

From: [Windt Pearson, Rebecca A.](#)
To: [girdwoodgalaxy@gmail.com](#); [Kelley, Kyle T.](#); [kelliegbos@gmail.com](#)
Cc: [Tyler, Margaret S.](#); [Falsey, William D.](#); [Gadamus, Jack J.](#); [Briggs, Tiffany E.](#); [Soule, Gregory G.](#)
Subject: Outstanding GBOS Questions
Date: Thursday, June 25, 2026 1:01:02 PM
Attachments: [image001.png](#)

Jennifer, Kellie, and Kyle,

I'm wrapping up final tasks in my last few days in the office and wanted to circle back on a few things I had noted as outstanding requests from the GBOS team from our last quarterly meeting. Apologies for the delay in getting back to you on these items.

First, I had a note that you had asked **why municipal assessed value does not appear to track with the increase and decrease in the market value of a home and, as a corollary, why so many homes in Girdwood experienced changes in assessed value this year.**

Jack, our Municipal Assessor, helped me with the following response:

- For 2026, Property Appraisal updated parts of the residential assessment model to better reflect current market information and align better with national assessment standards. The basic approach to valuing homes did not change, but some of the information used in the model was updated, including construction cost data, home quality categories, and the way homes are grouped into market areas. In Girdwood, those updates were combined with a larger local market adjustment than most residential areas received. Put simply, recent market data showed that Girdwood assessments had not kept pace with the market, so the 2026 Girdwood values included both the general model updates and an additional market correction.

Jack is cc'd here, so that you might follow up with him directly with any follow up questions.

Additionally, I had a note that you had asked about **why a traffic study has not been completed by the Municipality as part of the Holtan Hills development, and whether such a study might still be a possibility.**

Tiffany from Real Estate and Greg Soule from Development Services helped me with info informing the following response:

As I know you all know, the Municipal Traffic Department does not directly complete traffic studies related to specific private developments (it is not adequately resourced to do so). A traffic study requirement is imposed on a developer as a condition of approval on the platting action for the new development. With respect to Holtan Hills, the plat application for phase 1 of the project has been submitted and the Traffic Department has determined that the trip generation for phase 1 does not hit the minimum threshold for imposing the traffic study requirement. That said, this may change as platting actions for additional phases of the project come forward.

Again, Tiffany and Greg are cc'd for any follow up questions.

I've also cc'ing Bill Falsey for further follow up, as he will be stepping back into the Municipal Manager's shoes after my departure. It has been a pleasure working productively with you all on Girdwood issues.

All the Best,

Becky



Becky Windt Pearson

Municipal Manager

Municipality of Anchorage

632 W. 6th Avenue, Suite 850

Anchorage, Alaska 99501

(907) 343-7110

Rebecca.A.WindtPearson@anchorageak.gov

Status of Proposed Development Projects in Girdwood

Updated 8/2026

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	CU/PUD approved. Traffic study not required for phase 1.		None	Planning application will be needed for later phases and may warrant traffic study
Alyeska Village phases 1-3	Alyeska Resort	Pomeroy	Approved Area Master Plan and Phase 1 Development Master Plan. Army Corps permit POA-2023-00473		None	DMP for phases 2 & 3 will require PZC public hearing
Glacier Creek Village phase 4	North of Girdwood Airport	Pomeroy	Part of approved Alyeska Resort Area Master Plan. On land currently owned by HLB/MOA		Future public hearings at HLBAC & Assembly	HLB work plan describes additional steps. No disposal planned in 2025
Alyeska North Addn #1 Housing	Upper parking, Daylodge	Pomeroy	Land use permit applied for 10 units of housing in 2 buildings. Site work only in 2025		None	Clearing permit was granted. Land use permit has not been granted
Remote Avalanche Mitigation storage & heliport	Old Gravel Pit @ Seward MP89	AK DOT	Application for rezone approved. Condition Use Permit will be at PZC on 4/20.		Public Hearing at PZC on 4/20. Future Assembly.	Pending action at Assembly for technical changes to Land Use code.
Alpenglow Mixed-Use	204 Hightower Rd	Girdwood Building Company, LLC	Planning application 2025-0038 was approved in May 2025		None until phase 2	Development Master Plan approved
Hotel & Retail Store	Off Alyeska Hwy behind Brewery	Glacier View LLC	Land use code was updated October 2025.		None scheduled	Major Site Plan Review required for any development over 4,000 sq ft
ENSTAR gas line	Between wastewater plant and Virgin Creek Drive	ENSTAR	DNR permit granted. ENSTAR work schedule unknown		None	No MOA involvement
Lodge and associated facilities	Girdwood Airport - north	Glacier Valley Lodge LLC	Land lease only for aviation component was approved by AK DOT in April 2024. Construction requires separate DOT Airport Building Permit and MOA Land Use Permit.		Requires DOT permit (no hearing) & MOA permit/hearings before improvements	MOA requires a Land Use Permit and possible land use code modification.
Heli-skiing operation at south end of airport	Girdwood Airport - south	Silverton Mountain Guides	Ongoing legal challenge MOA issued land use permit.		None scheduled	Structure may require variance for height
Girdwood Industrial Park	Girdwood Industrial Park	HLB	Platting complete & recorded		None scheduled	Any future land disposal will also have a Public Hearing at Assembly; 1 lot for disposal via competitive bid, date unknown
Orca Mountain View	East of Alyeska Hwy north of Ruane Road	HLB	Platting complete		None scheduled	Future development plan will have public hearings at HLB Advisory Commission, and possibly at PZC. Any land disposal requires an Assembly Public Hearing and vote. GHEC forming committee to work on RFP with HLB
New water system wellhouse	Immediately north of Glacier Creek Bridge	AWWU	Pursuing additional well adjacent to current main water source near Girdwood Airport			
Alyeska-Seward Highway Intersection	Alyeska-Seward Hwy junction	AK DOT	Initial concept design. CSS approved by MOA. On hold awaiting future funding (STIP anticipates 2029 or later)		Future hearings including HLB land disposal and others	Using Context Sensitive Solution (CSS) process

ANCHORAGE WATER AND WASTEWATER UTILITY

GIRDWOOD DRINKING WATER WELLS



In 2025, the Anchorage Water & Wastewater Utility (AWWU) decided to explore options for a new primary water supply source for Girdwood to ensure that any major infrastructure investment will best meet the community's future water needs. Based on continuing water master planning efforts and AWWU's understanding of anticipated development in Girdwood, it became clear that an additional water source would be required in Girdwood in the near future.

AWWU has completed a detailed evaluation of potential sites for developing a new water source in Girdwood. The analysis considered a complex array of factors, including site accessibility, available well information and understanding of hydrogeologic conditions in the area, proximity to existing water and sanitary sewer infrastructure, land use considerations (zoning and land use designations), regulatory considerations for treatment (surface vs groundwater, emerging contaminants), hydraulic operations and criteria, production capability of the sources, floodplain status, and Water Master Planning considerations – redundancy, storage, etc.

Four sites were identified as having the best potential to meet the project criteria and goals for the development of a new water source. Those four sites were:

Alternative 1 - This alternative considered the use of AWWU's existing main water source, Well 2, and developing additional well(s) on a parcel adjacent to the existing well site near the Girdwood Airport.

Alternative 2 – New Girdwood Townsite Tract 17B - AWWU conducted preliminary groundwater and soil investigations for this potential well site.

Alternative 3 – Adjacent to the Holtan Hills development. It is unlikely a high-yield well could be developed anywhere within the Holtan Hills subdivision on the west side of Glacier Creek due to the absence of thick alluvial deposits away from the creek and the presence of shallow bedrock. In the absence of good groundwater in this area, this alternative considered the installation of a horizontal well (via horizontal directional drilling) beneath Glacier Creek at the southern edge of the Holtan Hills subdivision.

Alternative 4 – This alternative would involve the purchase of private property in New Girdwood Townsite, where it might be possible to develop and operate a high-yielding well that may not need to be treated according to surface water rules, thereby decreasing treatment costs and complexity.

AWWU leadership, engineers, and water treatment leads along with consultants with subject matter expertise evaluated and ranked the alternatives during an Alternative Selection and Decision-Making Workshop held on February 11, 2026. Based on the recommendations from the evaluation, the proposed project for an additional water source in Girdwood includes:

- A new, high production water well (Well 3). It is anticipated that the new well would be located to the northeast of the existing well site.
- A new, backup well that would replace Well 2.
- A direct filtration and UV disinfection system. Backwash water from the filtration system would be routed to the existing sanitary sewer system.
- A new approximately 40-foot by 70-foot water treatment plant (WTP) building to accommodate the new treatment system and associated piping and appurtenances. It is anticipated that the

new building will be constructed adjacent to the existing building to keep the existing system online until the new building is ready for service. An approximate 2-acre property acquisition would be required for developing the new treatment plant. It is anticipated that an Intergovernmental Agreement within the Municipality of Anchorage (MOA) for AWWU to use Heritage Land Bank (HLB) land to the north (Parcel #07531109000, part of Holtan Hills Tr 4) would be sought for the new well site and water treatment plant.

- For disinfection purposes, a new on-site hypochlorite generation system, new chemical feed systems (coagulant & hypochlorite systems), and associated piping and appurtenances.
- Decommissioning wells Obs. 87-1, 87-2, 87-3 (near the existing wells) per the Alaska Best Management Practices For Maintaining or Decommissioning Water Wells and Boreholes subsections 6.2.D.2.a.i and 6.2.F. Also, decommissioning the test well on Lot 17b in New Girdwood Townsite (NGT).

The total estimated construction cost for the selected alternative (Alternative 1) in 2026 dollars is approximately \$20,500,000, with an estimated annual operation and maintenance (O&M) cost of approximately \$1,730,000.

AWWU is moving into the design of Alternative 1, and anticipates the following schedule for the design and construction of a new water source in Girdwood:

Action	Timeframe	Comments
Field Work	September-October 2026	Geotechnical field work, Survey, and bench testing to run concurrently with 35% Design
Design Phase (35% - 100% Submittals)	November 2026 – November 2027	Complete Design Study Report and 35% plans, 65% design documents, 95% design documents and 100% design submittal. Includes AWWU reviews, third-party reviews, and ADEC review and approval to construct the new WTP.
Bid Phase	December 2027 – February 2028	Bid documents, Advertise for Bids, Award Bid

The project team anticipates providing a project update and presentation to the Girdwood Board of Supervisors (GBOS) in early 2027. The presentation will provide an overview of the project design, discussing key design elements and project milestones.

AWWU appreciates the community's interest and participation as the project advances through design.


