

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Kellie Okonek*

April 21 2025 GBOS Regular Meeting Minutes Final

7:00 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings. The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order 7:00 p.m. Briana Sullivan, Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call & Disclosures

Attending are Jennifer Wingard (JW), Brian Burnett (BB), Mike Edgington (ME), Briana Sullivan (BS)
Kellie Okonek (KO) arrives 7:03

Quorum confirmed

During the meeting, Kellie Okonek discloses conflict of interest regarding Airport (Item #11 in final agenda).

Agenda Revisions and Approval

April 21 GBOS meeting agenda approved with changes below	ME/BB Assent
Amendments: Move Forest Fair item to beginning of Old Business	BB/ME Assent
Postpone New Business item re: Transit Supported Development to May, as LUC did.	ME/JW Assent
During the meeting Airport item is split into two topics.	ME/BB Assent

Minutes Approval

GBOS March 24 regular meeting minutes approved	ME/BB Assent
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Consent agenda: None

Presentations (10 Min) and Reports (5 Min):

1. AWWU Presentation on Girdwood Water Supply (Mark Schimscheimer, Jacques Annandale; AWWU) See meeting packet for presentation materials. Generally, wells 1 and 2 could be replaced with a 3rd well, possibly located near town center, with storage for 500,000 gal tank to achieve chlorine contact time. Land is owned by HLB.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

1. GBOS request for reconsideration vote
Reconsideration vote on letter to MOA: Legal issue of MOA vs State land use planning/code
Supervisors Edgington and Sullivan requested reconsideration vote on Airport Parcel H item as there should have been disclosure in the March meeting of a supervisor's existing personal interest in the Airport. Concern is that failure to disclose and act formally could challenge the actions by GBOS, which would require that the actions are re-done in the future.

Motion:
GBOS moves to reconsider. *
Motion by ME/2nd BS
Vote via roll call, 2 in favor, 3 opposed
Motion to reconsider fails
*The specifics of what is to be reconsidered turns out to be a fundamental disagreement among GBOS later in the meeting.
2. Election outcome
Election certification should be complete at the April 22 Assembly meeting.
Kellie Okonek has retained her seat on GBOS (Seat C)
Bond for paving Timberline failed in the Anchorage Bowl but was supported within GVSA. GVSA will consider ways to save for road improvements.

Annual reorganization of GBOS: co-chairs and areas of responsibility.
This item will be discussed in a Special Meeting after formal election certification.
3. Legislative Report – Sen. Cathy Giessel, Rep. Ky Holland: Sen Giessel provided an update in the meeting packet. Rep Holland provides report regarding Veto Override vote on TUE regarding Base Student Allocation Rate. While in Girdwood recently he reviewed Airport Parcel H and work on fish culvert. Legislature is working on capital projects. All CAPSIS funding was cut from budget consideration however some projects remain under consideration, including Seward Highway.
Assembly members – Z. Johnson/R. Sulte. Incoming member Keith McCormick: No report
Anchorage School Board Liaison – Carl Jacobs: No report
HLBAC Report – Tim Charnon: No report. It is noted that HLBAC has a meeting this THU, no action items are on the agenda.
4. Supervisor Reports:
Edgington: Response to legal opinions requested by GBOS are included in the packet. This will be discussed at the MOA GBOS meeting next MON.
Okonek: PSAC held a meeting last week, mainly focused on the Public Safety contract.
Sullivan: Fire Department Board has a quarterly meeting scheduled in May. 1Q Revisions may include \$63,000 for GFD.
5. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community: No report
6. Standing Reports
Proposed Girdwood Developments: See meeting packet
Willam Laurie with Pomeroy states that project priorities have shifted construction schedule. Prioritize vertical construction this year of workforce housing and Little Bears. Some work will continue on phase 1 by the Nordic spa, however emphasis will be on completion of the priority projects.
GVSA non-property tax funds: No update
GBOS Rules and Procedures revisions: no update
STR Registration and regulation: sponsor from Assembly or administration is required. Additional project to change code to give GBOS the same authority as Chugiak Eagle River Advisory Board to promote such changes to T21 related to our community. Report on STR activity by zip code is pending.
Girdwood Comprehensive Plan: Approved but pending formal report from Planning. Formal adoption of GCP is expected at the Assembly meeting 4/22/25.

7. Service Provider Reports (5 mins each)

Fire – Chief Weston: Report in the packet. Increasing staff for summer by one paid shift. 4 GVFD members have used the tax credit recommended by GBOS last year.
Police – Chief Achee: Dispatch service contract awarded to Valdez. Cost increase will be split between Girdwood and Whittier, percentage TBA. Planning for Spring Carnival Weekend.
Roads/Parks & Rec – Kyle Kelley: see report. Summer crew is working on dugouts. Work on Middle INHT with RTP funding this summer. Pending information on the LWCF grant before starting work on the Lions Club Park pavilion. Roads switching to spring grading and calcium chloride. Drainage projects in Old Girdwood.
Timberline paving bond failed but in Girdwood was approved 58% to 32%. This indicates support for work on the road in the future, but Girdwood will need to fund it some way other than bond.

PUBLIC COMMENT:

Willam Laurie: Alyeska Development team was not involved as was portrayed at the last meeting.
Amanda Tuttle: GBOS is acting poorly for the community regarding land disposals and plans, including Holtan Hills and Girdwood Comprehensive Plan amendment that allows zoning for housing North of the airport.

