

# Municipality of Anchorage



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

*David Bronson, Mayor*

**GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS**  
*Mike Edgington & Briana Sullivan, Co-Chairs*  
*Jennifer Wingard, Amanda Sassi, Guy Wade*

## **February 20, 2023** **GBOS Regular Meeting** **Minutes Draft**

**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. Mike Edgington Co-Chair

Roll Call: Attending are Mike Edgington, Briana Sullivan, Jennifer Wingard, Amanda Sassi, Guy Wade

Disclosures: During meeting re item 11:

Briana Sullivan discloses that she is a board member of Girdwood Nordic Ski Club

Mike Edgington discloses that he has a family Girdwood Nordic Ski Club membership

Both disclosures have been made previously and found to not provide substantive conflict.

### **Agenda Revisions and Approval**

February 20, 2023 meeting agenda approval

GW/BS

Revised to move item #14 to Old Business as item has been discussed previously.

BS/GW

5-0

Revised to add item #17 to follow up on Holtan Hills Resolution Part 2 as New Business

JW/BS

5-0

During meeting, revised to move item #15 to Old Business due to time constraint.

BS/GW

5-0

Requires 2/3 vote as during meeting - achieved

Amendments approved independently via roll call votes

Revised Agenda Approved via roll call vote

5-0

January 16, 2023, Feb 2, Feb 6 meeting minutes approved

BS/GW

Assent

### **Announcements:**

- Racial Equity Forums hosted by Alaska Humanities Forum are scheduled as follows:  
March 22, March 29, April 12 6-8PM in the Girdwood Community Room
- Girdwood Valley Service Area is HIRING! Summer Parks Caretaker 1 position is now open for summer 2023 season. Pay is \$18.29-\$21.70/DOE. Full-time, seasonal position, must be over 18. Click here for more information and to apply:  
<https://www.governmentjobs.com/careers/moa/jobs/3896235/girdwood-parks-caretaker-i-girdwood-range-7-171>

### **Introductions, Presentations and Reports:**

#### **1. GBOS Service Resolution**

Kyle Kelley received MOA 2021 Supervisor of the Year Award. GBOS presents Resolution of Service to him.  
Carolyn Brodin received Resolution of Service from after 18 years serving as GTC Chair.

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

2. Legislative Report – Sen. Cathy Giessel, Rep. Laddie Shaw:  
Cathy Giessel held constituent outreach meeting on SAT last week, she heard from the community regarding affordable housing, Little Bears construction, PFD, Budget, Alyeska Highway interchange and education funding. Please contact her if there are concerns for her to address.

Assembly members – R. Sulte, S. LaFrance  
Randy Sulte attending. Assembly members Zalatel, LaFrance and Sulte are working on STR regulation with Legal. Questions for follow up from Member Sulte related to Holtan Hills are:  
What happens to the product of the sole source contracts with CY Investments on the project?  
Is there a formal process to end to the Development Agreement now that Assembly has postponed indefinitely?  
What is the status of the federal funding to extend sewer line to the lot line from the school?

Mayor's Office – no representative present

Anchorage School Board Liaison – Andy Holleman  
Mr. Holleman was able to attend later in the meeting. Final budget to be voted on this week. Some of the solutions for 2023 budget year are one-time funding sources, the issue will be worse next year once those sources are tapped. Base Student Allocation rate is the key issue, and this must be increased to improve ASD budget.

Mr. Holleman is advised of the concern raised in Public Comment regarding the snow days/instructional days impact in Girdwood where weather did not impede students' ability to attend school.

3. Supervisor Reports  
Amanda Sassi: Ceremonial signing of the Public Safety Contract next TUE at 6PM in Whittier.  
Mike Edgington: Assembly still working on change to MOA ADU code to address conflict with the amended code and the Girdwood ADU code. Until fixed, planning and zoning will use current Girdwood Code when evaluating applications.

4. Service Provider Reports (5 mins)  
Fire – Chief Weston  
Sixty-six calls so far this year. New Pulsepoint app replaces other communication on current EMS events. AEDs are being funded and placed in locations around Girdwood. ALMR radios donated to Girdwood Fire Dept from Whittier.

Police – Chief Achee  
Reviewing improvements to substation with ACS. Weekends have been busy as anticipated.