Jennifer Satterfield

Acting Project Manager

Anchorage Water & Wastewater Utility

Phone: (907) 564-2743

Email: Jennifer.satterfield@awwu.biz

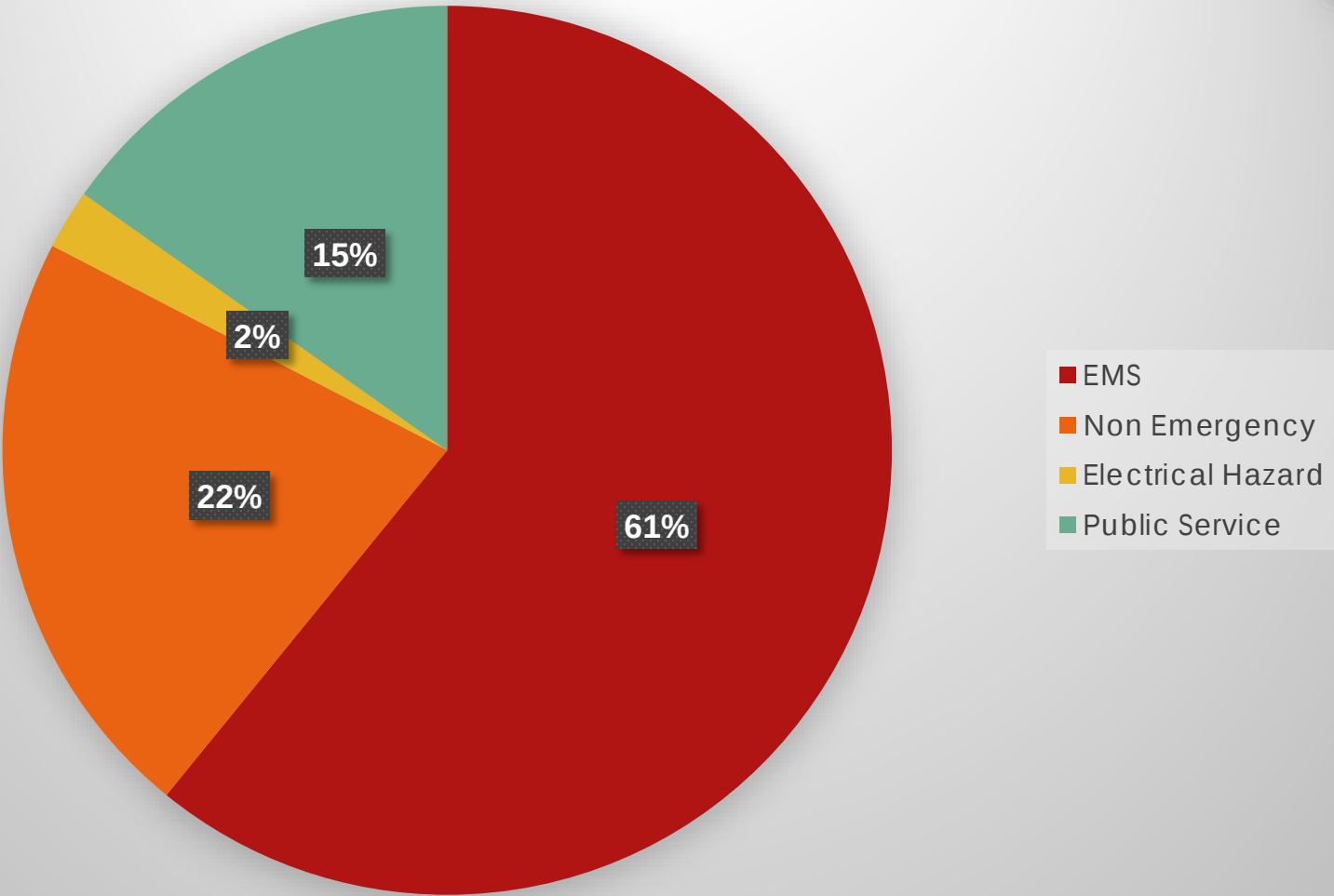
Incidents July 2026



46 incidents

EMS Calls: 28
Non-emergency: 10
Public Service: 7
Electrical Hazard: 1

July Incidents 2026



Fire Updates

Fire

- Forest Fair: few incidents
- Free wildfire sprinklers sign up on the AFD wildfire page
- New Engine 41 in Service July 28
- Tender 43 decommissioned by AFD Shop due to age

EMS

- 4 firefighters completed 2 weeks of paramedic skills training in Boston
- Overspent in 2026 nonlabor budget, generating wildfire deployment funds to cover shortfall
- 2027 Budget request: 4 months of second ambulance staffing (May-August)
- Met with DOT/MOA on boat access to Turnagain Arm The only funding pathway is federal funding

Whittier Police Department
Monthly Activity Report – May 2026

Calls by Service Area

Service Area	Calls
Whittier	85
Girdwood Service Area	148
Other	8
Total	247

Narrative Summary

In May 2026, WPD handled 247 calls for service. Excluding Security Checks, Whittier accounted for 55 and Girdwood 49 calls. Serious incidents stood out, including MVA/Accident (4), Theft/Burglary (1). Additionally, there was a fatal MVA WPD assisted APD with. Jurisdictional mix: Whittier 34.4%, Girdwood 59.9%, Other 3.2%.

Bullet-Point Summary

- Whittier: 85 calls. Top types: Parking Problem (20), Traffic (6), Unspecified in CAD (5).
- Girdwood: 148 calls. Top types: Traffic (16), Welfare Check (5), Disturbance (5).
- Other: 8 calls. Top types: Traffic (5), Agency Assist (2), MVA/Accident (1).

