Review Committee meeting take this matter up.

**Ke Mell**, from Basin Road, said she has lived in Juneau for most of her life and has been a registered architect with 39 years of experience. She said that on May 23 the Planning Commission did an unusual thing; they sent a recommendation to the Assembly to not adopt either Ordinance AME2021-0008 or the accompanying maps prepared by Tetra Tech in 2020. Ms. Mell said this ordinance would amend the land use code related to avalanche and landslide areas and replace the currently adopted maps. She said there was extensive public testimony at the May 23 meeting which covered a great many relevant issues and made clear that revision of the ordinance and adoption of the revised maps will not be quickly resolved. Ms. Mell asked the Assembly to devote the appropriate time, energy, and resources to the underlying public policy issues that were not addressed by the draft ordinance.

Assemblymember Woll asked Ms. Mell if she could elaborate on the policy issues she was referring to that were not part of the ordinance.

Ms. Mell said that there are a great number of policy issues involved, one is the people's use of their own land and the ability of the government to determine how people should use their land. The difference between hazard and risk in terms of public policy and the use of land. She said that she didn't wish to go into detail of those at this point as that would be too expensive.

**Mary Alice McKeen**, from downtown Juneau, also spoke about the proposed Tetra Tech maps and proposed ordinance. She said she was very concerned that the record does not contain basic data which is needed to make informed and fair decisions, and said she had three questions without answers to ask the Assembly. She asked how many properties were currently in a severe avalanche zone under the current maps. She asked how many properties are currently in a severe landslide zone under the current maps, how many would be in a severe landslide zone under the new maps, and what the difference between those two would be. Ms. McKeen said that another concerned citizen tried to find that number and came up with 220 properties. She said that if CBJ staff has this information they should provide it, but if they do not is it probably due to the nature of the Tetra Tech maps themselves, which only describe natural features of the land. She said the Assembly needs to know how what is being proposed affects what is already there.

**Kim Metcalfe**, from downtown Juneau, spoke to how she enjoyed having the Basin Road Trestle Bridge closed due to the rockslide. She said once it reopened, the heavy traffic continued. She requested the city close the gate near the trailhead of Mount Roberts year-round instead of seasonally and prohibit tours in the area. She said that one day in mid-June of the previous year she recorded 998 vehicle trips on Basin Road. She said the area is a known hazard area for avalanches and landslides. She asked the Assembly to please consider closing the gate year-round and prohibit all forms of commercial tourism along the road. She said she thinks the neighborhood deserves to be considered a neighborhood and not a commercial tourism zone.

**Eve Soutiere**, from Starr Hill, had multiple issues she wanted to speak about. First, she echoed Ke Mell's comments and urged the Assembly to review all written and oral comments received about the hazard maps. She said she diverged from Kim Metcalfe's comments and urged the Assembly to strictly enforce the 5-mph speed limit on the trestle bridge and 10 mph limit on Basin Road. Third, she wanted to bring attention to Chicken Yard Park. She said Parks and Recreation removed the plants brought in by the neighborhood to replace the salmonberries. She wanted to remind the Assembly that the public restitution Parks and Recreation charged her and her neighbors for removing the salmonberries was \$2068.79 for plants that were available from her backyard for free. She said the neighborhood does not want salmonberries to be replanted.

**Karla Hart**, from Back Loop area, said that the Seattle Cruise Control recently observed that a community tied to the cruise industry is a bit like being in an abusive relationship; their needs are always more important than yours, there is a major imbalance of power, they gaslight you, and if you bring up a problem you are isolated from opportunities. She said ignoring this issue will not make it go away. She said she wanted to talk again about the air pollution from cruise ships coming out of the ship stacks, which lead to health problems. She said that even short-term exposure to pollution can result in excess deaths, hospitalizations, and emergency room visits for cardiovascular and respiratory issues. She said that DEC does not have adequate staffing for monitoring and enforcement of air quality. She said just because it is legal does not mean it's not harming the residents of Juneau. She urged the Assembly to not allow a tideland lease for a fifth dock until they truly understand the health impacts of the cruise ships already present.

**Frank Bergstrom**, from Lemon Creek, wanted to speak to Ordinance 2023-31, general obligation bonds for a new City Hall. He said the associated ordinance to allocate \$50,000 for an ad campaign to convince voters to allow the city to raise property tax was somewhat troubling, and he wondered if it wasn't possible that the city would want both sides of the issue properly illuminated. He suggested splitting the money with another organization that would provide a counterpoint. He also said he would like to have an idea what actual cost of the structure, as he has heard a variety of numbers. Mr. Bergstrom said he did a net present value analysis of the 2022 election option and the 2023 proposal, and said it comes out to the same thing. He said he has a hard time seeing how the proposal is any different than what was voted down last year. Lastly, he said more information is needed on the cost comparison on maintenance. He said there's a lot of talk about how the current City Hall needs too much maintenance to justify its retention, and he said he would like to see the data to support that. *Clerk's Note: Ordinance 2023-31 was an ordinance for introduction.*

## **H. CONSENT AGENDA**

**Public Request for Consent Agenda Changes, Other than Ordinances for Introduction - None**

**Assembly Request for Consent Agenda Changes - None**

Ms. Woll said she had a possible conflict of interest regarding Resolution 3028, a resolution amending the CBJ personnel rules because it applied to Tier IV city employees, of which her spouse was one. She said after discussing it with the City Attorney, the Attorney said it was not a conflict as there were approximately 400 other Tier IV employees.

**Assembly Action**

MOTION by Ms. Gladziszewski to pass the consent agenda as amended and asked for unanimous consent. *Hearing no objection, the consent agenda passed as amended.*

**I. Ordinances for Introduction**

**3. Ordinance 2023-28 An Ordinance Authorizing the Manager to Convey Approximately 11.5 Acres of Property Located at Pederson Hill to Tlingit Haida Regional Housing Authority for Less Than Fair Market Value.**

Last fall the Assembly authorized the City Manager to enter into negotiations with the THRHA for the disposal of property at Pederson Hill for less than fair market value. THRHA plans to build homes on these lots and sell 50% of them to low-income tribal citizens and the other 50% will be available to moderate income Juneau residents for purchase. The Lands, Housing and Economic Development Committee reviewed this proposed CBJ land disposal at the meeting on August 29, 2022, and passed a motion of support to the Assembly to direct the Manager to negotiate the sale of the CBJ property for less than fair market value. The Assembly reviewed this application at the September 12, 2022 meeting, and passed a motion authorizing the City Manager to enter into negotiations with Tlingit Haida Regional Housing Authority towards the disposal of City property for less than fair market value. Fair market value has been determined to be \$700,000. This ordinance will authorize \$600,000 to be forgiven as conditions in the ordinance are met.

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

**4. Ordinance 2023-29 An Ordinance Amending the Sensitive Areas Requirements of the Land Use Code Related to Marine Mammal and Anadromous Waterbody Habitat Protections.**

This ordinance revises the land use code to address future development in stream setback and buffer areas.

For years, maintaining a balance between development and the preservation of fish habitat in the land use code has presented difficulty to developers who struggled with limited work area during construction to ensure the buffer is not disturbed. This ordinance provides flexibility in code by maintaining practical protection of anadromous waterbodies, while allowing development to occur in a portion of the outer buffer during construction -- by providing the work area necessary to construct outside the 50 foot buffer.

Drafts of this ordinance have been worked on since 2017. The full path through the Planning Commission, T49 Committee, the Assembly, and staff and Law review was outlined in a memo to the May 22, 2023 Lands, Housing and Economic Development Committee. The Planning Commission recommended a relatively complex ordinance that would allow development within the full 50' setback. The Manager had staff draft Ord. 2023-29 which simplifies the process and allows an incursion of up to 15 feet into the 50 foot setback, provided that the area is revegetated with native plants during the same construction season. This approach balances the need to relax development rules while still protecting fish stream habitat. The LHED motioned to support adoption of this ordinance.

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

**5. Ordinance 2023-30 An Ordinance Authorizing the Manager to Advocate for and Provide Public Information Regarding the Need for a New City Hall, Including the Dissemination of Information That May Influence the Outcome of a Future Ballot Initiative.**

This ordinance enables the Manager to advocate for a new City Hall project if the Assembly decides to put a ballot question before the voters this fall. \$50,000 for this purpose has been included in the FY24 budget. While CBJ regularly provides the public with nonpartisan information about upcoming ballot

provisions, Alaska law requires the Assembly adopt an ordinance specifically authorizing the expenditure of funds if those funds are to be used to influence the outcome of an election. Threading the needle of delivering nonpartisan information versus information that might influence the outcome of an election is particularly challenging in this case; people may reasonably debate about the difference of facts and arguments in favor of a City Hall facility.

These funds would be used to produce and disseminate materials via direct mail, media, presentations to the community, and online.

**The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at a Special Assembly meeting on June 26, prior to the Committee of the Whole meeting.**

**6. Ordinance 2023-31 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$27,000,000 to Finance Construction and Equipping of a New City Hall for the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 3, 2023.**

This ordinance would send a bond package to the voters to consider in the municipal election on October 3, 2023. This ordinance would send one general obligation bond proposition of up to \$27 million for the construction and equipment of a new city hall. The total project cost, with underground parking, is currently estimated at \$43.3 million, and the Assembly has already appropriated \$16.3 million of general funds.

The new City Hall would be built on Whittier Avenue, across the street from the State museum. A new facility would have a number of positive attributes for the City and our citizens, including the following: an end to office space rent payments in excess of \$800,000 annually, the freeing up of historical apartment spaces, and the ability for customers and employees to do municipal business in a more efficient manner as CBJ offices would be located in one place, instead of five different locations. Additionally, a new structure would be more economical to maintain, the existing City Hall is one of our most expensive municipal buildings to maintain (actually slightly more costly to maintain than the 60 year Augustus Brown Pool).

The Committee of the Whole selected 450 Whittier Street as the preferred site for a new city hall during the April 11, 2022 meeting. The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 3, 2023 election ballot during the June 5, 2023 Committee of the Whole meeting.

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

**7. Ordinance 2022-06(b)(AY) An Ordinance Appropriating up to \$500,000 to the Manager for the Information Technology Infrastructure Capital Improvement Project for the Purchase of Permitting, Land Management, and Property Valuation Software; Funding Provided by General Funds.**

This ordinance would appropriate up to \$500,000 for permitting, land management and property valuation software for the Community Development and Finance Departments. The software would provide an online public portal for permit and land use applications, inspection requests, status updates, and payments. The software would maintain property data, property valuation, and ensure tax equity through uniform valuations for the Assessor's Office. Additionally, the Assessor's Office would use the software for the administration of exemptions, assessment notifications, appeals processing, and reporting. The software would increase staff productivity while offering faster, more accurate, and user-friendly systems for permit and land use applicants and property owners in the CBJ.

The software cost will exceed the requested \$500,000 by an estimated \$300,000. The excess funds would be provided by previously appropriated funds in the Information Technology Infrastructure CIP.

The Mayor's Housing and Development Task Force recommended the CBJ acquire permitting software as a major outtake of their work.

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

**J. Resolutions**

**8. Resolution 3028 A Resolution Amending the City and Borough of Juneau Personnel Rules.**

This resolution amends the personnel rules to provide a deferred compensation plan employer match to PERS Tier 4 CBJ employees. This new benefit would provide a 50% employer match to every employee dollar contributed to their deferred compensation plan programs, up to a total of 4% employer contribution, based on years of service. PERS Tier 1, 2, and 3 employees will continue to be able to participate in the deferred compensation program without the employer match. The program includes a 5 year vesting schedule on the employer contributions that will begin with the onset of the program. This benefit is intended to make progress towards bridging the gap between the value of retirement benefits provided to PERS 1/2/3 employees versus Tier 4 employees as well as to create a new incentive to attract and retain employees.

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

**9. Resolution 3032 A Resolution Amending the Bartlett Regional Hospital Personnel Rules.**

This resolution would approve a change to the Bartlett Regional Hospital (BRH) Personnel Rules, which, along with the collective bargaining agreement, govern the rights and responsibilities of BRH employees, supervisors, and managers. The revised rules are set forth in the attachment to the resolution.

The Assembly is being asked to adopt the changes to the BRH Personnel Rules so that the hospital will have the authority to hire the incoming employees from Wildflower Court (WFC) at a similar rate of pay and comparable leave balance. These changes were unanimously approved by the hospital board at the May 23, 2023 board meeting, and the costs associated with these changes have been previously approved by the hospital board and the Assembly.

**The Manager recommends the Assembly adopt this resolution.**

**K. Bid Awards**

**10. Bid Award No. 24-008 Term Contract for Sand for CBJ Streets Division & JNU Airport Runways**

Bids were opened on this project on May 16, 2023. The following bids were received:

<u>Bidder</u>	<u>Total Bid</u>
Alaska Juneau Construction	\$211,857.00
Secon	\$257,600.00

The protest period ended May 17, 2023 at 4:30 p.m.

With the concurrence from Scott Gray, Superintendent of the CBJ Public Works Department, Streets & Fleet Division, and John Coleman, JNU Business Manager, the Purchasing Division recommends award to Alaska Juneau Construction, based on them having the lowest responsive and responsible TOTAL BID price of \$211,857.00.

**L. Transfers**

**11. Transfer Request T-1059 A Transfer of \$43,000 from CIP P48-088 Downtown Parking Management to CIP P48-089 Parking Garage Security Cameras.**

This request would transfer \$43,000 from the Downtown Parking Management CIP to the Parking Garage Security Cameras CIP. This transfer will pay additional costs required to complete the installation of a closed-circuit video camera system at the Downtown Transit Center (DTC) parking garage to deter and prosecute crimes. The DTC parking garage has been used for illegal activity and vandalism. The new camera system will provide court admissible footage to prosecute crimes, supporting the Assembly goals of public safety and economic development, and will assist in the management of the DTC parking garage.

The installation of video cameras at this facility was requested by the Juneau Police Department, Legislative Affairs Agency, and the Parks & Recreation Department. The Public Works and Facilities Committee reviewed this request at the June 5, 2023 meeting.

**The Manager recommends approval of this transfer.**

**M. Liquor/Marijuana Licenses**

**12. Liquor and Marijuana License Actions**

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

**Liquor License - TRANSFER**

License Type: Beverage Dispensary, License #4349

**Transfer From: Fishbone LLC d/b/a Rockwell**

**Transfer To: Alaska Sustainable Seafoods LLC d/b/a Deckhand Dave's**

Location: 117 S. Franklin St., Juneau

**Liquor License - RENEWAL**

License Type: Recreational Site - Seasonal, License #4881

**Licensee: Alaska Travel Adventures. Inc. d/b/a Alaska Travel Adventures**

Location: 9999 Glacier Hwy (Banks of Mendenhall River), Juneau

License Type: Recreational Site - Seasonal, License #3409

**Licensee: Alaska Travel Adventures. Inc. d/b/a Gold Creek Salmon Bake**

Location: 1061 Salmon Creek Lane (Salmon Bake location), Juneau

License Type: Beverage Dispensary - Tourism, License #447

**Licensee: TCKS LLC, d/b/a Tracy's King Crab Shack 2**

Location: 300 Whittier St. Lot C1 Juneau Subport Section 23, Juneau

**Marijuana License - NEW**

License Type: Retail Store, License: #33270

**Licensee: Treadwell Herb Company LLC., d/b/a Treadwell Herb Company LLC**

Location: 824 Front St., Douglas

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

**The City Manager recommends the Assembly waive its right to protest the above-listed liquor and marijuana license actions.**

**N. PUBLIC HEARING**

**13. Ordinance 2022-06(b)(AU) An Ordinance Appropriating \$30,000 to the Manager for the Deferred Maintenance Capital Improvement Project; Funding Provided by School District Operating Funds.**

This ordinance would appropriate \$30,000 to the CBJ Deferred Maintenance CIP for Thane Warehouse building repairs. The Juneau School District has agreed to pay \$30,000 of the installation fees associated with the overhead coiling door at the Thane Warehouse. The installation of this door provides improved access to the property stored at the warehouse. Maintenance and repair costs are considered instructional in nature, and therefore will be funded inside the cap from School District operating funds.

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

Public Comment - None

Assembly Action

**MOTION** by Mr. Bryson to adopt Ordinance 2022-06(b)(AU) An Ordinance Appropriating \$30,000 to the Manager for the Deferred Maintenance Capital Improvement Project; Funding Provided by School District Operating Funds and asked for unanimous consent.

**OBJECTION** by Ms. Triem for the purpose of a question. She asked why the School District agreed to pay for repairs to the warehouse where it housed the Ballot Processing Center.

Mr. Watt answered that the Ballot Processing Center was a portion of the warehouse, but it also included storage for CBJ and the Juneau School District. He said the school district agreed to pay for a cost that helped them access their stored materials.

Ms. Triem removed her objection.

*Hearing no objection, Ordinance 2022-06(b)(AU) passed by unanimous consent.*

**14. Ordinance 2022-06(b)(AX) An Ordinance Appropriating \$8,100,000 to the Manager for the Purchase of the Juneau Bone and Joint Center Building at 3220 Hospital Drive; Funding Provided by Hospital Funds.**

This ordinance would appropriate \$8,100,000 of hospital funds for the purchase of the Juneau Bone and Joint Center Building at 3220 Hospital Drive. The property includes over 21k sq. ft. of medical and commercial space in two buildings on a 53k sq. ft. parcel. With clinical and healthcare administration space challenging to come by in the current real estate market, this acquisition would represent one of the few opportunities to increase Bartlett's (BRH) space for growth near our existing campus. Additionally, the existing JBJC property offers steady commercial rental income, providing immediate access to positive cash flow.

This ordinance will appropriate authority to a capital improvement project for the purchase of this building to offer Bartlett maximum flexibility in transaction closing.

This request was reviewed by the Hospital Board at the April 25, 2023, meeting.

**The City Manager recommends the Assembly pull this ordinance from public hearing and refer it to the Assembly Finance Committee or Committee of the Whole for further review.**

Mr. Watt said, as per his request to amend the agenda, that this item be referred to an Assembly Finance or Committee of the Whole meeting and set for public hearing at the July 10 Assembly Meeting.

Mayor Weldon said they will see where it fits best on the calendar.

**15. Ordinance 2023-26 An Ordinance Creating a Short Term Rental Registration Program and Providing for a Penalty.**



This ordinance requires owners to register the location and occupancy details of each individual short-term rental unit that they operate. Registration of individual short-term rental units has two objectives: first, registration will assist the CBJ Sales Tax Office in ensuring compliance with sales tax and hotel-bed tax requirements, and second, registration will give the Assembly and the public greater visibility into the number, type, and geographical distribution of short-term rental units. This ordinance does not require registration for any dwelling units rented for longer than 30 days. The ordinance also provides for a penalty if owners publicly list short-term rental units without having properly registered those units with CBJ.

**The City Manager recommends the Assembly adopt this ordinance as well as recommends to change the effective date to 90 days after adoption to provide operators with proper time to work with the finance department to bring this program on board.**

**Public Comment**

**Aaron Spratt**, from the Mendenhall Valley, said that it appeared that CBJ is again overreaching their authority. He said he found it interesting that this ordinance cited the housing crisis in previous reasonings, but that there is no mention of that in the current ordinance. He said that we do not need the government to review short-term rentals and that Airbnb and VRBO are private companies that do a great job. He asked why CBJ does not incentivize public behaviors that they want with tax breaks instead of fining people with penalties. He asked why this type of business needs special tax compliance and oversight compared to other businesses that operate within CBJ.

**Mary Ann Ray**, from Douglas, said that if the purpose of this ordinance is to collect taxes, then there are better ways to go about it than putting an onerous burden on small rental businesses. She said the ordinance is burdensome in wanting to have registration numbers on advertisements. She said she would like to see this brought back for review which included industry members in the review process, so that something can be formulated that addresses the Assembly's concerns.

**Laura Powers**, from Fritz Cove, said she was a property manager for long- and short-term properties in Juneau for the last 20 years. She said she supports the proposed ordinance as this will allow the city to collect the taxes that are due. She said that according to Fannie Mae, the root of the housing shortage goes back to the housing bubble collapse in 2008, where many builders were out of business and new home construction dropped precipitously. She said that by 2019 it was estimated that the United States was 3.8 million units short of what was needed, and that addressing housing supply will require different, highly localized strategies to provide more housing. Ms. Powers said that she proposes that the Assembly appropriate the money collected from short-term lodging tax to fund infrastructure development and open land to build apartments and multifamily housing. She said our local strategy should be to use the funds to create more housing stock using local nonprofits, like Tlingit and Haida.

**Tom Williams**, from Auke Bay, said that he and his wife have operated a vacation rental since 2007. He said they have paid all their rental taxes, including sales tax and bed taxes, even when the Assembly raised it an additional 2%. He said what they operate is not only a short-term rental, but a long-term rental in the winter. He said he supports the intent of this legislation but would like the Assembly to send this ordinance back to committee and get rental operators involved. He said the current ordinance is unnecessarily burdensome and that the city can get to the same spot relative to sales and bed taxes without the requirement to file each year and provide a whole lot of information about what the rental is offering. He asked why the city would care if his amenities included a coffee maker, blow dryer, or TV, or anything else? He said if this ordinance is simply to help collect tax, then he is 100% supportive, but said that it was suggested by the manager that the city may consider limiting short-term rentals, which he said is a bad policy. Ms. Hughes-Skandijs asked Mr. Williams if he could elaborate on what he would change. Mr. Williams said that this is for an annual registration and that it should only be required to inform the city when something changes; he also said there is no reason to have any listing of amenities. Mr. Williams also said there was no need for a 24-hour phone number for short-term rentals, as it's not required for long term rentals.

**Renda Heimbigner**, from downtown Juneau, said she has operated a bed and breakfast for over 20 years. She said she is a current taxpayer. She asked the Assembly to send Ordinance 2023-26 either to committee or to throw it out; she said that as it is currently written it poses undue burden to both operators and CBJ. She said the report the ordinance is based on contains misperceptions and challenges, and it is also unclear whether CBJ is attempting to increase tax revenue with this proposal or enforce existing sales tax collections. She said that either way, the proposed ordinance lacks the input of professionals in the field, and it would be better to invite collaboration for best practices. She said people with rental properties are business people with a tremendous stake in the stability of commerce in Juneau. Ms. Gladyszewski asked Ms. Heimbigner if she was permitted as a bed and breakfast, which goes through the Planning Commission and is more onerous than this ordinance. Ms. Heimbigner said she was, and that bed and breakfasts are different than short-term rentals, and B&B owners must live on-site.

**John George**, from Fritz Cove, said he owned a bed and breakfast. He said that if he rented for 29 days he would be subject to this ordinance and if he rented for 31 days he would not be, and that did not seem fair. He asked if this ordinance also applied to hotels and motels, as they rent to people short-term. He said that recently when Juneau hosted Iron Man the city was begging people to open their houses and rent rooms, and wondered if adding this ordinance would prevent people from renting out their rooms for large events. He said that he knows the city has a hard time collecting tax every year, but there must be a better way to collect it than going for small operators. He suggested the city go after large operators who owe tens of thousands of dollars.

**Dawn Dulebohn**, from Douglas, said she has been a Juneau resident for 15 years and that she has worked in a variety of industries here, including tourism, owning a small business, and working for the State of Alaska. She said she has been an Airbnb host since 2019. She said she pays her sales tax, bed tax, a business license, exorbitant property taxes, and recently an increase in water and sewer. She said she thinks independent travelers are a benefit to the community and the economy who spend money on accommodations, restaurants, groceries, coffee, and tours. She said she wondered that all she hears is “look local first” and “support local businesses” but said that the city takes actions to the contrary. She said she is a local who lives here year-round and that when the city takes steps to hinder her income, it reminds her of the actions that the city has taken to put seasonal people first and provided several examples. She said that if this proposed hindrance on Airbnb hosts is about the lack of long-term housing then the city could look at helping decaying and empty buildings in downtown that are prohibitive to bring up to code, helping develop the subdivision on Douglas that became delayed once talk of the second crossing started up, or the fact that the Terry Miller building was recently approved to be converted to housing but only for legislative staff. She said she has tried renting to locals and because she does not charge an exorbitant price, she gets people who damage her property, abuse drugs, and almost burned her house down. She said if Airbnb went away she still would not rent to locals.

**Michele Hake**, from the Valley, said she is a relator and owns rentals. She requested the Assembly’s open-mindedness in considering the broader implications of the proposed ordinance and its potential for increased restrictions overtime. She said that the current ordinance is redundant, as all short-term rentals already require a business license with a penalty for non-compliance. She said implementing an additional fine would require allocating resources for monitoring and compliance. She said the underlying motive of the city seems to be gathering data and that a contractor has already been hired to acquire the information. She said the contractor’s presentation repeatedly emphasized the limited and inconsistent data available, but Ms. Hake said that data is readily available on short-term rental websites. She said CBJ already conducted a study last year which examined the causes of Juneau’s housing affordability and availability crisis and the findings revealed that the primary factor affecting Juneau was demographic changes within our population. She proposed the Assembly temporarily postpone these discussions and reevaluate them later this year, as a new apartment complex is being built behind Fred Meyer which will offer 84 additional long-term rental units by October.

**David Rosenstiel**, a Valley resident, said he agreed with this registration. He said looking at studies, it will reduce 30% of the people not currently paying taxes. He said he is worried about the Assembly’s next steps. He said he does not agree with providing contact information from noise complaints, which is on the current form. He said his rentals go through Airbnb, which does a background check. He said having to provide his contact information

is like being 13 again with his parents out of town. He said it makes no sense. He said through Airbnb his taxes are listed out and it breaks down how much to set aside. He said he's probably the middle of the row in this group, but that he paid over \$31,000 in taxes last year. He said they are all trying to do the right thing and that the Assembly should not penalize people that bought property and are trying to run a business.

**Cameron Fleming**, a valley resident, said he does not own a rental property, but lives near them. He said the people who stay at the Airbnbs are friendly and quiet. He said previous owners of the property had rentals, and there were loud parties and lots of noise at all hours. He said he is much happier with the way the property is currently being run compared to the rentals. He said he has lived here for 33 years and there is a lot of land that can be opened for housing, but the problem is that nobody wants to build affordable housing. He said he is not in support of regulating Airbnbs and that less regulation in government is better.

**JoAnn Wallace**, from Lemon Creek, said she has been a Juneau resident for 40 years. She said she has sold real estate in Juneau for 17 years and has four rentals in town, a short-term rental in Juneau, and short-term rentals in Idaho, South Dakota, and Fairbanks. She said she feels short-term rentals are getting the blame for the housing shortage, which exists in Juneau and throughout the country. She said the housing shortage is due to changing demographics. She said short-term rentals provide housing niche for Juneau the same way that regular rentals do. She said there are people who do multiple kinds of rentals throughout the year, such as to the legislature during session and short-term during the summer. She said that all housing is important and how does someone decide what kind of housing is more important than other types? She said that one thing she wanted to point out that she hadn't heard yet tonight is that sometimes short-term rentals are just spaces in people's homes that would never be a legal apartment or otherwise rented out. She said that should be encouraged. She said the city's permitting process for adding additional units or accessory apartments is needlessly complex and discourages people from making additional housing units.

**Kelli Ballou**, from Salmon Creek, said she is a real estate broker who provides long-term and short-term rental services. She said the ordinance concerns her and that the city should include industry in discussions. She said there is no purpose for the ordinance listed. She asked why they needed a registration number, as they can be identified via a tax account. She said including the registration number in advertisements might not even be feasible on some booking sites, such as booking.com. She asked why the city needed private property information, including amenities. She said the ten-day window for reporting changes to the city and \$25 fine per day is onerous. Ms. Hale asked Ms. Ballou to expand upon what, specifically, was onerous about this ordinance. Ms. Ballou said that having a registration number in every advertisement, having a ten-day time frame to report changes, having to list the amenities, having to provide a 24-hour contact were all onerous and that the operation definition was problematic.

**Robin Gates**, from the Valley, said she is registered with the city to have an Airbnb license. She said the city has all her information and she pays her taxes quarterly. She asked why this is going to be required from Airbnb rentals but not hotels or cottage industries. She said that only the honest taxpayers of the Airbnbs will register, which means that honesty will be chastised by the city. She said this ordinance seems like discrimination and that needs to be resolved. She suggested the Assembly needs to redo this ordinance and work with the Airbnb rental operators to come up with something better. She suggested that the Assembly provide perks to honest taxpayers instead of penalizing them.

**Stan Lee**, from Douglas, said that short-term rentals feel like they are under attack. He said that as Airbnb, VRBO and others get restricted, new platforms will emerge. He said that Juneau is an expensive place to live and that property owners have a right to subsidize their income. He said that maintaining rental property in Juneau is very costly and that landlord expenses for maintenance, property tax, water and sewer, and dump fees are higher here than in other communities. Mr. Lee asked rhetorically if the city was planning on restricting Home Depot or Costco from selling to non-locals, as that is what the city is trying to do for the rental business. He said that short-term rentals fill the void where other accommodations are not available and are used by nonprofits, the State of Alaska, and other government agencies in addition to tourists. He said he feels there should be some regulation and restriction to a degree, but without additional cost or burden to property owners. He said that single-family

homes or condos should not be allowed or purchased for the use of short-term rentals. He suggested limiting short-term rentals to property owners only, and that if a listing was managed by the property owner it would reduce commercial listings.

**Dale Anderson**, from the Auke Lake area, said he has owned and operated a bed and breakfast for 27 years. He said he heard this ordinance is designed to catch bad guys who are running businesses without collecting or paying taxes. He said he objects to placing onerous restrictions on his business that he has run legitimately. He said this ordinance is anti-commerce and questioned what further ordinances may be coming next. He said he is concerned about the government's incremental growth and intrusion into the public's personal lives and commercial enterprises. He suggested that the city hire a high school student to scan the internet and find people who are not in compliance with existing tax codes. He said he is not against taxes, but is against this ordinance.

**Greg Anderson**, from out-the-road, said that he is against the short-term rental registration program. He said he is starting to add a rental unit attached to his home to help pay for the house in his upcoming retirement. He said this is unnecessary and an overreach of city resources. He said the way to fix the housing crisis is to turn over abundant city land to those who want to build apartment housing. He said this program is a solution in search of a problem and is a slippery slope towards regulations and restrictions. He said that the city can enforce the tax code by going online, finding buildings available for rent, then checking their address in the city tax rolls.

**Hannah Davis**, from downtown, said that she has been looking at the multiple service listing (MLS) every morning for the last three years. She said that, especially during COVID when interest rates were low, she saw a lot of houses being bought and sold, and ending up on Airbnb. She said she was lucky to purchase a house in 2020 and lucky to operate an Airbnb out of it, after having a year-long rental that turned into a nightmare. She said she thinks the registration is a good idea and that the city deserves metrics on current housing issues. She said that if people are lucky enough to own property in Juneau then it is their job to be transparent with the city. She supports having an emergency contact number, as there was a recent fire in an Airbnb in the middle of the night. She said CCFR needs to be able to contact the owner or manager at 2:00 in the morning. She said she thinks people renting out individual rooms in their house should be treated differently than people with separate rental spaces on their property. She said this registration does not pose a barrier to entry but would support having the registration be active for longer.

**James Brooks**, from West Juneau, spoke in favor of the ordinance. He said it took a lot of effort to purchase a home in Juneau, including making an offer sight-unseen, waiving the inspection, and offering above asking price before it went to market. He said he currently has two friends visiting who used to live here but moved away when they could not buy housing. He said he believes that short-term rentals are a contributor to the housing problem in Juneau and that this ordinance is a first step towards fixing that problem.

**Victoria Godkin** said she has had long-term rentals in Juneau since the 1980s. She also said that she used to work in the Sales Tax office over 20 years ago and that CBJ should have most of this data already. She said she wanted to know how much it was going to cost to monitor the \$25 violation. She echoed other comments that to fix the housing shortage the city needs to open up more land.

### **Assembly Action**

Mr. Smith disclosed that he seasonally operates a short-term rental at his primary residence. He said that he discussed this with the City Attorney, and the City Attorney believed it was broad enough to not constitute a conflict of interest.

**MOTION** by Ms. Triem to adopt Ordinance 2023-26 An Ordinance Creating a Short-Term Rental Registration Program and Providing for a Penalty and add amendments.

**MOTION TO REFER** by Mr. Bryson to move Ordinance 2023-26 to the Committee of the Whole for further work.

**OBJECTION** by Ms. Triem, who said this ordinance has been discussed in meetings for the past year. She said that at the Committee of the Whole the previous week the Assembly gave direction to the Manager's office to bring back ideas for short-term rental regulations, and this registration is a key piece that needs to be done first.

Ms. Hughes-Skandijs also objected for similar reasons to Ms. Triem. She said she felt that amendments could take place tonight to improve the ordinance based on the testimony heard, but that it did not need to go back to the COW.

Ms. Hale spoke in support of Mr. Bryson's amendment. She said that the testimony tonight showed that the community was not aware of the meetings for the last year and that moving this ordinance to the COW would allow the Assembly more time for communication to and from the public.

Mr. Bryson said that this ordinance, as a first attempt, is problematic for the businesses they are asking to register and that taking more feedback and time to get it right will lead to a higher compliance rate.

Mayor Weldon said that before the public testimony she had thought she had a good handle on this ordinance, but after hearing people speak, she now believes they need to hear more from the industry.

**Roll Call Vote on the motion to refer this ordinance to the COW:**

**Yeas:** Mr. Bryson, Ms. Hale, Mr. Smith, Ms. Gladyszewski, Mayor Weldon

**Nays:** Ms. Hughes-Skandijs, Ms. Triem, Ms. Woll

*Motion to refer Ordinance 2023-26 to the June 26, 2023 Committee of the Whole passed, 5 yeas to 3 nays*

**O. UNFINISHED BUSINESS**

**16. Ordinance 2023-16(b) An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2023 Based Upon the Proposed Budget for Fiscal Year 2024.**

This ordinance establishes the mill rates for property taxes for 2023, which funds a significant portion of the City and Borough of Juneau's FY24 operating budget. The Charter requires the Assembly to adopt, by ordinance, the tax levies necessary to fund the budget before June 15.

The mill levies presented in this ordinance support the Manager's FY24 Revised Budget as amended by the Assembly Finance Committee (AFC). As part of the budget review process, the AFC reviews, amends and recommends to the Assembly the final mill levies.

For FY24, the AFC recommends a decrease of 0.40 mills from the FY23 Adopted Budget, resulting in a total mill levy of 10.16 mills, the components of which are:

**Operating Mill Rate by Service Area**

Areawide: 6.20 (a decrease of 0.40 from FY23 Adopted)

Roaded Service Area: 2.45 (flat from FY23 Adopted)

Fire Service Area: 0.31 (flat from FY23 Adopted)

**Operating Total: 8.96 (a decrease of 0.40 from FY23 Adopted)**

**Debt Service: 1.20 (flat from FY23 Adopted)**

**Total Millage: 10.16 (a decrease of 0.40 from FY23 Adopted)**

An opportunity for public comment was provided at a Special Assembly meeting on April 26, 2023. The AFC reviewed the mill rate ordinance at its meetings on April 5 and May 17, 2023, referring the amended ordinance to the full Assembly for adoption.

**The City Manager recommends the Assembly adopt this ordinance, as amended by the Assembly Finance Committee.**

**Public Comment**

**Tom Williams**, from Auke Bay, said that he asked the Assembly for a significantly lower mill rate. He said that a previous finance chairperson, perhaps David Stone, had recommended that Assembly's should not change the mill rate to anything other than what would maintain overall revenues. He thanked the Assembly, particularly Mr. Smith, for efforts to reduce the mill rate and said that even with this smaller mill rate, taxes will go up. He said the city had much money in reserves and this will probably just add to reserves, and families and seniors are struggling with increased cost of living. He asked the Assembly to further reduce the mill rate.

### **Assembly Action**

**MOTION** by Ms. Hughes-Skandijs to adopt Ordinance 2023-16(b) An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2023 Based Upon the Proposed Budget for Fiscal Year 2024 and asked for unanimous consent.

**OBJECTION** by Ms. Hughes-Skandijs for the purposes of a comment. She said the Assembly has heard about rising property assessments and said she believes the mill rate should be reflective or flexible to what happens with assessments. She said she does not have a problem with adjusting the mill rate but does have a problem with adjusting it below what the city needs after going through the budget process. She said different people have different ideas about what is the best government, and that some people would say the best government is the smallest government. She said that she believes the government should be the size that the citizens are willing to fund the services they want, but that means when services are added then the mill rate must be adjusted to pay for those ongoing costs. Ms. Hughes-Skandijs removed her objection.

**OBJECTION** by Ms. Triem for the purposes of a comment. Ms. Triem said she does not believe the combination of this mill rate and budget is fiscally responsible. She said good tax policy is countercyclical to the economic climate, and that the current business climate in Southeast Alaska is "the best it has ever been" according to Meilani Schijvens, from Rain Coast Data. Ms. Triem said responsible fiscal policy would not have CBJ deficit spending. Ms. Triem removed her objection.

Ms. Woll said that the fiscal decisions of past Assemblies have allowed the current one to take advantage of opportunities when they come up, and she was afraid that future Assembly's would not be in the same position with this current budget.

Ms. Hale said she was very comfortable with the current budget and mill rate. She said they have the money for it this year. Ms. Hale said that since she has been on the Assembly the sales tax estimates have been low and CBJ has collected more in sales tax than projected, though noted that may not continue.

Mr. Bryson said he feels confident that they passed a balanced budget. He said they made the mill rate the smallest tangible number possible while still having a relatively balanced budget, and that they can adjust next year if expenses outpace income.

***Hearing no objection, Ordinance 2023-16(b) An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2023 Based Upon the Proposed Budget for Fiscal Year 2024 passed by unanimous consent.***

### **17. Resolution 3016(b) A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2024 through 2029, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2024.**

This resolution would adopt the Capital Improvement Program (CIP) for Fiscal Years 2024 through 2029, as required by Charter Section 9.4, and lists the capital projects that will be initially appropriated by ordinance in FY24.

The Public Works and Facilities Committee reviewed the preliminary CIP at its March 6, 2023 meeting and forwarded the plan to the Assembly.

The CIP resolution was introduced at the April 5, 2023 Special Assembly Meeting and referred to the Assembly Finance Committee (AFC) for deliberation. An opportunity for public comment was provided at the Special Assembly Meeting on April 26, 2023. The AFC referred the amended resolution to the full Assembly for adoption at the May 17, 2023 meeting. The Charter requires adoption of the FY24 CIP by June 15.

**The City Manager recommends the Assembly adopt this resolution, as amended by the Assembly Finance Committee.**

**Public Comment** - *None*

**Assembly Action**

**MOTION** by Ms. Woll to adopt Resolution 3016(b) A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2024 through 2029, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2024 and asked for unanimous consent.

*Hearing no objection, Resolution 3016(b) passed by unanimous consent.*

**18. Ordinance 2023-14(b) An Ordinance Appropriating Funds from the Treasury for FY24 City and Borough Operations.**

This ordinance appropriates \$536,244,200 in expenditure authority for the City and Borough of Juneau's FY24 operating budget, excluding the School District. This ordinance appropriates all transfers between funds that support operations, debt service and capital projects as well as the associated expenditures within the funds themselves.

This ordinance also recognizes \$504,360,300 of forecast revenue and transfers-in and decreases fund balances, across all funds, by \$31,883,900. The forecast revenue and draw from fund balance are sufficient to fund the budgeted expenditures.

The original ordinance was introduced at the April 5, 2023 Special Assembly meeting and referred to the Assembly Finance Committee (AFC) for deliberation. An opportunity for public comment was provided at the Special Assembly meeting on April 26, 2023. The AFC referred the amended budget ordinance to the full Assembly for adoption at the May 17, 2023 meeting. The Charter requires adoption of the FY24 operating budget by June 15.

**The City Manager recommends the Assembly adopt this ordinance, as amended by the Assembly Finance Committee.**

**Public Comment** - *None*

**Assembly Action**

**MOTION** by Mr. Smith to adopt Ordinance 2023-14(b) An Ordinance Appropriating Funds from the Treasury for FY24 City and Borough Operations and asked for unanimous consent.

**OBJECTION** by Mayor Weldon for the purposes of a statement. Mayor Weldon said she wanted to clarify to the public that although these budget items seem to be passed quickly, the Assembly has spent every Wednesday for the last two months together to work on these topics. The mayor thanked the Assembly for their hard work and Finance Chair Woll. Mayor Weldon removed her objection.

*Hearing no objection, Ordinance 2023-14(b) passed by unanimous consent.*

**P. NEW BUSINESS**

**19. Request to Purchase City Property Located Adjacent to 11260 North Douglas Highway (Fraction of Lot 2, USS 3559)**

In May 2022, the City Manager received an application to acquire City property from Jon and Susanne Reiswig, the owners of 11260 North Douglas Highway. The application is for roughly 3,000 square feet of City

property adjacent to the applicant's 11.6-acre property and states that the request is being made in order to secure more road frontage on Douglas Highway. The City property is a large 92-acre parcel, transected by Douglas Highway. The requested property is managed by the Lands Division and the 2016 Land Management Plan designated this property as retain/dispose. The Plan also states that this property could be utilized for a future residential subdivision. The LHED Committee reviewed this request at the May 2, 2022 meeting, and forwarded this application to the Assembly with a motion of support for disposal. The Planning Commission reviewed this application at the September 13, 2022 meeting, and recommended approval of this disposal.

**The Manager recommends the Assembly pass a motion of support to work with Jon and Susanne Reiswig towards the disposal of City property in accordance with City Code 53.09.270.**

Ms. Woll asked why the process took so long to come to the Assembly. Mr. Watt said he did not have specifics on this application but noted that the land disposal process can be very slow and has multiple steps. Ms. Hughes-Skandijs noted that the Lands Division only has two employees, and they had been given direction to the Assembly to prioritize other projects.

Ms. Gladziszewski asked why the Planning Commission disagreed with the staff recommendation. Ms. Layne said the Planning Commission decided that this was an appropriate use of City land and should go forward. Mr. Watt said that the CDD Director noted that the applicant had been remiss in providing information why the disposal would support the Comprehensive Plan and suggested that the Planning Commission may have received additional information that led them to believe that additional housing would come out of this project.

Mr. Smith said that in the packet it says this could lead to 14 additional housing units. He asked if that is what the applicants are proposing to do, or if that is hypothetical. Mr. Watt said that the Assembly is faced with whether to sell the land and that the purchaser is not required to do anything specific.

Mayor Weldon asked why a property with 11.6 acres needed an additional 3000 square feet. Mr. Watt said that in that at a previous meeting the applicant desired not to share a driveway with the newly created lot, which might lead to marginally higher property value, which might lead to a higher property tax. Mr. Watt said the only other public good is that there would be some survey work done. Mayor Weldon asked if the land the applicants are requesting could instead go to a housing development. Mr. Watt said yes.

**MOTION** by Ms. Gladziszewski to support the disposal of city lands to Jon and Susanne Reiswig.

Ms. Gladziszewski said she is a little reluctant, but had to defer to the Planning Commission, whom she presumes got the public purpose at their meeting.

**OBJECTION** by Ms. Hughes-Skandijs for the purposes of a statement. She said she was not sure of how much harm would be done to the applicant by waiting for an additional Assembly meeting to get more information. She said that in general she supports city land being turned into housing and does not love giving it away. With that, Ms. Hughes-Skandijs removed her objection.

Ms. Triem noted that the city will be selling the land at market value, not giving it away. She said she was in favor of moving this forward tonight and that the Assembly needed to recognize that housing will also be completed by private developers.

**OBJECTION** by Mayor Weldon, who said she could not see the public good in this sale.

**Roll Call Vote:**

**Yeas:** Mr. Bryson, Ms. Hale, Mr. Smith, Ms. Gladziszewski, Ms. Woll, Ms. Triem

**Nays:** Ms. Hughes-Skandijs, Mayor Weldon

*Motion to work with Jon and Susanne Reiswig for the disposal of city lands passed 6 yeas, 2 nays.*

**Late-Filed Real Property Tax Exemption Applications**



There are 11 property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

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

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

**MOTION** by Ms. Gladziszewski for the assessor to accept the following applications for review; for the Hardship exemption: Allen Taug, Helene Keso, and Kenneth Klepinger; for the late file and disabled veteran exemption: Don Kubley, Matthew Knutson, Mayumi Gabor, Jagdish Yellesetty, Samuel Hunter, Samuel Pleasants, Scott Shields, and Stephen Seymour; and asked for unanimous consent.

*Hearing no objection, the motion passed by unanimous consent.*

**Q. STAFF REPORTS - None**

**R. ASSEMBLY REPORTS**

**Mayor's Report**

Mayor Weldon said there are lots of community events happening, including the Hōkūleʻa Polynesian boat launch and associated programming.

**Committee and Liaison Reports**

**Committee of the Whole (COW)** – Chair Gladziszewski said at the meeting the previous week they discussed short-term rentals, City Hall bonding, and had a presentation from the Juneau Commission on Sustainability about Juneau’s energy picture and climate action. She said the next COW meeting will be June 26, 2023.

**Assembly Finance Committee (AFC)** – Chair Triem thanked the Assembly and Finance staff for their hard work on the budget. She said this budget was very difficult and it reflected the hard decisions the Assembly had to make. She said she hoped to improve the budget process for the next year. Ms. Triem said she was hopeful they could cancel the upcoming July 5, 2023 Finance Committee meeting.

**Public Works and Facilities Committee (PWFC)** – Chair Bryson said at the previous meeting they discussed cameras in the downtown parking garage, the landfill, and a zero waste plan. He said they hosted a listening session for the second crossing which brought more than 60 participants.

**Lands, Housing, and Economic Development Committee (LHEDC)** – Chair Hughes-Skandijs said they cancelled their previous meeting.

**Human Resources Committee (HRC)** – Chair Smith said they moved to the full Assembly a resolution to create a deferred compensation employer match for CBJ employees. He said they recommended that the HRC waive the Assembly rules to propose that members of the Systemic Racism Review Committee be appointed by the HRC instead of the full Assembly sitting as the HRC. Mr. Smith said they are hoping to do empowered board appointments on June 27. Chair Smith forwarded the following nominations from the HRC for board appointments by the Assembly:

**MOTION:** by Mr. Smith for the following appointments to the Bidding Review Board: the reappointment of Alexander Smith to a term beginning immediately and ending May 31, 2024, and the reappointment of Jason Soza to a term beginning immediately and ending May 31, 2026 and asked for unanimous consent.

*Hearing no objection, motion passed by unanimous consent.*

**MOTION:** by Mr. Smith for the Assembly to appoint the following applicants for the Parks and Recreation Advisory Committee, and asked for unanimous consent: For one-year terms beginning immediately and ending April 30, 2024; Makayla Chappell, Christina Mounce and Christopher Mertl. For two-year terms beginning immediately and ending April 30, 2025; Paulette Schirmer, Danika Swanson and Josh Anderson. For three-year terms beginning immediately and ending April 30, 2026; Portland Highbaugh, Charles Westmoreland and Emma Van Nes.

*Hearing no objections, motion passed by unanimous consent.*

**MOTION** by Mr. Smith for the Assembly to waive its rules to allow the regular Human Resources Committee (as opposed to the full Assembly sitting as the HRC) to recommend appointments to the Systemic Racism Review Committee and asked for unanimous consent.

**OBJECTION** by Mayor Weldon for the purposes of a question. Mayor Weldon asked how the process would work. Mr. Smith said that there would be an expanded question sheet asked of all applicants. Mayor Weldon removed her objection.

*Hearing no objection, the motion passed by unanimous consent.*

**Joint Assembly-School Board Facilities Committee** – Chair Hale said they met on May 25<sup>th</sup> and discussed upcoming goals for the years, criteria and variables that will go into a school consolidation matrix, the six-year CIP plan, and discussed if they need to do a condition assessment of the facilities.

**Manager’s Recruitment Committee** – Chair Woll said they are looking at July 6 and 7 for screening interviews of six to twelve applicants over zoom and looking at the week of July 31 for in-person interviews for the top three to four candidates.

**S. ASSEMBLY COMMENTS & QUESTIONS (and Liaison Reports)**

Mr. Bryson reported that Docks and Harbors discussed the UAS rate lease increase. He said that instead of offering a season pass to UAS students, they agreed to a lift ticket. He said the board thinks they might need the Juneau delegation or a third party to help with the discussions. He said they are also trying to start up a Navy League for retired Mariners. Mr. Bryson said that page 112 of today’s packet had an extra ordinance not on the agenda. He said this ordinance is the continuation of the work that took place last year to develop a new city hall. He said he did not want to introduce it tonight, but he noted there is more opposition to a new city hall this year and that if the Assembly decides their current path will not work, there is a second ordinance ready to go.

Ms. Hughes-Skandijs said she had many things that she was going to say during this time but it is now 10:15p.m. and she wasn’t sure if she should bring them up at this time since this is when they can have a conversation with all members present or if she should just not bring them up due to the late hour. She decided to ruminate on those process issues and bring them up at a later date. To start with, she reported that she met with the Chamber of Commerce and they mostly talked about the budget. She said that some of them met with the Governor about reviving the road project and the piece she found interesting was that the Governor was warning members of the Chambers that our Senator was not supporting the road project even though he said he was in support of it. She said the Eaglecrest Board met and discussed rates and talking about summer plans. They were a little sad that they were behind on the gondola. Ms. Hughes-Skandijs said that she attended the Hospital Board retreat and it was revealing that they need to have more discussions between the Hospital Board and the Assembly. She said it was a good retreat where they worked on their strategic plan and Ms. Triem will talk with Mr. Solomon-Gross and they will try to schedule a joint meeting with the Assembly. Ms. Hughes-Skandijs said that she got to attend the welcoming ceremony this past Saturday for the Hōkūle’a Polynesian Boat Society and it was truly amazing and she felt very lucky to be there for that event.

Ms. Triem said she would give a report about the Hospital Board retreat a different night but due to health issues, she needed to leave the meeting. *Ms. Triem left the meeting at 10:16p.m.*

Ms. Woll reported that the School Board met shortly before the state legislature passed the budget. She said the School Board is beginning discussions about how to adjust their budget based on new information about the BSA funding increase. She said they would be meeting on June 13.

Mr. Smith attended the Housing and Homeless Coalition meeting. He said they are very thankful for the Assembly for funding Phase 3 of Housing First. He said they shared at that meeting the Point in Time Count for Juneau in 2023 was 220, which was a slight drop from the previous year. He wished everyone a happy Pride Month. Mr. Smith said he attended the US Coast Guard District 17 Change of Command Ceremony, where he spoke to the Commandant about Juneau's support for Coast Guard families, especially as it relates to housing and childcare. Mayor Weldon thanked him for representing CBJ at that ceremony and she welcomed Rear Admiral Megan Dean.

Ms. Hale said she attended a portion of the BRH retreat. She attended the Airport Board meeting where she reported that the parking lot work is underway, and they were remarkably successful at getting cars out of the long-term parking lot. She said they heard from Delta Airlines about the proposed second crossing, where Delta expressed concerns about any Sunny Point crossing. She said that Delta and Alaska Airlines planned to coordinate their comments to the DOT and somehow the airlines hadn't heard about the second crossing project much and they are now aware and starting to comment on it. She said the Airport Board discussed a "Welcome to Juneau" sign in Lingit and there is quite a bit of coordination that needs to be done and she's going to work with staff on helping that through the process. Ms. Hale said that she, along with some staff and community members, toured the Disney Wonder, and during their visit, there was an unannounced abandon ship drill performed so they had to reshuffle the tour. Only the crew had to participate in the drill but she said it was heartening to see it go so smoothly. She said, with the Assembly's consent, she would like to work with the City Manager and Law Department to draft a resolution for the Assembly asking State DOT to work on improvements to the Yandukin Drive (Fred Meyer) intersection.

Ms. Gladziszewski said the Juneau Commission on Sustainability (JCOS) met and is working on their annual report to the HRC. She said JCOS is very active with lots of subcommittee meetings that staff has been attending and providing support to and Ms. Gladziszewski suggested that they revise their practice so staff members are not overly burdened. Ms. Gladziszewski said that they took their skiff over to the Hōkūle'a Polynesian Boat Society welcoming ceremony and echoed Ms. Hughes-Skandijs sentiment. She said that she appreciates Ms. Hale taking the lead on the Yandukin intersection. She asked if the Manager could speak about emissions from cruise ships, as the Assembly is receiving a lot of emails and what CBJ is doing about that.

Mr. Watt said that we have been receiving quite a few emails about cruise ship emissions in the harbor and it is one company that is struggling, Norwegian Cruise Lines (NCL). He said they have been in contact with NCL at the corporate level and the the Cruise Line International Association about this issue and that solving it needs to be a priority. He said he did not know why Norwegian was having this issue while other cruise lines were not due to their use of a higher grade of fuel. Mr. Watt said that when CBJ receives complaints, they communicate those to DEC but he does not know if days with visible emissions that they are in violations of state standards, which is a technical question for DEC. CBJ does not have air monitoring equipment and we aren't trained in what is or isn't a violation. The one company that is struggling with this gives a bad name to our harbor and to the cruise industry in general. He said when CBJ receives complaints, they are forwarded to DEC, the cruise line association and the cruise company involved. Ms. Gladziszewski asked if he has received any response from NCL when CBJ contacts them. Mr. Watt said that over the past year or so, NCL has had tremendous amount of staff turnover and restructuring and some of the long term employees that CBJ staff had been working with were no longer working for NCL. He said that the last he heard was that they did not know why they were having such a hard time and they suspected it was some of their older ships that were having the issues. He said that across the industry, he has been told that Juneau is one of the hardest places

where emissions are highly visible due to the dark greenery of the trees on the mountains on both sides of the channel depending on where you are looking. We are hard, if you compare them with other cruise ship ports in Southeast Alaska.

**T. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None.**

**U. EXECUTIVE SESSION – None.**

**V. SUPPLEMENTAL MATERIALS**

21. Resolution 3016(b)

**W. ADJOURNMENT**

*With no further business to come before the Assembly, the meeting adjourned at 10:27pm.*

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

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