OLD BUSINESS:

8. Girdwood Forest Fair Request for Letter of Non-Objection for fair and fee waiver (Burnett/Zacarro)
Letter of non-objection is shifted to Letter of Support. Letter will address that this is the 50th Girdwood Forest Fair.

Motion:

GBOS moves to write a Letter of Support for the 50th Forest Fair and fee waiver.

Motion by BB/2nd ME with amendments as discussed

Vote via roll call, 5 in favor, 0 opposed

Motion carries.

9. Bills in State Legislative Session 2025 (Supv Edgington)
Property tax exemption HB13 - support sent March. No additional action at this time
Funding Sources for workforce housing SB14. This item is stuck in committee.

Motion:

GBOS moves to postpone action on SB14 indefinitely.

Motion by ME/2nd JW

Motion carries.

Item will be removed from the agenda.

10. Girdwood Airport Parcel H (Supv Edgington)

A. Follow up on Letter to MOA: Legal issue of MOA vs State land use planning/code

Supervisor Edgington thinks that failed reconsideration vote prohibits action on the letter, which is included in the meeting packet. However, there are edits desired by the community and GBOS.

Halverson requests change of language that is mainly minor edit and addition of 4th bullet point to address the request to the MOA to request SOA DOT rescind the lease of the parcel.

Motion:

GBOS moves to suspend the rules to allow further reconsideration vote regarding content of the letter to be sent to the MOA.

Motion by ME/2nd BB

Roll call vote 2 in favor (ME, BS), 3 opposed (JW, BB, KO)

Motion fails

Kellie Okonek discloses that she holds a lease for a hangar and has personal interest in the airport. Chair Sullivan reviews the Conflict of Interest Questionnaire with Kellie and rules that the conflict is substantive because of a value of greater than \$40. Other supervisors appeal this decision. There is considerable confusion about the method to appeal the chair's decision and whether Kellie should be able to vote on this item and what language to use as well as who should vote on this action. Ultimately the board is split 2/2 on the issue. It is determined that Kellie will not vote on this item.

GBOS takes a break until 9:15 by Assent

After a break, Kellie directs GBOS to AMC1.15.060E and says this vote has been improper. GBOS considers how to move forward. Staff will request assistance in Conflict of Interest and how to resolve appeals to COI determination at the Special Meeting to be held to establish GBOS structure and co-chairs in the coming month.

Motion:

GBOS moves approve the letter, with a correction in text and addition of a 4th bullet to the letter addressing the request to rescind the lease of Parcel H:

The Municipality is to work with Alaska Dept of Transportation and Public Facilities (AKDOTP&F) to request rescinding lease of Parcel H as it as it does not meet the goals of the recently adopted Girdwood Comprehensive Plan or the Girdwood Airport Master Plan.

Motion by JW/2nd ME

Roll call vote

Motion carries 4-0

Motion:

GBOS moves to shift the second part of this topic to the end of Old Business, as a separate topic.

Motion by ME/2nd BB

Motion carries by Assent

11. Set agenda topics for MOA GBOS Joint Quarterly Meeting Apr 28 4PM (Girdwood-based) – (Co-chairs)
Group is asked to email any other items to be addressed at the MOA GBOS meeting.
12. **Agenda Item LUC 2502-04:** LUC Recommendation for GBOS Letter of Non-Objection for Development Master Plan for Alpenglow Residences gC-9 zoning district, BLK3 LT2. (Supv Wingard/Z Arch)
Z Architects reviews the plans, see meeting packet for materials.

Motion:

GBOS moves to approve the Letter of Non-Objection for the Development Master Plan for Alpenglow Residences as presented.

Motion by ME/2nd JW

Roll call vote 5 in favor 0 opposed

Motion carries

Meeting is extended to 10:15 ME/JW Assent

13. **Agenda Item LUC 2502-05:** LUC recommendation for GBOS Resolution of Support for text change to allow retail store in gC-10, (Supv. Edgington/Tim Cabana).

Changes from LUC meeting have been incorporated into this draft resolution, changing the “p” requested by petitioner to a “4”. Public presentation is required under the “4”, but it allows for a larger building than the “3” and is more restrictive than “p”. Document is presented in the meeting packet.

Supervisor Wingard states that discussion and vote on this at LUC has been challenged. Brice Wilbanks, co-chair of LUC also addresses this, stating that he is requesting reconsideration by LUC. The reconsideration is not related to the outcome of the vote; it is regarding procedure of the vote.

Motion:

GBOS moves to approve the resolution as presented.

Motion by ME/2nd BB

Roll call vote, 5 in favor, 0 opposed

Motion carries

Meeting is extended to 10:30 ME/BB Assent

14. Girdwood Airport Parcel H
ITEM #10B:
LUC recommendation to pursue lease on parcel H is rescinded and use of GAP/GCP and Airport Master Plan in finding a suitable location for heli operation

Motion:

GBOS moves to postpone this item to a special meeting and address recusal on this item at the same time.

Motion by ME/JW

Motion carries by Assent

NEW BUSINESS:

15. GHEC request for GVSA staff to apply for transfer of HLB Parcel 6-134 to Girdwood Parks and Recreation.(Burnett/Staff)
Introduction only of this item. Location to be used for Parks and Recreation facilities, including possible RV park, dog park, etc. Various uses have been discussed on many occasions, transfer of land to Girdwood Parks and Rec has also been discussed previously.

REPORTS:

16. Reports (see packet)
Supervisor reports

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting: (1 of 2 required meetings held: Jan 13 2025)

Request for GBOS/GFR Joint meeting (0 of 2 required held 2025)

Request for Executive Session:

Other:

Adjourn 10:17PM