Call Types by Jurisdiction

Call Type	Whittier	Girdwood	Other	Total
Security Check	30	99	0	129
Traffic	6	16	5	27
Parking Problem	20	3	0	23
Disturbance	3	5	0	8
Welfare Check	2	5	0	7
Agency Assist	0	4	2	6
Unspecified in CAD	5	1	0	6
MVA/Accident	1	2	1	4
Animal	1	2	0	3
Parking Enforcement	3	0	0	3
Phone Call Request	2	1	0	3
Citizen Assist	2	0	0	2
EMS/Fire	2	0	0	2
Public Assist	1	1	0	2
Reddi	0	2	0	2
Suspicious	1	1	0	2
Trespassing	1	1	0	2
Drugs	1	0	0	1
Dui	0	1	0	1
Fd Community Relations	1	0	0	1
Found/lost Property	0	1	0	1
Fraud	0	1	0	1
Hazmat Spill	1	0	0	1
Paper Service	0	1	0	1
Public Contact	0	1	0	1
Vehicle Check	1	0	0	1
Wildlife Violation	1	0	0	1

Citation Information

Category	Whittier	Girdwood Service Area	Other	Total
Parking	13	0	0	13
Speeding	4	1	0	5
Other Traffic	1	1	0	2

Category	Whittier	Girdwood Service Area	Other	Total
Other	1	0	0	1
Total	19	2	0	21

Unknown address needs to be manually set — see Validation Document.

Personnel and Training

Currently the Whittier Police Department is one position down. We are continuing our recruitment process and will conduct boards on potential police candidates within the next couple weeks.

- Officer Lloyd Willis was awarded his Alaska Police Standards Council Advance Police Certificate in May 2026.
- Officer Tim Sampson was awarded his Alaska Police Standards Council Intermediate Police Certificate in May 2026.
- Lieutenant Jerry Herrod was awarded his Intermediate Police Certificated in June 2026.
- Officer Colin Neace's Alaska Police Standards Council Basic Police Certificate was renewed in June 2026.

Whittier Police Department is currently preparing for upcoming training in July 2026. We will be conducting our annual in-service training on use of force, reality based simulation training and recertification on new equipment (Taser 10).

We also anticipate the complete installation of our in-car videos and mobile data terminals with new software.

Whittier Police Department

Monthly Activity Report - July 2026

Calls by Service Area

Service Area	Calls
Whittier	136
Girdwood	217
Other	6
Total	359

Narrative Summary

In July 2026, WPD handled 359 calls for service. Excluding Security Checks, Whittier accounted for 78 and Girdwood 73 calls. Serious incidents stood out: Trespassing (6), Welfare Check (4), Hit & Run (3), MVA/Accident (3). Jurisdictional mix: Whittier 37.9%, Girdwood 60.4%, Other 1.7%.

Bullet-Point Summary

- Whittier: 136 calls. Top types: Parking (22), Traffic (12), Disturbance (6).
- Girdwood: 217 calls. Top types: Traffic (19), Disturbance (8), REDDI (7).
- Other: 6 calls. Top types: Traffic (3), Reckless Driving (1), REDDI (1).

Call Types by Jurisdiction

Call Type	Whittier	Girdwood	Other	Total
Security Check	58	144	0	202
Traffic	12	19	3	34
Parking	22	4	0	26
Disturbance	6	8	0	14
Agency Assist	4	4	0	8
REDDI	0	7	1	8
Citizen/Civil Assist	3	4	0	7
Follow Up	3	4	0	7
Trespassing	5	1	0	6
Animal Problem	1	3	0	4
Foot Patrol	0	4	0	4
Welfare Check	1	3	0	4
Found Property	3	0	0	3
Hit & Run	1	2	0	3
MVA/Accident	0	2	1	3
PD Training	3	0	0	3
Theft	1	2	0	3
Criminal Mischief	2	0	0	2
Reckless Driving	0	1	1	2
Suspicious	1	1	0	2
Abandoned Vehicle	1	0	0	1
Alarm	0	1	0	1
Assault	1	0	0	1
Burglary	1	0	0	1
DUI	1	0	0	1
EMS/Fire	1	0	0	1
Hazmat	1	0	0	1
Information	0	1	0	1
Missing Person	1	0	0	1
Motorist Assist	0	1	0	1
Paper Service	1	0	0	1
Threatening	0	1	0	1
Unspecified in CAD	1	0	0	1
Warrant	1	0	0	1

WHITTIER POLICE DEPARTMENT

Special Activity Report - Fourth of July Weekend

Reporting Period: July 3-5, 2026

Executive Summary

During the July 4th weekend reporting period, WPD documented 79 total calls for service from July 3 through July 5, 2026. Activity was concentrated in Girdwood with 59 calls (75%), followed by Whittier with 17 calls (22%) and Other areas with 3 calls (4%). Security checks accounted for 29 calls and are included in the total call count; excluding security checks, officers handled 50 operational calls.

Key Points

- Total calls: 79 over the three-day holiday weekend.
- Operational calls excluding security checks: 50.
- Traffic-related activity was the largest operational category with 17 calls, including traffic stops, traffic enforcement, REDDI/reckless driving, traffic complaints, and traffic hazards.
- Proactive activity remained high with 29 security checks and 5 foot patrols.
- Notable calls included 2 hit-and-run reports, 3 medical calls, 1 fireworks complaint, 1 welfare check, 1 trespassing call, 1 missing person call, and 1 physical fight.
- No death-related call type was identified in the provided data.

Calls by Date and Jurisdiction

Date	Whittier	Girdwood	Other	Total
07/03/2026	5	26	2	33
07/04/2026	9	21	0	30
07/05/2026	3	12	1	16
Total	17	59	3	79

Jurisdictional Summary

Jurisdiction	Total Calls	Operational Calls (No Security Checks)	Percent of Total
Whittier	17	15	21.5%
Girdwood	59	32	74.7%
Other	3	3	3.8%

Narrative Summary

The July 4th weekend produced a mix of holiday-related public safety activity, proactive patrols, traffic enforcement, and routine calls for service. Girdwood accounted for the majority of documented activity, with a substantial number of security checks, foot patrols, traffic calls, parking problems, noise complaints, and two hit-and-run related calls. Whittier activity included public assists, medical calls, traffic enforcement, a fireworks complaint, a welfare check, trespassing, a missing person call, and other service-related responses.

Traffic-related calls were the leading operational category. The dataset included traffic stops, traffic enforcement, reckless driving complaints, a REDDI report, a traffic hazard, and a traffic complaint. This indicates a significant enforcement and roadway-safety component during the holiday weekend.

Security checks were a major portion of the call volume and appear to reflect proactive area checks during the holiday period. These checks were especially concentrated in Girdwood, including Alyeska, Arlberg, Hightower, Mount Hood, Toadstool, Lindblad, Egloff, and Seward Highway-area locations. Whittier security check activity was also documented.

MUNICIPALITY OF ANCHORAGE

GIRDWOOD ROADS, FACILITIES, PARKS & RECREATION



DATE: August 17, 2026

TO: Girdwood Board of Supervisors

FROM: Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation

SUBJECT: Roads, Facility, Cemetery & P & R Monthly Report

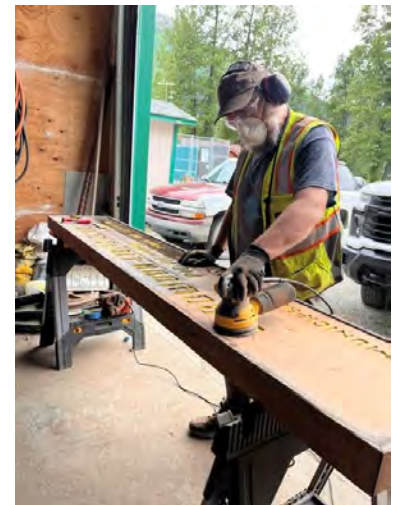
Staff: Parks Caretaker crew Luke and John are busy working for us everywhere in the park! Campground host site is open, reach out tylerms@muni.org to apply.

Bears: The local bear population is looking for easy meals. Girdwood petitioned to create and be a part of the MOA Secure Trash Regulation Zone: [Trash Regulation Ordinance](#). Girdwood has specific requirements for trash storage and collection. Fines may be assessed for failure to comply with the ordinance.



Summer! Forest Fair is in the books. Alaska Trails Crew has completed both hitches, completing work on the Middle Iditarod National Historic Trail, brushing on the Beaver Pond Trail and drainage on the Winner Creek Extension Trail. Invasive weed work is under way, including weed pulling events July 17 and Aug 6.

Dogs: Please pick up after your dog and throw bags in the trash. Dogs are not allowed on the ballfield, tennis courts, playground and skate park. If you see anything that needs attention, please contact Kyle kellykt@muni.org or Margaret tylerms@muni.org.



Trails: Trails are good to go for the summer. Watch for wildlife and be aware of trail work on the Middle Iditarod National Historic Trail throughout the summer.

NEW! QR code to use to donate to Girdwood Trails Girdwood Inc account! Thank you Girdwood Inc for helping us get set up!

Girdwood Trails Committee



DONATE to GIRDWOOD TRAILS!

GTC mapping subcommittee is finishing up the winter map.
Click the QR codes to see the summer and winter maps!



Large projects this summer include a bridge to replace one that is failing between Crow Creek Road and Townsquare and continued work on the Middle Iditarod National Historic Trail, in preparation for construction and restored connectivity with the suspension bridge over Glacier Creek.

Summer

Winter



Parks & Amenities:

- *Campground:* Tent campground open!
- *Playground:* Open with 30 yards of new fresh soft wood chips spread!
- *Lions Club Park:* Pavilion construction complete!
- *Disc golf:* Open. Spring Fling Tournament May 23 and 24.
- *Library/Community Center:* Library is open TUE-SAT 10-6
- *Tennis Courts:* Nets and windscreens are up.
- *Soccer field:* open.
- *Sladen J Mohl Ball Field:* Open
- *Skate Park:* Open
- *Annual Beautification:* done! Thanks everyone!

GBOS Non-profit Grants: Grantees should be receiving payment soon.
2027 grant cycle was announced July 1; applications available August 3 - September 11.

Other Grants:

National Forest Foundation Matching Awards Program (MAP) Grant: GVSA was not awarded this grant. Staff attended feedback session; next application round is in the summer with fall award.

Land and Water Conservation Fund (LWCF) Grant: GVSA applied and was awarded a grant for the Lions Club Park Pavilion. Match is 1:1. LWCF grant request is \$103,737.00 for a project costing \$207,474.00. Grant must be wrapped up by 2027. Kyle has completed reporting for now. Staff is working on interpretive signs; materials are ready for construction May/June 2026.

Recreational Trails Program Grant (RTP): GVSA/GTC opted not to apply for 2026 RTP grant. In 2024 GTC/GVSA was awarded RTP funding for the Middle Iditarod National Historic Trail. This project is under way and will continue through 2026. Kyle is working on reimbursements,

currently in winter shut-down, poised for start in spring. RTP moved to DOT for future grant rounds. We're watching for the next grant cycle.

Rasmuson Foundation: GVSA received \$250,000 Tier 2 Grant to assist with construction of the suspension bridge to replace the decommissioned hand tram.