Roads/Parks & Rec – Kyle Kelley  
Thanks Don Davis for help with trash and to FVCS for holding very popular xc ski programs. Moving forward with Reed Middleton on the construction documents for the bridge to replace the hand tram. Project will need to go to Assembly for funding approval. Goal is to have plan sets by fall 2023, bid the construction project in fall/winter, gather materials for construction Summer 2024.

GBOS needs to hold a meeting to address First Quarter Revisions in early March.

**PUBLIC COMMENT:**

Lou Theis: Support Prop 7 for GBOS additional power for housing and economic stability. Considering ways to get the word out locally on the Girdwood-only vote in the spring 2023 election. Contact Lou with questions or if you want to help with producing home-made signs, etc.

Sally Gates: Concern that the ASD school snow days were not necessary in Girdwood, where less snow has fallen, teachers are commuting locally, and school could be taking place. With return to remote learning for future snow days, return to Girdwood School is more equitable as not all kids have access to computers, but all can get to school. PTA may request Resolution of Support to address this on behalf of the community with ASD, currently they are researching and evaluating what request they specifically may have.

Jerry Fox: AARP Tax Prep Assistance March 8, March 20 and April 1. Call 907-783-9029 to make an appointment.

Krystal Hoke: Girdwood In is hosting a Community Council discussion on SAT Feb 25, facilitated by Mark Butler, from the Federation of Community Councils.

Zac Johnson: Candidate for Assembly in spring election.

## OLD BUSINESS:

5. Update on current status of Alyeska Highway Interchange project (Roads Supervisor)  
GBOS reviews letter provided by Supervisor Wingard.

Motion:

GBOS moves to send the letter as written

Motion by Amanda Sassi, 2<sup>nd</sup> by Guy Wade

Vote via roll call, 5 in favor, 0 opposed

Motion passes

6. Update on current status of Holtan Hills (Land Use Supervisor)  
Assembly indefinite postponement of the Development Agreement still leaves some questions about the status of projects in that area unclear, as discussed previously in discussion with Randy Sulte, which he will follow up on and report back. (ie: how to dissolve the agreement, sewer extension status, product from sole source agreement with CY Investments) Additional question is what the status is of platting, as the Platting Board approved replat related to the Development Agreement; staff is to follow up on this.
7. **Agenda Item LUC 2201-06:** Girdwood Industrial Park concerns (power, platting and others) (Land Use Supervisor)  
Mike Edgington to meet with HLB later this week. HLB is beginning to work on their 1 and 5 year plans.
8. Girdwood Fire Dept request for funding of approx \$46,000 received from Out of Area response revenue to the Girdwood Fire Dept Operating funds (Fire Supervisor)  
Funds accrued from out of service area billing goes to the MOA and then is dropped into the GVSA Undesignated Fund. Currently 2 years of accrued funds from this source in the GVSA Undesignated Fund. Kyle advises that they year-end books and audit need to be completed, balance reported from Undesignated Fund is \$24,000 as reimbursement is pending from Ruane Rd reimbursement. This conversation should return in August, once those processes are complete. Moving funds from the Girdwood Undesignated Fund to Fire Dept Capital Fund will require Assembly approval.
9. USFS and GTC Request for GBOS Resolution of Support for Transportation Alternative Program (TAP) grant funding for connector trail from the Lower INHT to Bird-Gird Trail, to be applied for through the USFS in collaboration with Girdwood Parks and Recreation. Total project cost TBA, GVSA match TBA.(Parks Supervisor; Eryn Boone, USFS, presenting) May need to be expedited based on grant deadline. Item is new business at GTC in January.

Project has been tabled for the next TAP grant cycle. Project is depended upon the highway project, and that timing now is 2025/26. USFS will continue to encourage design work and support having the project incorporated with the highway design as that process moves forward.

Eryn requests that the project is considered to the 2024 Capital Projects Survey, so that it can be added to the State's Capital Improvement (CIP) list.

10. Discussion of how Girdwood can address long-term housing needs (Land Use Supervisor)  
Holtan Hills Housing Advisory Committee completed their task and have dissolved, Housing Working Group has also wrapped up. Discussion is whether a group to address long-term housing needs should be formed as a formal committee of either LUC or GBOS, or if this should be a group that forms and meets outside of government. Government structure can seem inhibiting of conversation, and perhaps limiting in the posting requirements/timing of meetings. Grassroots structure would be more free-form.  
Supervisors discuss and determine that they would like for LUC to weigh in on this topic. Item will be discussed as New Business at LUC in March.  
Krystal Hoke offers that this could be a good project for Girdwood Community Land Trust.

David Nyman states that Anchorage Community Councils are interested in hearing follow-up from Holtan Hills topic.

Group continues discussion to talk about the status of the Crow Creek Neighborhood Master Plan, and what the status of this is relative to Holtan Hills, as it was determined to be able to be used for the Area Master Plan although significantly outdated. HLB originally requested and paid for that plan, so retiring it is the responsibility of HLB as well. This item also will begin at LUC in March and move through to GBOS.

11. GTC and LUC **Agenda Item LUC 2301-05:** GBOS review and vote regarding the Girdwood Trails Plan.  
Briana Sullivan provides a history of the Girdwood Trails Plan, which started via a subcommittee and then was expanded to include entire GTC in formation of the Redline Plan in late 2021. Redline plan went out for public comment, followed by recommendations generated via those comments and then was voted on by GTC in early 2022. Redline plan was not approved, however. Redline plan with changes accepted went through additional revision process throughout 2022. GTC members frustrated with the amount of time the review of revisions brought the item to GBOS, which set a deadline and determined that GBOS would consider the Red Line and Candidate Draft (now called the Blue Line). Blue Line has been approved by GTC with 50 in favor, 10 opposed and 5 abstaining and went to LUC resulting in vote of 16 in favor, 1 opposed and 6 abstaining.

Mike Edgington considers that the Red Line was more consensus-based and the Blue Line based on majority vote. Red Line plan had the benefit of specific public comment period in the community, while Blue Line has not had that level of review, although many members of the community participated in the process. He suggests that the Blue Line should have limited public review (time-limited, cost-limited) and add those comments as an appendix. Group discusses that there are about \$2,000 remaining in the budget for this project, these funds are intended to cover cost for the contractor to guide the plan through the municipal process. Additional funds would be needed and would have to be sourced from Parks and Rec Capital fund.

Motion:

GBOS moves to provide a 2 week comment period on the Blue Line Trails Plan and incorporate the comments into an appendix to the plan.

Motion by Mike Edgington, 2<sup>nd</sup> by Amanda Sassi

Amended motion:

GBOS moves to provide a 2 week comment period on the Blue Line Trails Plan and incorporate the comments into an appendix to the plan with funding provided not to exceed addition \$2,000 to be sourced from the Parks and Rec Capital fund.

Amendment by Mike Edgington, 2<sup>nd</sup> agrees to amendment

Vote via Roll Call: 1 in favor (ME), 4 opposed

Motion Fails

Motion:

GBOS moves to approve the Blue Line draft in honor of the votes at Girdwood Trails Committee and the Land Use Committee.

Motion by Amanda Sassi, 2<sup>nd</sup> by Briana Sullivan.

Vote via roll call, 5 in favor, 0 opposed

Motion Passes

Motion to extend meeting to 10:30PM

Motion by Briana Sullivan, 2<sup>nd</sup> by Guy Wade

Assent vote

Trails Plan will go forward to HLB, then Planning or UDC.

12. LUC Agenda Item **LUC 2302-05**: LUC recommendation for GBOS Letter of Non-objection to liquor license transfer for Alpenglow Coffee House LL#6025. Assembly hearing scheduled for March 7 2023. (Justin Shoffner/Emily Schwing)

Motion:

GBOS moves to approve the Letter of Non-Objection as presented.

Motion by Briana Sullivan, 2<sup>nd</sup> by Amanda Sassi

Vote via roll call, 5 in favor, 0 opposed

Motion carries

13. GFR request for GBOS Resolution of support allowing for expense NTE \$30,000 from the GFR 406 Account for purchase of 10 sets of replacement turnouts. Draft resolution is provided in meeting packet. This is consistent with the plan to replace turnouts annually to avoid having all expire at the same time.

Motion:

GBOS moves to approve Resolution 2023-06 as presented.

Motion by Briana Sullivan/2<sup>nd</sup> by Guy Wade

Vote via roll call, 5 in favor, 0 opposed

Motion carries.

14. Lions Club and Girdwood Parks and Recreation request for letter of support for KMTA Grant application for construction of a pavilion at Lions Club Park  
This is a project that was strongly supported by John Trautner, who passed away recently. Lions plans to dedicate the structure to him. Design documents are 95% complete. