

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76

**MUNICIPALITY OF ANCHORAGE**

**ANCHORAGE ASSEMBLY**

Minutes for Regular Meeting of May 15, 2001

**1. CALL TO ORDER:**

The meeting was convened at 5:00 p.m. by Assembly Chair Dick Traini in the Assembly Chambers, 3600 Denali, Anchorage, Alaska.

**2. ROLL CALL:**

Present: Anna Fairclough, Dan Sullivan, Fay Von Gemmingen, Melinda Taylor, Doug Van Etten, Dick Traini, Dan Kendall, Allan Tesche, Pat Abney, Dick Tremaine, Cheryl Clementson.  
Absent: None.

(Clerk's Note: Ms. Shamberg, who was elected to Ms. Abney's seat, was sworn into office during this meeting.)

**3. PLEDGE OF ALLEGIANCE:**

The pledge was led by Ms. Abney.

**4. MINUTES OF PREVIOUS MEETING:**

A. Regular Meeting - November 7, 2000 (Continued to 11-8-00)

Mr. Tesche moved, to approve the minutes of the November 7, 2000 regular meeting.  
seconded by Ms. Taylor,  
and it passed without objection

B. Special Meeting - November 28, 2000

Mr. Tesche moved, to approve the minutes of the November 28, 2000 special meeting.  
seconded by Ms. Taylor,  
and it passed without objection

**5. MAYOR'S REPORT:**

Mayor Wuerch presented an overview of the wildfire exercise conducted on Saturday. He described five computer simulated scenarios using the weather conditions that existed on Saturday in South Anchorage to depict a wildfire as it grew at eight-hour intervals. At the end of 40 hours, the wildfire had grown to 13,000 acres, involved 1,300 buildings, and estimated damages of over \$200 million. He remarked on the seriousness of the potential threat of wildfire. He encouraged diverting funds from revenue streams to help property owners on the Hillside clear their property. In addition to the continued funding of the chipper and incinerator, Mayor Wuerch specifically suggested hiring contractors to pick up trees and branches pulled out to the roadsides by residents stretching from the Hillside to Eagle River. He estimated the funds needed may be \$1 million. He noted that federal funding is being aggressively pursued.

Chair Traini asked whether a similar exercise would be done on the Eagle River hillside. Mayor Wuerch responded there were no current plans for such an exercise and noted the exercise done on Saturday provided information in terms of mobilization of equipment and personnel. He indicated a computer simulation could be done for Eagle River.

Ms. Clementson noted the Heritage Land Bank Advisory Commission will be sending the Assembly a letter expressing their concerns with this issue. That body is taking steps to assess the risk of wildfire on Heritage Land Bank properties. She asked whether the budget should be re-visited, given this urgent need. Mayor Wuerch deferred to the Assembly's thoughts on this.

Mr. Tesche noted the Public Safety Committee had offered a rough estimate that only 15 percent of residents on the Hillside had fully implemented the FireWise program by setting up defensible perimeters around their homes. He asked whether evacuation of homes was factored into the computer simulation conducted on Saturday. Mayor Wuerch replied that no evacuation exercise was physically conducted because of potential misunderstanding by residents who may have mistaken the evacuation as real, and to avoid opportunities for criminal activity such as burglary. Mr. Tesche asked whether there are written contingency plans dealing with evacuation. Mayor Wuerch replied there is a written emergency response plan.

Mr. Tremaine thanked the Mayor for his efforts with regard to the threat of wildfire.

**6. ADDENDUM TO AGENDA:**

Mr. Tesche moved, to amend the agenda to include the addendum items.  
seconded by Ms. Taylor,

Chair Traini read the addendum items.

Question was called on the motion to amend the agenda and it passed without objection.

1  
2 **7. CONSENT AGENDA:**  
3

4 Ms. Von Gemmingen moved, to approve all items on the consent agenda as amended.  
5 seconded by Ms. Abney,  
6

7 **A. BID AWARDS:**  
8

- 9 1. Assembly Memorandum No. AM 426-2001, recommendation of award to Interstate Security,  
10 Alaska for furnishing **security guard services** to the Municipality of Anchorage, Facility  
11 Management Department (ITB 21-B033) (\$441,256.92), Purchasing.  
12

13 Ms. Von Gemmingen requested this item be considered on the regular agenda. See item 8A.  
14

- 15 2. Assembly Memorandum No. AM 427-2001, recommendation of award to various vendors for  
16 furnishing **various aggregates, soils and asphalt** to the Municipality of Anchorage, Street  
17 Maintenance Department (ITB 21-B041) (\$753,540), Purchasing.  
18 a. Assembly Memorandum No. AM 427-2001(A), recommendation of award to various  
19 vendors for furnishing various aggregates, soils and asphalt to the Municipality of  
20 Anchorage, Street Maintenance Department (ITB 21-B041) (\$753,540), Purchasing.  
21 **(addendum)**  
22

23 Office of Planning, Development and Public Works Director Craig Campbell requested this item be considered on the regular  
24 agenda. See item 8A.  
25

- 26 3. Assembly Memorandum No. AM 428-2001, recommendation of award to Alaska Truck Center for  
27 furnishing **three cab and chassis with 10/12 yard end dumps** to the Municipality of Anchorage,  
28 Water and Wastewater Utility (ITB 21-B029) (\$261,225), Purchasing.  
29

30 Office of Planning, Development and Public Works Director Craig Campbell requested this item be considered on the regular  
31 agenda. See item 8A.  
32

- 33 4. Assembly Memorandum No. AM 429-2001, recommendation of award to Tam Construction, Inc.  
34 for **septage receiving station upgrades** for the Municipality of Anchorage, Anchorage Water and  
35 Wastewater Utility (AWWU) (ITB 21-C008) (\$953,000), Purchasing.  
36 5. Assembly Memorandum No. AM 437-2001, recommendation of award to Swanson General  
37 Contractors, Inc. for constructing **RIAT security improvements at Merrill Field Airport** for the  
38 Municipality of Anchorage, Merrill Field Airport (ITB 21-C007) (\$1,132,649.16), Purchasing.  
39

40 **B. ORDINANCES AND RESOLUTIONS FOR INTRODUCTION:**  
41

- 42 1. Ordinance No. AO 2001-101, an ordinance of the Anchorage Assembly amending Anchorage  
43 Municipal Code Chapter 21.20 establishing a procedure and standards for creation, elimination, and  
44 alteration of zoning **overlay districts** and amending Anchorage Municipal Code Section 21.35.020  
45 establishing a definition of overlay district, Assemblymember Tesche. *public hearing 8-28-01.*  
46 **(addendum)**  
47 a. Assembly Memorandum No. AM 439-2001.  
48 2. Ordinance No. AO 2001-102, an ordinance of the Anchorage Municipal Assembly creating the  
49 **Northwood Transportation Study Area** and imposing a moratorium on building permits for new  
50 development and on redevelopment which creates identified impacts. The moratorium also applies  
51 to zoning, site plan, conditional use and platting approvals. The moratorium applies to the area  
52 bounded by Spenard Road, International Airport Road, and Minnesota Drive and shall be in effect  
53 until November 5, 2001 or until the Municipality adopts a study area report, whichever occurs first,  
54 Assemblymembers Sullivan and Von Gemmingen. *public hearing ~~6-5-01~~ 6-19-01.* **(addendum)**  
55 a. Assembly Memorandum No. AM 441-2001.  
56

57 Mr. Sullivan requested this item be considered on the regular agenda. See item 8B.  
58

59 **C. RESOLUTIONS FOR ACTION:**  
60

- 61 1. Resolution No. AR 2001-149, a resolution of the Municipality of Anchorage **recommending the**  
62 **State of Alaska amend certain provisions in Alaska Statute Title 28** to allow municipalities to  
63 increase the penalties for driving while license suspended, revoked, or cancelled and to allow the  
64 impound and forfeiture of vehicles used in the offense, Assemblymember Traini and Fairclough.  
65

66 Mr. Tesche requested this item be considered on the regular agenda. See item 8C.  
67

- 68 2. Resolution No. AR 2001-150, a resolution of the Anchorage Municipal Assembly appropriating  
69 \$3,000 from Areawide General Fund (101) Balance to NonDepartmental to provide a grant to the  
70 Spenard Community Council as a **contribution to assist the Doo Dah Parade expenses**,  
71 Assemblymember Sullivan.  
72 a. Assembly Memorandum No. AM 440-2001.  
73

74 Mr. Tesche requested this item be considered on the regular agenda. See item 8C.  
75

- 1                   3.       Resolution No. AR 2001-151, a resolution of the Anchorage Municipal Assembly **honoring and**  
2                   **thanking John Brower for his commitment to Anchorage and the Arts**, Assemblymember  
3                   Taylor.

4  
5 Ms. Taylor requested this item be considered on the regular agenda. See item 8C. All members of the Assembly were added  
6 as co-sponsors of this resolution.

- 7  
8                   4.       Resolution No. AR 2001-152, a resolution of the Anchorage Municipal Assembly **recognizing**  
9                   **and honoring Detective Nick I. Vanderveur for his 21 years of service** with the Anchorage  
10                  Police Department, Assemblymembers Abney, Clementson, Fairclough, Kendall, Sullivan, Taylor,  
11                  Tesche, Traini, Tremaine, Van Etten, and Von Gemmingen.

12  
13 Mr. Tesche requested this item be considered on the regular agenda. See item 8C.

- 14  
15                  5.       Resolution No. AR 2001-153, a resolution of the Anchorage Municipal Assembly **recognizing**  
16                  **'Relay for Life Weekend', May 19-20, 2001**, Assemblymembers Traini, Abney, Clementson,  
17                  Fairclough, Kendall, Sullivan, Taylor, Tesche, Tremaine, Van Etten, and Von Gemmingen.  
18                  **(addendum)**

19  
20 Ms. Von Gemmingen requested this item be considered on the regular agenda. See item 8C.

21  
22                  D.       NEW BUSINESS:

- 23  
24                  1.       Assembly Memorandum No. AM 444-2001, **Animal Control Advisory Board appointment**  
25                  (Sandy Traini), Mayor's Office.

26  
27 Ms. Fairclough requested this item be considered on the regular agenda. See item 8D.

- 28  
29                  2.       Assembly Memorandum No. AM 445-2001, **Bidding Review Board reappointment** (Bud  
30                  Caress), Mayor's Office.  
31                  3.       Assembly Memorandum No. AM 446-2001, **Investment Advisory Commission appointment**  
32                  (David Hughes), Mayor's Office.  
33                  4.       Assembly Memorandum No. AM 447-2001, **Mt. View Community Recreation Center**  
34                  **Advisory Commission reappointment** (Richard Benavides), Mayor's Office.  
35                  5.       Assembly Memorandum No. AM 430-2001, proprietary purchase of **computer software license**  
36                  **renewal** from International Business Machines, Inc. (IBM) for the Municipality of Anchorage,  
37                  Management Information Systems Department (\$660,000), Purchasing.  
38                  6.       Assembly Memorandum No. AM 431-2001, change order No. 1 to vendor contract 99PWK539 to  
39                  exercise the option period with Mactec, Inc. for providing **professional claims services** for the  
40                  Municipality of Anchorage, Project Management and Engineering Department (\$100,000),  
41                  Purchasing.  
42                  7.       Assembly Memorandum No. AM 432-2001, cooperative purchase of **computer hardware,**  
43                  **software and service** from Government Computer Sales, Inc. for the Municipality of Anchorage,  
44                  Anchorage Police Department (\$38,422), Purchasing.  
45                  8.       Assembly Memorandum No. AM 433-2001, proprietary purchase of **sideload refuse truck** from  
46                  Yukon Equipment, Inc. for the Municipality of Anchorage, Solid Waste Services (\$151,504),  
47                  Purchasing.  
48                  9.       Assembly Memorandum No. AM 434-2001, amendment No. 1 to professional services contract  
49                  with DOWL Engineers for **Chester Creek Trail Project and Fish Creek connections package**,  
50                  Project No. 00-53 (\$80,000), Office of Planning, Development, and Public Works.  
51                  10.       Assembly Memorandum No. AM 435-2001, **1% for Art agreement** with Jim Hirschfield and  
52                  Sonya Ishii for Anchorage Replacement Jail (\$55,800), Cultural and Recreational Services.

53  
54 Ms. Clementson requested this item be considered on the regular agenda. See item 8D.

- 55  
56                  11.       Assembly Memorandum No. AM 436-2001, **1% for Art Agreement** with Kim Brown for  
57                  Anchorage Replacement Jail (\$165,000), Cultural and Recreational Services.

58  
59 Ms. Clementson requested this item be considered on the regular agenda. See item 8D.

- 60  
61                  12.       Assembly Memorandum No. AM 438-2001, recommendation of award to RLS and Associates,  
62                  Inc. for providing professional services to complete a **Transit Route Structure Update** for the  
63                  Municipality of Anchorage, Public Transportation Department (RFP 21-P003) (\$150,000),  
64                  Purchasing.

65  
66 Mr. Van Etten requested this item be considered on the regular agenda. See item 8D.

67  
68                  E.       INFORMATION AND REPORTS:

- 69  
70                  1.       Information Memorandum No. AIM 52-2001, **Executive Appointment Report** for the period of  
71                  July to December 2000 (Harry J. Kieling, Jr., Municipal Manager; David K. F. Otto, Employee  
72                  Relations Director; Katherine H. Giard, Chief Fiscal Officer; John H. Fullenwider, Fire Chief;  
73                  William A. Greene, Municipal Attorney; Michael C. Callahan, Information Systems Director-  
74                  MISD; Craig E. Campbell, Executive Manager-Public Works; James M. Posey, Director-CRS;  
75                  Karen A. Moore, Personnel Director-ER; Richard E. Miller, Controller-Finance; Richard K.  
76                  Payne, Municipal Attorney II; William W. Whitaker, Municipal Attorney II; Douglas H.

1 Askerman, Program & Policy Director-Mgr.; Cheryl L. Frasca, Mgmt. & Budget Director-Mgr.;  
 2 Richard F. Dworsky, Program & Policy Director-Mayor; Dennis C. Fradley, Executive Manager-  
 3 Mayor; Gregory D. Carson, Computer Operations Manager-MISD; Tom L. Pittman, Application  
 4 Services Manager-MISD; Susan R. Fison, Director-Economic Development & Planning ;  
 5 Everett L. Mabry, Program & Policy Director-Public Works; Barton R. Mauldin, Purchasing  
 6 Director; Carol L. Taylor, Special Admin. Assistant II-CPD; Timothy P. Lynch, Librarian-CRS;  
 7 Kenneth Takakuwa, General Services Manager-DHHS; Barbara A. Jones, Municipal Attorney I-  
 8 Equal Rights; Tamara E. DeLucia; Shelley D. Ebenal, Municipal Attorney I; Duane A. Petersen,  
 9 Municipal Attorney I; Nicholas Spiropoulos, Municipal Attorney I; Thomas A. Wilson II,  
 10 Transportation Inspection Manager; Denise M. Burger, Special Admin. Assistant II-Mayor; James  
 11 Buono, Applications Services Manager-MISD; Christopher J. Toomer, Utility Division Manager I-  
 12 ML&P; Vincent D. Mee, Jr., Maintenance Operations Manager-PW; William C. Edwards, Special  
 13 Admin. Asst. I-Airport; Marianne Beckham, Special Admin. Asst. I-CRS, Janice S. Jones,  
 14 Special Admin. Asst. I-CRS; Jerry L. Beale, Special Admin. Asst. I-Mgr.; Arthur S. Eash,  
 15 Special Admin. Assistant I-Mgr.; Betty L. Fauber, Secretary to the Mayor), Employee Relations.

16  
 17 Office of Planning, Development and Public Works Director Craig Campbell requested this item be considered on the regular  
 18 agenda. See item 8D.

19  
 20 Question was called on the motion to approve the remaining items on the consent agenda as amended and it passed.

21  
 22 AYES: Fairclough, Sullivan, Von Gemmingen, Taylor, Van Etten, Traini, Kendall, Tesche, Abney, Tremaine,  
 23 Clementson.  
 24 NAYS: None.

25  
 26 **8. REGULAR AGENDA:**

27  
 28 A. BID AWARDS:

- 29  
 30 1. Assembly Memorandum No. AM 426-2001, recommendation of award to Interstate Security,  
 31 Alaska for furnishing **security guard services** to the Municipality of Anchorage, Facility  
 32 Management Department (ITB 21-B033) (\$441,256.92), Purchasing.

33  
 34 Ms. Von Gemmingen moved, to approve AM 426-2001.  
 35 seconded by Mr. Sullivan,  
 36 and it passed without objection,  
 37

38 Ms. Von Gemmingen asked if it is typical to approve option year periods. Purchasing Officer Bart Mauldin explained that,  
 39 after the initial award is completed, a request will be made for all option years.

- 40  
 41 2. Assembly Memorandum No. AM 427-2001, recommendation of award to various vendors for  
 42 furnishing **various aggregates, soils and asphalt** to the Municipality of Anchorage, Street  
 43 Maintenance Department (ITB 21-B041) (\$753,540), Purchasing.  
 44 a. Assembly Memorandum No. AM 427-2001(A), recommendation of award to various  
 45 vendors for furnishing various aggregates, soils and asphalt to the Municipality of  
 46 Anchorage, Street Maintenance Department (ITB 21-B041) (\$753,540), Purchasing.  
 47 **(addendum)**  
 48

49 Mr. Tremaine moved, to approve AM 427-2001(A).  
 50 seconded by Ms. Taylor,  
 51 and it passed without objection,  
 52

53 Ms. Fairclough moved, to postpone action on AM 427-2001 indefinitely.  
 54 seconded by Mr. Tremaine,  
 55 and it passed without objection,  
 56

- 57 3. Assembly Memorandum No. AM 428-2001, recommendation of award to Alaska Truck Center for  
 58 furnishing **three cab and chassis with 10/12 yard end dumps** to the Municipality of Anchorage,  
 59 Water and Wastewater Utility (ITB 21-B029) (\$261,225), Purchasing.  
 60

61 Office of Planning, Development and Public Works Director Craig Campbell requested this item be postponed to June 5,  
 62 2001.

63  
 64 Mr. Kendall moved, to postpone action on AM 428-2001 to June 5, 2001.  
 65 seconded by Ms. Fairclough,  
 66 and it passed without objection,  
 67  
 68

69 B. ORDINANCES AND RESOLUTIONS FOR INTRODUCTION:

- 70  
 71 1. Ordinance No. AO 2001-102, an ordinance of the Anchorage Municipal Assembly creating the  
 72 **Northwood Transportation Study Area** and imposing a moratorium on building permits for new  
 73 development and on redevelopment which creates identified impacts. The moratorium also applies  
 74 to zoning, site plan, conditional use and platting approvals. The moratorium applies to the area  
 75 bounded by Spenard Road, International Airport Road, and Minnesota Drive and shall be in effect

1 until November 5, 2001 or until the Municipality adopts a study area report, whichever occurs first,  
 2 Assemblymembers Sullivan and Von Gemmingen. *public hearing 6-5-01 6-19-01.* **(addendum)**  
 3 a. Assembly Memorandum No. AM 441-2001.

4  
 5 Mr. Sullivan moved, to introduce AO 2001-102 and set public hearing  
 6 seconded by Ms. Von Gemmingen, for June 5, 2001.

7  
 8 Mr. Sullivan noted he had planned to add a separate ordinance to appropriate \$50,000 to fund the Northwood Transportation  
 9 Study Area, but it appeared other funding may be available. Office of Planning, Development and Public Works Director  
 10 Craig Campbell indicated the Administration wished to review the budget prior to the June 5, 2001 hearing on this item.

11  
 12 Ms. Clementson asked whether this should go to the Planning and Zoning Commission prior to hearing before the Assembly.  
 13 Assistant Municipal Attorney Dennis Wheeler replied that, because the ordinance does not amend the code, that would not be  
 14 necessary. He confirmed there is no ordinance directing implementation of a moratorium on development on private  
 15 property. Ms. Fairclough voiced concern with the legal ramifications of establishing a moratorium on private development.  
 16 Mr. Wheeler stated the moratorium can only survive legal challenge if it deals with a specific topic, provides legal  
 17 justification and a sound policy. Chair Traini asked that Law provide a written response.

18  
 19 Ms. Von Gemmingen asked to be added as co-sponsor of this ordinance.

20  
 21 Mr. Tremaine asked for an explanation of the differences between this study and the pending town center studies. He also  
 22 questioned what effect this ordinance might have on the development community. Mr. Tesche requested historical  
 23 information about the study area and whether it is an existing neighborhood or region of Anchorage.

24  
 25 Ms. Clementson felt the Assembly should have adequate information, such as the packets typically prepared by the Planning  
 26 Department for cases before the Planning and Zoning Commission, before acting on this item. Mr. Sullivan requested the  
 27 assistance of the Planning Department in compiling a complete packet of information to be provided to all Assembly  
 28 members. Office of Planning, Development and Public Works Director Craig Campbell indicated it would not be possible  
 29 for the Planning Department to produce a full packet within a two-week time frame.

30  
 31 Ms. Von Gemmingen explained a railroad will be going through this neighborhood to the airport, there is a planned parking  
 32 lot, and heavy industrial traffic is currently traveling next to playgrounds, a school, and the community center. Those factors  
 33 support the need for this study.

34  
 35 Mr. Van Etten asked what the time frame was for the West Anchorage District Plan envisioned by the Anchorage 2020  
 36 Comprehensive Plan. Planning Department Director Sue Fison indicated that plan was not scheduled until 2002 or 2003.

37  
 38 Mr. Sullivan moved, to amend the motion to schedule the hearing  
 39 seconded by Ms. Von Gemmingen, for June 19, 2001.  
 40 and it passed without objection,

41  
 42 Question was called on the motion to introduce AO 2001-102 and set for public hearing on June 19, 2001 and it passed  
 43 without objection.

44  
 45 C. RESOLUTIONS FOR ACTION:

- 46  
 47 1. Resolution No. AR 2001-149, a resolution of the Municipality of Anchorage **recommending the**  
 48 **State of Alaska amend certain provisions in Alaska Statute Title 28** to allow municipalities to  
 49 increase the penalties for driving while license suspended, revoked, or cancelled and to allow the  
 50 impound and forfeiture of vehicles used in the offense, Assemblymember Traini and Fairclough.

51  
 52 Mr. Tesche moved, to approve AR 2001-149.  
 53 seconded by Ms. Taylor,  
 54 and it passed without objection,

55  
 56 Mr. Tesche asked whether Anchorage, as a home rule municipality, is prohibited from this form of enactment and must go to  
 57 the state Legislature for permission. Assistant Municipal Attorney Dennis Wheeler responded that amendments to Alaska  
 58 Statutes, Title 28 are required in order for the Municipality to exercise the intent of the ordinance passed dealing with this  
 59 issue.

- 60  
 61 2. Resolution No. AR 2001-150, a resolution of the Anchorage Municipal Assembly appropriating  
 62 \$3,000 from Areawide General Fund (101) Balance to NonDepartmental to provide a grant to the  
 63 Spenard Community Council as a **contribution to assist the Doo Dah Parade expenses**,  
 64 Assemblymember Sullivan.  
 65 a. Assembly Memorandum No. AM 440-2001.

66  
 67 Mr. Tesche moved, to approve AR 2001-150.  
 68 seconded by Ms. Fairclough,  
 69 and it passed without objection,

70  
 71 Mr. Tesche asked for an explanation of the rationale for this resolution. Mr. Sullivan explained the Spenard Street Fair,  
 72 which generated revenues to support the Doo Dah Parade, has generally been held in association with the parade, however,  
 73 the fair was canceled this year. This is a one-time appropriation to ensure the parade occurs this year.



1  
2 Mr. Van Etten moved, to approve AM 438-2001.  
3 seconded by Ms. Von Gemmingen,  
4 and it passed without objection,  
5

6 Mr. Van Etten supported the language in the memorandum from the Public Transportation Department to “develop a  
7 comprehensive financial plan to fund public transportation services.”  
8

9 E. INFORMATION AND REPORTS:

- 10  
11 1. Information Memorandum No. AIM 52-2001, Executive Appointment Report for the period of  
12 July to December 2000 (Harry J. Kieling, Jr., Municipal Manager; David K. F. Otto, Employee  
13 Relations Director; Katherine H. Giard, Chief Fiscal Officer; John H. Fullenwider, Fire Chief;  
14 William A. Greene, Municipal Attorney; Michael C. Callahan, Information Systems Director-  
15 MISD; Craig E. Campbell, Executive Manager-Public Works; James M. Posey, Director-CRS;  
16 Karen A. Moore, Personnel Director-ER; Richard E. Miller, Controller-Finance; Richard K.  
17 Payne, Municipal Attorney II; William W. Whitaker, Municipal Attorney II; Douglas H.  
18 Askerman, Program & Policy Director-Mgr.; Cheryl L. Frasca, Mgmt. & Budget Director-Mgr.;  
19 Richard F. Dworsky, Program & Policy Director-Mayor; Dennis C. Fradley, Executive Manager-  
20 Mayor; Gregory D. Carson, Computer Operations Manager-MISD; Tom L. Pittman, Application  
21 Services Manager-MISD; Susan R. Fison, Director-Economic Development & Planning ;  
22 Everett L. Mabry, Program & Policy Director-Public Works; Barton R. Mauldin, Purchasing  
23 Director; Carol L. Taylor, Special Admin. Assistant II-CPD; Timothy P. Lynch, Librarian-CRS;  
24 Kenneth Takakuwa, General Services Manager-DHHS; Barbara A. Jones, Municipal Attorney I-  
25 Equal Rights; Tamara E. DeLucia; Shelley D. Ebenal, Municipal Attorney I; Duane A. Petersen,  
26 Municipal Attorney I; Nicholas Spiropoulos, Municipal Attorney I; Thomas A. Wilson II,  
27 Transportation Inspection Manager; Denise M. Burger, Special Admin. Assistant II-Mayor; James  
28 Buono, Applications Services Manager-MISD; Christopher J. Toomer, Utility Division Manager I-  
29 ML&P; Vincent D. Mee, Jr., Maintenance Operations Manager-PW; William C. Edwards, Special  
30 Admin. Asst. I-Airport; Marianne Beckham, Special Admin. Asst. I-CRS, Janice S. Jones,  
31 Special Admin. Asst. I-CRS; Jerry L. Beale, Special Admin. Asst. I-Mgr.; Arthur S. Eash,  
32 Special Admin. Assistant I-Mgr.; Betty L. Fauber, Secretary to the Mayor), Employee Relations.  
33

34 Mr. Tremaine moved, to postpone action on AIM 52-2001 indefinitely.  
35 seconded by Ms. Clementson,  
36 and it passed without objection,  
37

38 Mayor Wuerch announced the appointments to various boards and commissions approved on this evening’s agenda.  
39

40 Ms. Von Gemmingen moved, to change the order of the day to consider items 14A,  
41 seconded by Mr. Sullivan, AM 260-2001.  
42 and it passed without objection,  
43

44 Assembly Memorandum No. AM 260-2001, certification of the May 1, 2001, Municipal Runoff and  
45 Special Elections, Clerk’s Office.  
46

47 Ms. Von Gemmingen requested a report from the Election Commission. Marie Lastufka, Chair of the Election Commission  
48 presented the results of the May 1, 2001 run-off election.  
49

50 Ms. Abney moved, to certify the run-off and special elections of  
51 seconded by Ms. Taylor, May 1, 2001.  
52 and it passed without objection,  
53

54 Ms. Von Gemmingen congratulated Tim Steele on his election. She thanked Pat Abney for her many years of service on the  
55 Assembly. A gift, pin, and plaque were presented to Ms. Abney. Comments were made by each Assembly member, Mayor  
56 Wuerch, the Girdwood Board of Supervisors, and former Assembly members Jim Barnett and Mark Begich thanking Ms.  
57 Abney for her years of service. Ms. Abney gave parting comments.  
58

59 A gavel was presented to Ms. Von Gemmingen in recognition of her service as Chair of the Assembly.  
60

61 Janice Shamberg was sworn in by Judge Reese.  
62

63 The meeting recessed at 6:50 p.m. and reconvened at 7:20 p.m.  
64

65 Chair Traini announced that item 11.B, AO 2001-91 rescinding AO 2000-161 repealing the tax exemption for cigarettes and  
66 other tobacco products would not be heard this evening. He also announced item 13.A, appeal of case S-10625, Eagle  
67 Crossing Subdivision, would not be heard this evening, but would be heard at a special meeting scheduled for May 22, 2001  
68 at 4:00 p.m.  
69

70 **9. OLD BUSINESS AND UNFINISHED ACTION ON PUBLIC HEARING ITEMS:**

- 71  
72 A. **NOTICE OF RECONSIDERATION: Information Memorandum No. AIM 51-2001, settlement**  
73 **agreement with Hickel Investment Company, Finance Department.**  
74 (ACCEPTED 5-8-01; NOTICE OF RECONSIDERATION WAS GIVEN BY MS. CLEMENTSON 5-9-  
75 01)

- 1 B. Information Memorandum No. AIM 42-2001, **Sole Source Procurement Report** for the month of March  
 2 2001, Purchasing.  
 3 (CARRIED OVER FROM 4-24-01 AND 5-8-01)
- 4 C. Assembly Memorandum No. AM 401-2001, amendment No. 1 to professional services contracts for 'Year  
 5 2000 term contracts for **professional landscape architectural and engineering services**, Cultural and  
 6 Recreational Services.  
 7 (POSTPONED FROM 5-8-01)
- 8 D. Resolution No. AR 2001-138, a resolution of the Anchorage Municipal Assembly **supporting the use of**  
 9 **interim board and commission members to fill vacancies which have been open for more than sixty**  
 10 **days**, Assemblymembers Fairclough and Von Gemmingen.  
 11 (POSTPONED FROM 4-24-01; CARRIED OVER FROM 5-8-01)
- 12 E. Resolution No. AR 2001-139, a resolution of the Anchorage Municipal Assembly **directing the**  
 13 **Administration to complete a major update of the Anchorage Bowl Long-Range Transportation Plan**  
 14 by May 1, 2002, Assemblymember Fairclough.  
 15 1. Assembly Memorandum No. AM 424-2001, AR 2001-139; a resolution adopting a new 2004  
 16 Anchorage Bowl Long-Range Transportation Plan, Office of Planning, Development and Public  
 17 Works.  
 18 (CARRIED OVER FROM 4-24-01 AND 5-8-01)

19  
 20 Items 9A through 9E were considered later in the meeting. See item 15, unfinished agenda.

- 21  
 22 F. Ordinance No. AO 2001-85, an ordinance of the Municipality of Anchorage amending Anchorage  
 23 Municipal Code Section 11.20.037 to permit the Transportation Commission to **issue a limited number of**  
 24 **non-transferable permits to meet the needs of the disabled community** for demand-response  
 25 transportation; to require specialized equipment be repaired within 96 hours; amending AMC 11.30.020C to  
 26 provide vehicles permitted pursuant to Subsection 11.20.037F, shall maintain current certifications in first  
 27 aid, CPR, sensitivity training and securing wheelchair devices; and amending Anchorage Municipal Code of  
 28 Regulation Section 11.10.004 to provide the specialized equipment in vehicles permitted pursuant to  
 29 Subsection 11.20.037F shall be in a safe, operable condition, Municipal Manager/Transportation Inspection.  
 30 1. Assembly Memorandum No. AM 355-2001.  
 31 (POSTPONED FROM 5-8-01)

32  
 33 This item was not considered during this meeting. See minutes of May 22, 2001.

- 34  
 35 G. Resolution No. AR 2001-86, a resolution of the Anchorage Municipal Assembly urging the Anchorage  
 36 Parking Authority to **continue allowing use of the city-owned parking lot on Third Avenue between C**  
 37 **and E Streets for Fur Rendezvous activities**, Assemblymembers Sullivan and Kendall.  
 38 (POSTPONED FROM 3-20-01)
- 39 H. Assembly Memorandum No. AM 208-2001, Port of Anchorage Tariff Revisions-**New Port of Anchorage**  
 40 **Terminal Tariff No. 5**, Port of Anchorage.  
 41 1. Information Memorandum No. AIM 25-2001.  
 42 (POSTPONED FROM 2-27-01 AND 3-27-01; CARRIED OVER FROM 4-17-01, 4-24-01, AND 5-8-01)

43  
 44 Items 9A through 9E were considered later in the meeting. See item 15, unfinished agenda.

- 45  
 46 I. Ordinance No. AO 2001-55, an ordinance of the Anchorage Assembly amending Anchorage Municipal  
 47 Code Section 14.60.030 to provide a civil fine schedule for Sections 8.35.020 (Sale of Drug Paraphernalia),  
 48 8.35.025 (Possession of Drug Paraphernalia) and 8.35.030 (Penalty; Additional Remedies) and providing for  
 49 the **forfeiture of drug paraphernalia**, Legal Department.  
 50 1. Assembly Memorandum No. AM 190-2001.  
 51 (POSTPONED FROM 3-20-01; CARRIED OVER FROM 4-17-01, 4-24-01, AND 5-8-01)

52  
 53 This item was not considered during this meeting. See minutes of May 22, 2001.

54  
 55 **10. APPEARANCE REQUESTS:** None.

56  
 57 **11. CONTINUED PUBLIC HEARINGS:**

- 58  
 59 A. Resolution No. AR 2001-108, a resolution **selecting a site for a new high school in Eagle River**, to consist  
 60 of approximately 50 acres, described as Tract C, Eagle Bluff Subdivision, and BLM Lots 88 (portion), 90,  
 61 91 (portion), 106 (portion), 107 through 111, 112 (portion), and 124 through 127, in the SE 1/4 of Section  
 62 14, Township 14N, Range 2W, Seward Meridian, Alaska, and generally located on Yosemite Drive, north of  
 63 the Hiland Road-Eagle River Loop Road intersection, and east of the New Glenn Highway, Planning  
 64 Department.  
 65 1. Assembly Memorandum No. AM 354-2001.  
 66 (CARRIED OVER FROM 5-8-01)

67  
 68 Chair Traini opened the public hearing and asked if anyone wished to speak.

69  
 70 JOE VICENTE, developer of Eagle Pointe Subdivision located immediately east of the petition site, offered his full support  
 71 for the selection of the proposed site for a new high school in Eagle River. He noted the Comprehensive Plan identifies this  
 72 site for a high school and the site was reserved by the Assembly in 1994 for that use. He offered a resolution of support from  
 73 the Eagle Pointe Homeowners Association.

1 SARAH WRIGHT supported the selection of the proposed site, noting that although this site is near a former waste disposal  
2 site, it is topographically above that site and should experience no contamination issues. She also noted the site is located on  
3 a major, State-improved roadway and is on city sewer and water.

4  
5 CHRISTAL KENNEDY, Eagle River Valley Community Council education representative, supported the selection of the  
6 proposed site, feeling that the questions about the site had been adequately addressed.

7  
8 BECKY BRAUNSTEIN, a senior at Chugiak High School, supported the selection of the proposed site.

9  
10 Chair Traini asked if anyone else wished to speak. There was no one, and he closed the public hearing.

11 Mr. Kendall moved, to approve AR 2001-108.  
12 seconded by Ms. Fairclough,

13  
14  
15 Mr. Kendall supported his motion.

16  
17 Issues of road congestion were addressed by Planning Department member Cathy Hammond. She also explained that three  
18 sites were initially considered for the proposed high school, however, two were either not available, given the timeline for the  
19 proposed high school construction, or were not serviced by public utilities. A decision was made, and it was supported by the  
20 Joint School Site Selection Committee, to proceed with the evaluation of a single site. Ms. Hammond also addressed the  
21 proximity of the site to the former waste disposal site with regard to methane gas and indicated the Anchorage School District  
22 will proceed with an assessment specifically addressing that concern. Ms. Hammond lastly addressed the location of the  
23 correctional center across from the school site and the intent to maximize separation between the two facilities. Ms.  
24 Fairclough asked for information on the sex offender program located at the correctional facility. Ted Kennedy, Facilities  
25 Manager for the Department of Corrections, explained there is a female offender program on one side of the facility and a  
26 male sex offenders on the other side. He indicated the latter is a manageable population.

27  
28 Ms. Clementson supported the site selection, but noted the report provided to the Assembly discussed flat or declining  
29 enrollment in elementary and junior high schools.

30  
31 Question was called on the motion to approve AR 2001-108 and it passed.

32  
33 AYES: Fairclough, Sullivan, Von Gemmingen, Taylor, Van Etten, Traini, Kendall, Tesche, Shamberg, Tremaine,  
34 Clementson.

35 NAYS: None.

36  
37 B. Ordinance No. AO 2001-91, an ordinance of the Anchorage Municipal Assembly **rescinding AO 2000-161**  
38 **repealing the tax exemption for cigarettes and other tobacco products** acquired within the Municipality  
39 and transported for resale outside the Municipality, Assemblymember Traini.

40 1. Assembly Memorandum No. AM 425-2001, repeal of tobacco tax exemption in AMC 12.40,  
41 Finance.

42 (CARRIED OVER FROM 5-8-01)

43  
44 Municipal Attorney Bill Greene advised the Assembly to postpone this item in order to correct the title of the ordinance.

45  
46 Mr. Tesche moved, to postpone AO 2001-91 to June 19, 2001.  
47 seconded by Ms. Clementson,  
48 and it passed without objection,

49  
50 C. Resolution No. AR 2001-121, a resolution of the Municipality of Anchorage appropriating up to \$453,000  
51 from the Areawide General Fund (101) Balance to the Department of Finance to provide a **tentative**  
52 **settlement agreement with low income housing properties** regarding real property tax appeals, Finance.

53 1. Assembly Memorandum No. AM 371-2001.

54 (CARRIED OVER FROM 5-8-01)

55  
56 Chair Traini opened the public hearing and asked if anyone wished to speak.

57  
58 MARY JANE MICHAEL with Anchorage Neighborhood Housing Services (ANHS), asked that the many people attending  
59 the meeting to request support of the proposed property tax settlement raise their hands. She explained there is no greater  
60 basic human need than housing. She explained ANHS is not in business to make a profit, but rather has a mission to meet the  
61 social needs of the community. She stated the affordable properties involved in this appeal had been subject to tax increases  
62 in excess of \$100,000 per year and appealed to the Board of Equalization three years in a row. The properties were  
63 developed and financed under one tax structure and, with the arrival of a new Tax Assessor in 1997, were subjected to taxes  
64 far exceeding the restricted rents.

65  
66 Ms. Clementson understood from information she received that increased taxation on affordable housing had stagnated  
67 development of that type causing the loss of federal dollars. However, three existing developments had used Low Income  
68 Housing Tax Credits (LIHTC) since that time. MARK ROMIG with the Alaska Housing Finance Corporation explained  
69 Tyee and Woodside were funded with LIHTC; Panoramic View and Richardson Vista were not LIHTC projects. He noted  
70 there has been no local investment in low income housing; the former were funded by investors outside of the state.

71  
72 Ms. Clementson asked whether Ms. Michael would agree to a requirement for an annual review of tenant income so that  
73 residents of LIHTC properties whose incomes had increased above the low-income level might be asked to vacate their unit.  
74 JEFF JUDD explained the income eligibility requirements for tenants of LIHTC properties are audited annually by AHFC on  
75 behalf of the IRS and carry strict penalties for violation. He indicated an income analysis was done of the roughly 1,100  
76 units owned or managed by Anchorage Mutual Housing Association that found very few families stay in these properties

1 when their incomes rise above the limits. He indicated that, under IRS and federal funding guidelines, a tenant cannot be  
2 forced out of a property if their income rises above the eligibility limit. MS. MICHAEL noted that, particularly in the case of  
3 single room occupancy properties, there is real motivation for residents to move up and out of these properties.

4  
5 VINCENT VITALE expressed concern about the process by which the settlement was reached. He noted he inquired of the  
6 Administration which properties would fail if the assessed taxation was not returned and the Administration responded  
7 essentially that it was not relevant to settlement discussions whether affordable housing would or would not be maintained.  
8 He suggested the Assembly postpone this matter to conduct a work session with the Board of Equalization, Municipal  
9 Assessor, and the attorney who had worked on this issue on behalf of the Board of Equalization. He further suggested that  
10 there be a confidential work session with the Administration regarding the tax settlement issue. He noted 11 cases  
11 challenging this taxation methodology had gone to supreme courts in other states and 10 upheld the methodology.

12  
13 NEIL THOMAS, member of the Board of Equalization, questioned the process by which this matter was before the  
14 Assembly. He explained State law says the Assembly's job is to resolve any dispute between a taxpayer and the  
15 Municipality about full and true value, which is done through the Board of Equalization. He indicated the Board and  
16 appellants created a detailed record of the appeal that was now before the Assembly. It was debated in public session, and  
17 the Board rendered well considered findings of fact and conclusions of law. He asked that the appeal be allowed to be  
18 concluded by a court of law.

19  
20 Ms. Clementson noted Weidner Investment submitted a letter indicating they have 22 appeals for 2000 and 2001 pending  
21 before the Board of Equalization. Mr. THOMAS felt the role of the Board was to remain neutral in appeals and to render an  
22 equitable decision after a fair hearing. Mr. Sullivan asked whether Mr. Thomas was on the Board when there were appeals  
23 by affordable housing providers in past years and they prevailed in court. Mr. THOMAS replied he was not, but he heard  
24 testimony in that regard. Mr. Sullivan asked if it was not reasonable for a property owner to rely on previous court decisions.  
25 Mr. THOMAS responded that the Board or the Assembly are in a position to either agree or disagree with the Assessor's  
26 methodology and that decision can be appealed to the courts.

27  
28 KYLE HOWARD, president of the Resident Council at Spruce View, explained that property is occupied by single parent  
29 families, traditional families, and people in many lines of work, all of whom work to give their children hope for the future  
30 and a better life. He explained his home is clean and safe, but not luxurious.

31  
32 SILVINA BARREIRO, resident of Spruce View, stated there are over 120 school-age children living at that property and all  
33 its residents are hard-working. She indicated she had to move her young family 17 times before moving to Spruce View.  
34 She stated she is hard-working and well educated and she wished to give her children an improved quality of life.

35  
36 In response to questioning by Mr. Tremaine, Ms. BARREIRO explained that rent on her current apartment does not increase  
37 over time, as was the case in previous apartments that became unaffordable to her. Also in response to a question from Mr.  
38 Tremaine, she indicated there is after-school care at Spruce View that provides supervision, a snack, and help with homework  
39 and computer skills. In response to questioning by Ms. Clementson, Ms. BARREIRO indicated there is no charge for the  
40 child care and that her rent does not include gas or electric. She also responded it was her perception that rents may be  
41 increased and/or affordable housing may be sold to for-profit entities because the current owners would be unable to support  
42 it, if the tax settlement is not approved.

43  
44 RACHEL SPERRY stated she operates the after-school program at Spruce View as an AmeriCorps volunteer through  
45 Anchorage Mutual Housing. She explained she is married and college-educated, her husband is a college graduate, and she  
46 has three children. She stated one paycheck a month goes to her rent and an increase in rent would not be affordable.

47  
48 In response to questioning by Ms. Clementson, Ms. SPERRY voiced concern that her rent may be raised or she may have to  
49 move, if this tax settlement is not approved.

50  
51 CHESTER BARFIELD, resident at Loussac-Sogn, stated he had previously lived in a state assisted-living facility and was  
52 much happier living at Loussac-Sogn. He indicated the property is clean and secure. He expressed fear that his rent would  
53 be raised, if this tax settlement is not approved, which would be difficult for him as he had a limited income.

54  
55 COLLEEN BICKFORD with the U.S. Department of Housing and Urban Development (HUD) stated HUD invested nearly  
56 \$34 million in Anchorage last year for affordable housing and community and economic development. Approximately \$8  
57 million of that total went directly to local government. She explained federal dollars bring requirements, some of which  
58 address obstacles to meeting underserved needs, encouraging affordable housing, and providing job and employment training  
59 for low-income people. A July, 1999 letter from HUD to the Municipality communicated HUD's expectation that the  
60 Municipality live up to its pledge to foster and maintain affordable housing and to remove barriers to affordable housing and  
61 that, if this was not done, future funding could be impacted. She noted that at least one of two affordable housing projects  
62 located in downtown Anchorage is likely to go out of business, if this tax settlement is not approved, putting 24 households  
63 on the streets. She noted the State Legislature ensured a permanent resolution to the issue of tax assessment and the  
64 Assembly could re-commit to the municipality's pledge to preserve affordable housing stock and foster affordable housing by  
65 approving this settlement.

66  
67 In response to questioning by Mr. Kendall, Ms. BICKFORD explained the federal HOME dollars that come to the  
68 Municipality carry a number of requirements. She further responded there are many efforts to resolve outstanding match  
69 issues involving HOME dollars. She encouraged the Assembly to approve the settlement for the benefit of the families who  
70 may be impacted by a decision to not support the settlement. In response to a question from Mr. Kendall regarding some  
71 other mechanism by which the Municipality could satisfy HUD's requirements, Ms. BICKFORD stated the Municipality  
72 could grant monies to nonprofits in order to meet that tax burden.

73  
74 In response to questioning by Ms. Clementson regarding whether it was HUD's official position that the Municipality needed  
75 to change its approach to taxation of these properties, Ms. BICKFORD explained HUD grants money to the local jurisdiction  
76 and expects the jurisdiction to run programs within regulatory guidelines. The 1999 letter from HUD reminded the

1 Municipality of its pledge regarding affordable housing and that it appeared the decision on tax assessments may constitute a  
2 barrier to affordable housing in Anchorage.  
3

4 In response to questioning by Ms. Taylor, Ms. BICKFORD described the income level criteria of various housing projects  
5 and noted that various layers of investment in a project typically carry more restrictions. Annually, the Municipality receives  
6 approximately \$3 million to do affordable housing and community development activities; the city and groups within the city  
7 can apply for other federal funding.  
8

9 In response to questioning by Mr. Tremaine, Municipal Attorney Bill Greene stated AO 2001-59 had passed the Assembly.  
10 The effect of that ordinance was to retroactively implement the State's standard back to 1998. Through Chief Fiscal Officer  
11 Kate Giard, Mr. Tremaine confirmed that the settlement amount was substantially less than what the ordinance would require  
12 the city to refund. Ms. Clementson noted the next action before the Assembly is to repeal that ordinance because it oversteps  
13 the bounds of state law, which put a taxation policy into effect January 1, 2001.  
14

15 JAN SIEBERTS, the individual in charge of all income property lending for the state of Alaska for the National Bank of  
16 Alaska, stated the Municipality filed a housing plan with HUD during the administration of former Mayor Fink requesting  
17 that the banking community assist in the development of rental housing for low-income residents with the use of LIHTC.  
18 The banking community responded and a number of rental properties were developed. Stable taxation was assumed, based  
19 on historic methods of taxing income properties. During a subsequent administration, the Municipal Assessor changed that  
20 taxation methodology and assessed the properties at unrealistic values. He explained LIHTC are a form of federal grant  
21 administered by banks for the development of affordable housing for low-income individuals. He indicated that no  
22 affordable housing projects were in planning stages due to the Assessor's actions, yet demand for this housing was  
23 increasing. He noted that no other west coast state charges any property taxes against nonprofits offering this type of  
24 housing.  
25

26 In response to a question from Mr. Kendall, Mr. SIEBERTS indicated NBA contributed \$1.8 million to nonprofit  
27 organizations, not including \$400,000 re-invested into a LIHTC property serving very low-income individuals. He indicated  
28 he is also a director of the Federal Home Loan Bank of Seattle, 10% of the profits of which are dedicated to grants for  
29 affordable housing projects, much of which has come into Alaska.  
30

31 Ms. Clementson noted the tax difference involved in three LIHTC projects in which NBA was invested was \$170,000. She  
32 asked what would happen to the tax credits held by NBA if those projects default. Mr. SIEBERTS was unsure because he  
33 was not aware of any project that had gone into default. Ms. Clementson asked if the bank would have to repay the federal  
34 government for the value of the tax credits received. Mr. SIEBERTS was not aware this was the case.  
35

36 CHRISTY CLEAVER explained she became a resident of Stephen's Park Apartments on the last day she and her three  
37 children were in a shelter. She indicated the criterion used by private landlords exclude many who are in a situation such as  
38 hers. She indicated she was putting herself through school and would have a nursing degree in two years because she was  
39 paying a rent she could afford. She expressed her intent to move onto other housing when her income increased.  
40

41 LYNN FELLOWS asked that the Assembly support affordable housing, without which many people would be without  
42 homes. She indicated she was in shelters, hotels, and motels for eight months before moving into Loussac-Sogn.  
43

44 KRISTE LOWER, resident of The Mallory, believed she was eligible for five of 200 rentals contained in the classified ads.  
45 She indicated she is on the Board of Directors for AMHA. She indicated she had nearly finished her degree. She explained,  
46 after incurring a head injury, she was unable to locate affordable housing until finding The Mallory.  
47

48 VADA, a resident of Loussac-Sogn in downtown Anchorage, explained she chose this housing in order to be near public  
49 transportation. She commented on the quality of the housing at Loussac-Sogn and explained this environment provided her  
50 the stability to improve her life.  
51

52 DANIEL JOHNSTON, employee of AMHA, stated he had been involved with rental property for 30 years and it had been  
53 his experience that when taxes are raised, profits drop, and maintenance is decreased. He stated AMHA's properties are well  
54 maintained in order that residents can have dignity and respect. He noted 88% of the residents at Hampstead Heath, where he  
55 worked, were single mothers who would have no other housing alternative if this property defaulted.  
56

57 ELEANOR ANDREWS, AMHA Board member since 1989, explained Panoramic View was a dispossessed property in 1989  
58 that went to ANHS for assistance in its management. She explained that, during her tenure on the AMHA Board, properties  
59 have been bought and rehabilitated throughout the municipality. In addition to housing, programs are developed for residents  
60 of these properties. She explained that residents of Mutual Housing properties are obligated to do something for the  
61 properties, which keeps maintenance costs low. She asked the Assembly to support the tax settlement.  
62

63 Ms. Clementson asked if Panoramic View is a LIHTC property. Ms. ANDREWS responded that property is a low-income  
64 mutual housing property. She indicated AMHA has a corpus of 1,200 properties, some of which are LIHTC properties. She  
65 noted these properties have revitalized the neighborhoods in which they are located, have not disadvantaged private  
66 landowners, and have provided housing for people who otherwise would not have it.  
67

68 SUSAN LONGLY stated that many residents of Spruce View move out of the property and become homeowners, providing  
69 a stronger tax base for Anchorage.  
70

71 KIMBERLY JEROW stated AMHA addresses social needs that are not addressed in traditional housing, such as personal  
72 finance and homeownership classes. She felt it would be unfair to evict people whose incomes might increase after entering  
73 low-income housing.  
74

75 MIKE CUFFLE stated he was homeless until becoming a resident of AMHA housing. He explained he was injured, but was  
76 healing, and would be going back to work and perhaps starting a small business.

1  
2 JEFF JUDD, Executive Director of the Anchorage Mutual Housing Association (AMHA), explained the decision before the  
3 Assembly was one of policy to support affordable housing in Anchorage. The appellants were requesting consistency of  
4 social policy and tax policy that has been applied since the properties were developed on behalf of the investors in those  
5 properties. He noted that the law had not changed, only the interpretation of the law on the part of the Assessor had changed.  
6 He offered a chronological order of taxes paid on AMHA's properties from 1995 through 2000.

7  
8 The meeting recessed at 9:30 p.m. and reconvened at 9:40 p.m.

9  
10 In response to questions from Ms. Clementson, Mr. JUDD indicated that what limited revenue is derived from the properties  
11 is re-invested into the properties. He also clarified that, of the 11 properties at issue, six were LIHTC properties and five  
12 were not; however, all were low-income properties that serve families in the community. Chief Fiscal Officer Kate Giard  
13 confirmed this was the case. Municipal Attorney Bill Greene confirmed Ms. Clementson's understanding that state law only  
14 addressed LIHTC properties. Ms. Clementson asked why a \$100 application fee is charged for residents at Spruce View.  
15 Mr. JUDD replied that fee was charged when the property opened to cover administrative costs associated with income  
16 eligibility requirements, but that has not been done for a number of years.

17  
18 GAIL CHAMBERS read a letter from Dean Weidner with Weidner Investment Services, owner/operator of 2,200 apartment  
19 units in Anchorage. Mr. Weidner understood his company was one of the top 10 property taxpayers in Anchorage and had  
20 22 tax appeals for 2000 and 2001 before the Assessor. He indicated it was his understanding that, with the exception of The  
21 Highlands, his apartments compete for the same tenant market as the properties asking for this tax assessment settlement. He  
22 indicated his properties house many Section 8 clients and have low-income restricted units but he had never received a tax  
23 rebate or had his taxes lowered. He claimed the investors in affordable housing had already benefited from partnership fees,  
24 commissions, partnership shares, and income tax savings. He indicated a property tax rebate was never anticipated at the  
25 outset of those investments.

26  
27 LORI PAPE supported affordable housing and asked for equal treatment for all landowners. She supported the concept of  
28 paid volunteerism and felt that taxes should be paid. She remarked on the participation of several of the affordable housing  
29 properties in the military set-aside program.

30  
31 CHARLES JACKSON, President of the AMHA Board of Directors, explained that his diabetic goddaughter, who is disabled,  
32 could not find an apartment to rent from private landlords. She was directed to AMHA, which provided her housing.

33  
34 WILEY BROOKS, representing the Alaska Property Owners Association, indicated the Association was opposed to special  
35 treatment on property taxes. He stated the issue before the Assembly was whether a proper process had been followed, not  
36 that people may be put on the street without approval of the proposed settlement. He commented that the investors in the  
37 properties in question were sophisticated and were aware government officials could not make long-range guarantees. He  
38 questioned whether there had been studies of how many Anchorage residents need subsidized housing and whether a bank  
39 should be successful in getting the Municipality to reduce taxes when they have put too much debt service on a property. He  
40 also questioned what would be done with the money received in the settlement.

41  
42 In response to a question from Mr. Kendall, Mr. BROOKS indicated that many landowners offer rents that are comparable to  
43 those offered by ANHS.

44  
45 DAVID GARRISON, owner of 50 rental units, indicated he had attempted to keep rental rates stable, regardless of increases  
46 in his property taxes. He indicated that low-income housing units are able to charge significantly reduced rents compared  
47 with private sector rentals and the units have amenities that private sector properties cannot provide.

48  
49 PELTON GAUDY, owner of a duplex on East 74th Avenue, indicated he had to turn away many potential tenants because  
50 they could not afford the rental he was charging. He was grateful there was decent housing available to those individuals.

51  
52 JEROME PAPE stated he makes housing available to low- to moderate-income persons without use of tax credits. He noted  
53 that LIHTC accounts for 60% of all new multi-family development in the U.S. He ventured that banks support this program  
54 because there is a great deal of money available with little risk and early return. He questioned the benefit of the proposed  
55 tax settlement. He asked that the Assembly support the Board of Equalization or, in the alternative, postpone its decision in  
56 order to set up a work session with property owners who could educate its members on this issue.

57  
58 Ms. Fairclough moved, to extend the public hearing to 10:45 p.m. for this  
59 seconded by Mr. Tremaine, item and 12.B, AR 2001-144.

60  
61 Ms. Von Gemmingen moved, a substitute motion to extend the public hearings  
62 seconded by Ms. Clementson, to 11:30 p.m.

63  
64 The substitute motion failed with three members dissenting.

65  
66 Question was called on the motion to extend the public hearing to 10:45 p.m. and it passed without objection.

67  
68 DAVID McCABE, Chair of the Board of Equalization, explained the matter before that Board was essentially whether the  
69 benefits accrued to the limited partners in the properties in question could be included in the valuation. Both the Assessor  
70 and the property owners' representatives cited legal cases and the Board retained an attorney to research those cases. The  
71 Board's attorney reported that, in the great majority of cases, benefits accruing to limited partners could be considered in the  
72 valuation for taxes purposes. On that basis, the Board denied all the appeals. However, the values denied were significantly  
73 reduced from the original assessments. He noted that a settlement by the city will not change the assessed valuations. The  
74 Superior Court is the venue in which such questions should be heard. He requested that the Assembly postpone this matter to  
75 review the record of the appeals.

1 Mr. Sullivan remarked on the change in taxation methodology applied to the properties in question by the Municipal  
2 Assessor's office. Mr. McCABE indicated he had not been part of that and could not testify to the former methodology or  
3 the change in methodology.

4  
5 DEANNA ESSERT stated that, as an owner of income-producing property, she had appealed her property assessment and  
6 pursued the process established by the Board of Equalization. She resented special treatment for a special interest group.  
7 She understood she had the right to file an appeal in Superior Court, should her appeal before the Board fail. She understood  
8 the owners and mortgage-holders on the LIHTC properties have filed such an appeal with Superior Court. She objected to  
9 the inequity in the proposed tax settlement, which she characterized as a political, not a judicial, settlement.

10  
11 Chair Traini asked if anyone else wished to speak. There was no one, and he closed the public hearing.

12  
13 Ms. Fairclough moved, to change the order of the day to hear item 12B.  
14 seconded by Mr. Tremaine,  
15 and it passed without objection,  
16

17 (Clerk's Note: The Assembly returned to consideration of AR 2001-121 immediately after acting on AR 2001-144.)

18  
19 Resolution No. AR 2001-144, a revision of the 2001 General Government Operating Budget appropriating  
20 \$150,000 from Anticipated Unearned Revenue to the Development Services Department to fund Change  
21 Order No. 2 to **professional services contract for plan review services**, PO 202240, to Degenkolb  
22 Engineers, Development Services Department.  
23 1. Assembly Memorandum No. AM 407-2001.  
24

25 Chair Traini opened the public hearing and asked if anyone wished to speak. There was no one, and he closed the public  
26 hearing.

27  
28 Ms. Fairclough moved, to approve AR 2001-144  
29 seconded by Mr. Tremaine,  
30

31 Question was called on the motion to approve AR 2001-144 and it passed.

32  
33 AYES: Fairclough, Sullivan, Von Gemmingen, Taylor, Van Etten, Traini, Kendall, Tesche, Shamberg, Tremaine,  
34 Clementson.  
35 NAYS: None.  
36

37 Ms. Fairclough moved, to return to item 11C, AR 2001-121.  
38 seconded by Ms. Taylor,  
39 and it passed without objection,  
40

41 Ms. Fairclough moved, to postpone AR 2001-121 to May 22, 2001 and  
42 seconded by Ms. Clementson, conduct a work session.  
43

44 Ms. Clementson understood the Assembly had authority only over LIHTC properties, not all rent restricted properties, as of  
45 January 1, 2001. She believed there was a great deal of information the Assembly had not received that should be reviewed  
46 before a decision could be made.

47  
48 Mr. Tesche opposed the motion to postpone, if it was tied to a work session. Ms. Von Gemmingen agreed there was a need  
49 for a work session. Mr. Sullivan felt this item could be resolved at this meeting.  
50

51 Question was called on the motion to postpone AR 2001-121 to May 22, 2001 and conduct a work session and it passed.

52  
53 AYES: Fairclough, Von Gemmingen, Kendall, Shamberg, Tremaine, Clementson.  
54 NAYS: Sullivan, Taylor, Van Etten, Traini, Tesche.  
55

- 56 D. Ordinance No. AO 2001-92, an ordinance of the Anchorage Municipal Assembly **rescinding AO No.**  
57 **2001-59 enacting a new Subsection D to AMC 12.15.030 relating to municipal assessment of properties**  
58 **subject to recorded deed restrictions on rents, the valuation of low income housing credits** awarded  
59 under 26 USC 42, and providing for the effective date of its application, Assemblymember Tesche.  
60 (CARRIED OVER FROM 5-8-01)
- 61 E. Resolution No. AR 2001-127, a resolution **revising the Central Business District parking meter zones**  
62 authorizing the Municipal Traffic Engineer to designate parking meters in the area of 2nd Avenue to 9th  
63 Avenue and 'A' Street to 'T' Street in accordance with Title 9.34.010.A., Office of Planning, Development,  
64 and Public Works.  
65 1. Assembly Memorandum No. AM 377-2001.  
66 (CARRIED OVER FROM 5-8-01)
- 67 F. Ordinance No. AO 2001-90, an ordinance merging the Anchorage Municipal Code of Regulations Chapter  
68 25.60 into the Anchorage Municipal Code Chapter 25.60 and amending the Code to more accurately  
69 designate the property of the **Anchorage Memorial Park Cemetery**, to update the gravesite decoration  
70 rules, to require a funeral director's presence at all burials, to increase the allowable size of an infant casket  
71 from 24 inches to 36 inches, and to make other related code improvements, Legal Department.  
72 1. Assembly Memorandum No. AM 357-2001.  
73 (CARRIED OVER FROM 5-8-01)
- 74 G. Ordinance No. AO 2001-83, an ordinance amending the zoning map and providing for the rezoning from B-  
75 3 (General Business District) to PLI (Public Lands and Institutions District) for **Audacious Subdivision,**  
76 **Lot 38A and the remainder of Lot 38A, Section 11, T14N, R2W, S.M., AK;** all located within the SE 1/4,

Section 11, T14N, R2W, S.M., AK; generally located between Eagle River Road and VFW Road (Eagle River Community Council) (Planning and Zoning Commission Case 2000-175), Planning Department.

1. Assembly Memorandum No. AM 303-2001.

(CARRIED OVER FROM 5-8-01)

- H. Ordinance No. AO 2001-70, an ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Chapter 6.30, **Administration of Budget**, to add a new Section regarding Assembly oversight of litigation settlements, Assemblymember Tesche.

1. Assembly Memorandum No. AM 253-2001.

(CONTINUED FROM 3-27-01; CARRIED OVER FROM 5-8-01)

- I. Resolution No. AR 2001-62, a resolution of the Anchorage Municipal Assembly revising the 2001 General Government Operating Budget by appropriating the sum of \$270,310 from the Anchorage Metropolitan Police Service Area Fund (151) Balance to the Municipal Attorney to provide funding for **prosecution and prevention of domestic violence**, Assemblymembers Tesche, Taylor, Traini, and Van Etten.

1. Assembly Memorandum No. AM 215-2001.

(CONTINUED FROM 3-27-01 AND 4-24-01)

The public hearings on items 11.D through 11.I were not opened during this meeting. See minutes of May 22, 2001.

## 12. NEW PUBLIC HEARINGS:

- A. Resolution No. AR 2001-141, a resolution of the Municipality appropriating \$46,995,000 of proceeds of General Obligation Bonds to the Areawide CIP Fund (401), Public Transportation CIP Fund (485), Anchorage Fire Service Area CIP Fund (431), Anchorage Roads and Drainage Service Area CIP Fund (441), Anchorage Parks and Recreation Service Area CIP Fund (461), to pay the **costs of public safety, cemetery, Anchorage Senior Center, fire protection, road, storm drainage, and parks and recreation and related capital improvement projects**; and contributing \$950,000 from the Anchorage Roads and Drainage Service Area CIP Fund (441), and \$237,500 from the Anchorage Parks and Recreation Service Area CIP Fund (461) to the Equipment Maintenance Internal Service Fund (601) for the **purchase of street maintenance vehicles, parks and recreation vehicles and equipment**, Office of Management and Budget.
1. Assembly Memorandum No. AM 369-2001.

The public hearing on this ordinance was not held during this meeting. See minutes of May 22, 2001.

- B. Resolution No. AR 2001-144, a revision of the 2001 General Government Operating Budget appropriating \$150,000 from Anticipated Unearned Revenue to the Development Services Department to fund Change Order No. 2 to **professional services contract for plan review services**, PO 202240, to Degenkolb Engineers, Development Services Department.
1. Assembly Memorandum No. AM 407-2001.

Action was taken on this resolution earlier in the meeting following closure of the public hearing on AR 2001-121.

- C. Ordinance No. AO 2000-157, an ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Subsection 21.20.120 B. related to **Assembly approval of zoning map amendments** (Planning and Zoning Commission Case No. 2000-231), Assemblymembers Tremaine, Abney, and Tesche.
1. Assembly Memorandum No. AM 358-2001.

The public hearing on this ordinance was not held during this meeting. See minutes of May 22, 2001.

## 13. BOARD OF ADJUSTMENT/ASSEMBLY APPEALS:

- A. Appeal S-10625, Eagle Crossing Subdivision, Clerk's Office.  
(POSTPONED FROM 4-24-01)

The hearing on this case was not held during this meeting. See minutes of the May 22, 2001 special meeting.

## 14. SPECIAL ORDERS:

- A. Assembly Memorandum No. AM 260-2001, certification of the May 1, 2001, Municipal Runoff and Special Elections, Clerk's Office.

This item was approved earlier in the meeting.

## 15. UNFINISHED AGENDA:

### A. OLD BUSINESS AND UNFINISHED ACTION ON PUBLIC HEARING ITEMS:

1. **NOTICE OF RECONSIDERATION: Information Memorandum No. AIM 51-2001, settlement agreement with Hickel Investment Company**, Finance Department.  
(ACCEPTED 5-8-01; NOTICE OF RECONSIDERATION WAS GIVEN BY MS. CLEMENTSON 5-9-01)

Chair Traini gave the history of AIM 51-2001 and noted a motion to reconsider was on the floor.

Ms. Clementson explained she had been informed the information given to the Assembly regarding this matter was not necessarily accurate. She suggested that a work session be held with regard to how the appeal process would be conducted.

1 Ms. Von Gemmingen commented that the typical process is for appeals to be heard by the Board of Equalization and further  
2 appeals by Superior Court. She felt the appropriateness of the Assembly's involvement in settlements should be discussed.  
3

4 Mayor Wuerch felt any time litigation is pending and any benefit is to be derived from negotiating an out-of-court settlement,  
5 that was prudent to explore. He explained the matter comes before the Assembly because pay out is involved. He felt  
6 settlement was provided for in the code and it is the responsibility of the Mayor to pursue such matters in the best interest of  
7 the taxpayers.  
8

9 Mr. Tesche spoke against the motion to reconsider, noting the matter before the body was an informational memorandum.  
10 He remarked that the Assembly could request a work session to discuss the matter at any time. He also concurred with the  
11 Mayor's remarks. Ms. Von Gemmingen felt the significant dollar amount associated with this settlement behooved the  
12 Assembly, on behalf of the taxpayers, to carefully consider it.  
13

14 Mayor Wuerch clarified that, with this settlement, the city would recover 90 cents on the dollar, end nine years of contentious  
15 issues and eliminate further disputes of the taxation methodology.  
16

17 Question was called on the motion to reconsider AIM 51-2001 and it failed.  
18

19 AYES: Fairclough, Von Gemmingen, Tremaine, Clementson.

20 NAYS: Sullivan, Taylor, Van Etten, Traini, Kendall, Tesche, Shamberg.  
21

- 22 2. Information Memorandum No. AIM 42-2001, Sole Source Procurement Report for the month of March  
23 2001, Purchasing.  
24 (CARRIED OVER FROM 4-24-01 AND 5-8-01)  
25

26 Chair Traini gave the history of AIM 42-2001 and noted a motion by Ms. Taylor, seconded by Mr. Tremaine, to accept AIM  
27 42-2001 was on the floor.  
28

29 Mr. Tremaine moved, to amend to remove item 3, Gilmore & Doherty  
30 seconded by Ms. Taylor, from the list.  
31

32 Ms. Clementson explained that, when the complaint was filed by Mr. McGrath against several Assembly members she went  
33 to the Municipal Attorney and she was told he had a conflict of interest because he represented the Assembly and the Board  
34 of Ethics. Attorneys were then hired for seven Assembly members, the remaining four Assembly members, and for the  
35 Board of Ethics. She noted this memorandum was informational in nature and the funds have already been expended.  
36

37 Question was called on the motion to amend AIM 42-2001 and it failed.  
38

39 AYES: Taylor, Tesche, Tremaine.

40 NAYS: Fairclough, Sullivan, Von Gemmingen, Van Etten, Traini, Kendall, Shamberg, Clementson.  
41

42 Question was called on the motion to accept AIM 42-2001 and it passed.  
43

44 AYES: Fairclough, Sullivan, Von Gemmingen, Taylor, Van Etten, Traini, Kendall, Tesche, Shamberg, Clementson.

45 NAYS: Tremaine.  
46

- 47 3. Assembly Memorandum No. AM 401-2001, amendment No. 1 to professional services contracts for 'Year  
48 2000 term contracts for **professional landscape architectural and engineering services**, Cultural and  
49 Recreational Services.  
50 (POSTPONED FROM 5-8-01)  
51

52 Chair Traini gave the history of AM 401-2001 and noted a motion to approve AM 401-2001 was on the floor.  
53

54 Mr. Tremaine explained the Assembly had requested information on the price of equipment and he had not received that  
55 information. Parks and Recreation Program Manager John Rodda replied that information, as well as the general costs for  
56 this type of contract, were supplied to Ms. Abney. Mr. Sullivan clarified the contract was for design work, not equipment.  
57

58 Question was called on the motion to approve AM 401-2001 and it passed.  
59

60 AYES: Fairclough, Sullivan, Von Gemmingen, Taylor, Van Etten, Traini, Kendall, Tesche, Shamberg, Tremaine,  
61 Clementson.

62 NAYS: None.  
63

- 64 4. Resolution No. AR 2001-138, a resolution of the Anchorage Municipal Assembly **supporting the use of**  
65 **interim board and commission members to fill vacancies which have been open for more than sixty**  
66 **days**, Assemblymembers Fairclough and Von Gemmingen.  
67 (POSTPONED FROM 4-24-01; CARRIED OVER FROM 5-8-01)  
68

69 Chair Traini gave the history of the resolution and noted no motion was pending.  
70

71 Ms. Fairclough moved, to postpone AR 2001-138 indefinitely.  
72 seconded by Ms. Von Gemmingen,  
73 and it passed without objection,  
74

75 Ordinance No. AO 2001-105, an ordinance amending Anchorage Municipal Code Sections 4.05.040 and  
76 27.20.030 to provide the **continuation of terms for board and commission members pending election or**

**appointment and confirmation of new members to fill vacancies, Assemblymember Fairclough. (LAID ON THE TABLE)**

Ms. Fairclough, Ms. Von Gemmingen and Ms. Taylor joined in introducing the ordinance. The public hearing was set for June 19, 2001.

Mr. Tesche recalled that alternate members had been considered for certain boards and commissions. Mayor Wuerch responded there were examples where that was being done, but the alternative would be to continue those members who are in place until there is a new appointment. Office of Planning, Development and Public Works Director Craig Campbell noted an ordinance of the nature referenced by Mr. Tesche had gone before the Planning and Zoning Commission and but was not supported.

- 5. **Resolution No. AR 2001-139**, a resolution of the Anchorage Municipal Assembly **directing the Administration to complete a major update of the Anchorage Bowl Long-Range Transportation Plan** by May 1, 2002, Assemblymember Fairclough.

- 1. Assembly Memorandum No. AM 424-2001, AR 2001-139; a resolution adopting a new 2004 Anchorage Bowl Long-Range Transportation Plan, Office of Planning, Development and Public Works.

(CARRIED OVER FROM 4-24-01 AND 5-8-01)

Chair Traini gave the history of the resolution and indicated no motion was pending.

Ms. Fairclough moved, to postpone AR 2001-139 to June 5, 2001.  
 seconded by Mr. Tremaine,  
 and it passed without objection,

- 6. **Resolution No. AR 2001-86**, a resolution of the Anchorage Municipal Assembly urging the Anchorage Parking Authority to **continue allowing use of the city-owned parking lot on Third Avenue between C and E Streets for Fur Rendezvous activities**, Assemblymembers Sullivan and Kendall.

(POSTPONED FROM 3-20-01)

Chair Traini gave the history of the resolution and indicated no motion was pending.

Mr. Sullivan moved, to postpone AR 2001-86 to the first meeting in August.  
 seconded by Mr. Kendall,  
 and it passed without objection,

- 7. **Assembly Memorandum No. AM 208-2001**, Port of Anchorage Tariff Revisions-**New Port of Anchorage Terminal Tariff No. 5**, Port of Anchorage.

- 1. Information Memorandum No. AIM 25-2001.

(POSTPONED FROM 2-27-01 AND 3-27-01; CARRIED OVER FROM 4-17-01, 4-24-01, AND 5-8-01)

Chair Traini gave the history of the memorandum and indicated no motion was pending.

Ms. Fairclough moved, to postpone AM 208-2001 to June 5, 2001.  
 seconded by Mr. Tremaine  
 and it passed without objection

**16. AUDIENCE PARTICIPATION:** None.

**17. ASSEMBLY COMMENTS:** None.

**18. EXECUTIVE SESSIONS:** None.

**19. ADJOURNMENT:**

The meeting adjourned at 11:00 p.m.

\_\_\_\_\_  
 Chairman

ATTEST:

\_\_\_\_\_  
 Municipal Clerk

Date Minutes Approved: October 16, 2001

LF/

INDEX

1  
2  
3  
4

<i>Subject</i>	<i>Page</i>
1% For Art Agreement.....	3, 6
Aggregates, Soils And Asphalt .....	2, 4
Alaska Statute Title 28.....	2, 5
Anchorage Bowl Long-Range Transportation Plan .....	8, 16
Anchorage Memorial Park Cemetery.....	13
<b>APPEALS</b>	
<u>S-10625</u> , Eagle Crossing Subdivision .....	14
Appropriations .....	2, 5, 9, 13, 14
Architectural And Engineering Services' .....	8, 15
Assembly Approval Of Zoning Map Amendments.....	14
Assembly Oversight Of Litigation Settlements.....	14
Board And Commission Vacancies.....	15
Board And Commission Vacancies.....	8, 15
Board Or Commission Appointments .....	3, 6
Cab And Chassis With 10/12 Yard End Dumps .....	2, 4
Capital Improvement Projects.....	14
Central Business District Parking Meter Zones .....	13
Chester Creek Trail Project And Fish Creek Connections .....	3
Claims Services.....	3
Code Changes .....	2, 8, 9, 13, 14
Computer Purchases, Maintenance Or Licensing .....	3
Diamond Parking .....	2, 4
Domestic Violence Prevention.....	14
Doo Dah Parade Expenses .....	2, 5
Driving While License Suspended, Revoked, Or Cancelled.....	2, 5
Drug Paraphernalia.....	8
Eagle River High School Site Selection.....	8
Election Certification .....	7, 14
Executive Appointment Report.....	3, 7
Fur Rendezvous Parking .....	8, 16
General Government Operating Budget.....	13, 14
Jail, New Downtown.....	3, 6
<b>LITIGATION</b>	
Settlement Agreement With Hickel Investment Company .....	7, 14
Tentative Settlement Agreement With Low Income Housing Property Owners .....	9
Low Income Housing.....	9, 13
Merrill Field Airport .....	2
Northwood Transportation Study Area .....	2, 4
Plan Review Services.....	13, 14
Planning And Zoning Commission .....	14
Police Department.....	3, 6
Port Of Anchorage Tariff Revisions .....	8, 16
<b>RECOGNITION</b>	
Detective Nick I. Vanderveur.....	3, 6
John Brower .....	3, 6
'Relay For Life Weekend', May 19-20, 2001 .....	3, 6
Refuse Truck .....	3
Rezonings.....	13
Security Guard Services .....	2, 4
Septage Receiving Station Upgrades .....	2
Sole Source Procurement Report .....	8, 15
Street Maintenance Vehicles, Parks And Recreation Vehicles And Equipment .....	14
Tax Exemption For Cigarettes And Other Tobacco Products .....	9
Taxicab Disabled Permits.....	8
Transit Route Structure Update.....	3, 6
Zoning Overlay Districts.....	2

1