National Forest Foundation: GVSA has completed application through the National Forest Foundation of approximately \$220,000 for the bridge to replace the hand tram.

Alaska Community Foundation: Trail Care Fund Grant application was not successful.

Anchorage Park Foundation: GTC was awarded grant with 1:1 match for interpretive signs for the interpretive center at the suspension bridge.

Social Media & Websites: GBOS, committee and sub-committee meetings are now available on a calendar view. Go to www.muni.org/gbos/events and see what meetings are coming up! GBOS videos are on line: <https://www.youtube.com/channel/UCOUINInprZEjhbpVPiJOIEA>

We are active on Facebook as Girdwood Board of Supervisors. Active GVSA webpages are:

GBOS: www.muni.org/gbos

Parks and Rec: www.muni.org/gpr

LUC: www.muni.org/gluc

Girdwood Trails Plan: www.muni.org/gtp

GTC: www.muni.org/gtc

PSAC: www.muni.org/gpsac

GHEC: www.muni.org/gbos-ghec

Other links and info:

Sen. Cathy Giessel's weekly newsletter: [Signup Form \(constantcontactpages.com\)](http://constantcontactpages.com)

Rep Ky Holland e-newsletter: House District 9 Community Engagement

Information on the ASD: [Anchorage School District / Anchorage School District Homepage \(asdk12.org\)](http://Anchorage School District / Anchorage School District Homepage (asdk12.org))

Anchorage Assembly: Assembly Home

Heritage Land Bank information: www.Muni.org/HLB

Roads and Drainages

Road Status: It has been a busy spring/early summer for road maintenance and projects. The following items have been completed:

- Spring sweeping of all paved roads collected 400 tons of debris from the roads
- Spring grading and compaction of all gravel roads has been completed. 50,000 lbs of calcium chloride have been applied to the gravel roads for dust suppression and road hardening. We have another 20,000 lbs in reserve to reapply to main connectors as needed.
- Drainage work completed on Vail, St. Johann, Alpine Meadows, Northland, Alta, Brighton, Alyeska View, Lake Tahoe, Mount Hood, Arlberg, Olympic Mountain Loop, Jewel Mine, Timberline and Crystal Mountain. The work consisted of reshaping the ditch, lowering driveway culverts, adding more road material to improve drainage, and replacing culverts. We also addressed areas that had chronic icing issues this winter.
- All paved road traffic-painted lines have been repainted. All traffic signs have been repaired and will be addressed as problems arise.
- After the Blueberry Festival, crack seal all asphalt and do asphalt patch repairs
- Plan for ditching and road surface work in Old Town on Gold Avenue and Old West in late August
- Another round of projects and maintenance of roads will happen in the late summer/early fall after we complete the rebid of the roads contract in August. In the meantime, GVSA staff will be making brushing improvements in various spots throughout the service area to open the line of sight and improve drainage access as needed.
- Currently have ITB for 1200 tons of e-chips with 6% salt for winter traction control

Major project updates:

Ruane Road fish passage culvert replacement. The Boutet company will lead project management for this new culvert project, and the Jacobs company will assist in ensuring compliance with the EPA grant and federal requirements. EPA has approved our Request for Proposal (RFP) for Design and Engineering services for the new culvert. An RFP is currently being advertised by MOA Purchasing to solicit bids from professional firms to provide the design services for the construction of the new culvert. The selection committee is currently considering the proposals. Still on pace to be constructed in summer 2027.

Winner Creek Trail Bridge at the Glacier Creek crossing: A contract has been signed with Spernak and Sons for them to procure the bridge construction materials and build the bridge. We have a pre-construction meeting with the contractor this week to kick off the project and confirm the construction schedule. This project will start this summer and be completed next summer in 2027. The materials needed for this project have long lead times, and recent disruptions in global markets have led to unforeseen increases in material, freight, and fuel costs. Besides the challenges this project already faces because of its location, these unforeseen market conditions only add more work to complete this great bridge for the community.

GVSA Road Maintenance contract: The five-year contract with Western ended in April, but we extended it by 120 days to work with Purchasing to establish a new bid that meets their updated requirements. In April, we had a meeting with Purchasing to determine how we should correctly account for summer construction work and pay Davis-Bacon wages to the contractor for the work performed. We finally worked out documents and equipment specifications that the Purchasing department will accept, so we can issue a contract for bidding. Eagle River roads are in the same position, so we've worked with them to flesh out the language that purchasing approves. All documents for bidding the new GVSA have been submitted to Public Works Administration leadership for their review. I am hoping they complete their review this week so we can get it over to MOA Purchasing to solicit bids from contractors. The goal is to complete the Invitation to Bid process so we have a new contract in place by October 1st.

Expenses and Budget:

Girdwood Valley Service Area 2026 Mill Rate: 5.34 of 6 mills

Roads: Contracted Road Expenditures by Month:

<u>Month</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January	\$51,162.50	\$29,666.25	\$32,125.00* \$112,788.32
February	\$50,612.50	\$34,533.25	\$19,875.00* \$37,572.50
March	\$96,425.00	\$23,033.25	\$9,500.00* \$65,096.25
April	\$60,296.50	\$26,368.75	\$43,625.00*
May	\$33,003.75	\$168,007.95	
June	\$35,861.50	\$4,776.94	
July	\$7,143.75	\$13,837.50	
August	\$51,086.42	\$0.00	
September	\$9,553.75	\$111,911.25	
October	\$20,370.00	\$69,919.75	
November	\$16,982.50	\$26,064.00	
<u>December</u>	<u>\$22,993.75</u>	<u>\$31,152.58</u>	
Total Jan-Dec:	\$701,668.85	\$455,492.25	\$320,058.157

***Additional Contracted Steam Thawing with Northern Gravel**

Public works operation 2026 budget expended: \$610,258.53 of \$1,913,148.00 =32%
2026 Capital Roads Project fund available (406): \$178,000.00

Parks:

2026 Expended Budget: \$444,240.00 of \$869,560.00= 62%
2026 Capital Park Project (406) Reserve Fund available: \$88,122.62
2026 Winner Creek Trail Suspension Bridge funds = \$951,859.00
2026 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00
2026 Community Room Capital Reserve Fund (406): \$47,896.12
2026 Girdwood Lions Club Park Pavilion: \$143,535.00

Police:

2026 Expended Budget: \$524,601.50 of 913,625.00 = 57%

Fire:

2026 Expended Budget: \$1,050,589.53 of \$1,985,067.00 = 52%
2026 Fire Undesignated Capital fund (406) = \$259,177.97

Housing and Economic Fund:

2026 Expended Budget: \$0.00 of \$100,000.00 = 0%

Other:

Upcoming Meetings to schedule:

GBOS LUC Joint meeting with DOT re Alyeska Highway speed	If needed TBD
GBOS Parliamentary Training	Fall 2026
GBOS Special Meeting on Rules and Procedures	Fall 2026
GBOS Work Session Re: capital projects/leaseback options	TBA
GBOS 2027 Non-Profit Recreation Grants Presentations	TBD

SEPTEMBER 2026

Scott & Wesley Gerrish Library

250 Egloff Dr. | (907) 343-4024

Call or email LibraryGirdwood@anchorageak.gov to request ADA accommodations

TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 10:30AM Free Play Morning 1PM Knot Just Knitters	2 10:30AM Family Storytime	3 4PM Game Night	4 4PM Family Movie Night	5 Branch Libraries Closed for Labor Day
8 10:30AM Free Play Morning 1PM Knot Just Knitters	9 10:30AM Family Storytime	10 4PM Game Night	11	12 11AM Mushroom Masterpieces
15 10:30AM Free Play Morning 1PM Knot Just Knitters	16 10:30AM Family Storytime	17 4PM Game Night	18 Stuffed Animal Sleepover! 	19
22 10:30AM Free Play Morning 1PM Knot Just Knitters	23 10:30AM Family Storytime 2PM Housing Resource Fair	24 4PM Game Night	25 4PM Family Movie Night	26 4:30PM Gerrish Book Club
29 10:30AM Free Play Morning 1PM Knot Just Knitters	30 10:30AM Family Storytime			

HOURS OF OPERATION

Tuesday: 10:00am—6:00pm

Wednesday: 10:00am—6:00pm

Thursday: 10:00am—6:00pm

Friday: 10:00am—6:00pm

Saturday: 10:00am—6:00pm

Sunday: CLOSED

Monday: CLOSED

LIBRARY NEWS

LIBRARY EVENTS:

September is Library Card Sign Up Month!

HOLIDAY CLOSURE

- Labor Day:* Branches will be closed on Saturday, September 5, 2026. Loussac Library will be closed Monday, September 7, 2026.



ANCHORAGE
PUBLIC LIBRARY

anchoragelibrary.org

WEEKLY STORYTIMES

FAMILY STORYTIME

Wednesdays at 10:30 AM

Stories, songs, and more to build early literacy skills; a blend of fun and education for children birth through kindergarten and their caregivers.

FEATURED

KINDERGARTEN

Ongoing; self-directed

Read 1000 books before kindergarten and earn a book to keep and a place on our wall of fame. Ask staff how you can sign up or continue today!

5 & UNDER

FREE PLAY MORNINGS

Tuesdays at 10:30 AM

Play with library toys, make friends and check out books!

ALL AGES

GAME NIGHT

Thursdays, at 4PM

Come use our wide variety of board, card, and dice games or play with our Wii, Nintendo Switch or X-box or bring your own game!

FAMILY MOVIE NIGHT

Friday, Sep. 4 and Sep. 25, 4—5:30 PM

Come get warm and enjoy a movie at the library! Popcorn will be provided. Please call 907-343-4024 for title.

MUSHROOM MASTERPIECES

Saturday, Sept. 12, 11AM —12PM

Add some whimsy to your home or garden by painting a mushroom plant stake with us! We'll provide the mushroom planter stake and painting supplies—just bring your creativity! In collaboration with Four Valleys Community School and Turnagain Arm Mycological Society. Please register at <https://anchorage.librarycalendar.com/event/mushroom-masterpieces-gerrish-20330>

Registration limited to 20 participants. Children welcome with adult supervision.

STUFFED ANIMAL SLEEPOVER!

Stuffy Drop Off by Friday, Sept. 18, 3 PM

Bring your favorite stuffed animal to the library and we will introduce it to all the other beloved stuffed animals of the Girdwood community! We will read them stories, let them play, and finally let them enjoy a sleep over together. We will photo document their unforgettable evening, and share the photos with participating families. Drop off your toys by Friday, Sep. 18, 3 PM and pick them up on Saturday, Sep. 20.

ADULT

KNOT JUST KNITTERS

Tuesdays, at 1PM

Do you knit, crochet or sew or are you a beginner looking for a start? We will have lessons for beginning knitters with long-time beloved resident Cleary Donovan. Materials and tools provided.

HOUSING RESOURCE FAIR

Wednesday, Sep. 23, 2—4 PM

Meet with representatives from a variety of community resource agencies that focus on housing: get a coordinated entry interview with Anchorage Coalition to End Homelessness, talk with a customer care supervisor from Cook Inlet Housing. All welcome!

GERRISH BOOK CLUB

Sat., Sept. 26, 4:30-5:30 PM

Join us this month for a discussion of *Tomorrow, and tomorrow, and tomorrow* by Gabrielle Zevin. Coffee and Cookies provided!

EVENTS ACROSS APL—

CHUGIAK-EAGLE RIVER

12001 Business Blvd., #176
(907) 343-1530

MOUNTAIN VIEW

120 Bragaw St.
(907) 343-2818

MULDOON

1251 Muldoon Rd., #158
(907) 343-4032

MEDICARE 101

Thurs., Sept. 17, 3-4:30 PM

Need help finding your way through the Medicare maze? At Medicare 101, the Alaska Medicare Information Office will hold a 1-hour presentation, followed by a Q & A session. Ideal for adults 18+; all welcome.

Z. J. LOUSSAC

3600 Denali St.
(907) 343-2841

The Anchorage School District does not endorse these materials or the viewpoints expressed in them.

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GHEC and PSAC are providing comments uses for funds from non-residential taxes:

Public Safety IT Projects: Funded through areawide levy

Used only on IT that is only used in MOA.

PSAC discussed at their meeting Aug 11, excerpted below:

MOA tax levy funds for Tourism Improvement Projects

Projects must be for promotion of tourism.

Ideas discussed:

- signage needs to direct visitors to trails and resources
- public restrooms in high density visitation areas, such as the Girdwood Station Mall
- trash service in high density visitation areas, such as Girdwood Station Mall
- additional signage to encourage visitors to use facilities such as the US Forest Service, which has restrooms and visitor information
- Potential for creating a rest-stop with restrooms along the highway north or south of Girdwood.

Motion:

PSAC moves to recommend that GBOS focus on TIPS projects to focus on trash and bathrooms, starting at the entry to the valley near the Girdwood Station Mall.

Motion by DC/2nd LN

Motion carries by assent

TIPS (Tourism Improvement Projects): Funds collected from bed tax.

2027 funding is \$1.5M

GHEC discussed at their meeting Aug 5, excerpted below

Motion:

GHEC moves to recommend to GBOS a Girdwood Tourism Projects Package of \$100,000 for various Girdwood projects, \$50,000 for RV park study and \$50,000 to be specified at the GBOS meeting.

Motion by KH/2nd MS

Motion carries 4-0

Girdwood Tourism Support Project

Girdwood Inc Fiscal Sponsor Project
\$100,000



RV Park & Bathroom Planning & Design

\$50,000 - Sponsored Org: Girdwood Parks - 35% Design + Feasibility study



Trail Identification & Signage

\$10,000 - Sponsored Org: Girdwood Trails Committee



Visit Girdwood Map Brochures

\$10,000 - Visit Girdwood. Print 15,000 map & information brochures and distribution



Sunday Market & Fall Festival

\$30,000 - Girdwood Community Land Trust - Sponsorship for musicians and support for 12-14 events in Girdwood Town Square in Summer 2027. Provides Tourist Destination & local economic opportunity. Signage for Town Square.

>



Girdwood Inc



PO Box 1102 Girdwood, AK 99587



girdwoodinc99587@gmail.com



www.girdwoodinc.org

Mike Edgington

PO Box 1110, Girdwood AK 99587

Cell: 907-231-6819

In consideration of appointment to the Girdwood Housing and Economic Development Committee

Relevant skills

- Analysed housing policies implemented by similar mountain towns.
- Deep understanding of the available data on local housing including permit history, ownership / assessment data, and newly available STR license information.
- Extensive experience interpreting and drafting changes to the existing Land Use code for Girdwood
- Advocated for Girdwood-specific policies to the Municipality of Anchorage executive and legislative bodies, both in public forums and through direct meetings.

Relevant Experience

Elected official:

Girdwood Board of Supervisors Feb 2017-Apr 2026

Fire Dept supervisor; Land Use Supervisor; Housing & Economic Development Supervisor; Co-Chair

Proposed and advocated for the Housing and Economic Support Power under GVSA.

Other Volunteer:

Public Safety Task Force / PSAC May 2016-Feb 2017

Helped draft the initial Whittier PD contract

Imagine! Girdwood - board member / Secretary 2019-2022, Chair 2023-2025

Developed the Girdwood Comprehensive Plan and led it through the local and Municipal approval process.

Active participant since 2021 in Gateway & Natural Amenity Region (GNAR) Initiative, a network of gateway communities across the Mountain West dealing with issues around community planning, tourism support, housing affordability, economic development and sustainability.

**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
Jennifer Wingard and Kellie Okonek, Co-Chairs
Brian Burnett, Amanda Tuttle, Nick Crews*

Girdwood Public Safety Advisory Committee Vacancy

Seat C on the Girdwood Public Safety Advisory Committee is vacant.
Individuals wishing to be considered for appointment to this
Advisory Committee to GBOS should email their resume to: gbos@muni.org.

Or via mail:
PSAC
PO Box 390
Girdwood, AK 99587

Qualified individuals must be registered to vote in the Girdwood Valley Service Area.
Seat C is scheduled to renew in March 2028. Appointment will be made by the GBOS at
their upcoming Regular Meeting.

Additional information is available on the GPSAC webpage:
<https://www.muni.org/Departments/operations/streets/Service/Pages/gpsac.aspx>

Posted August 18, 2026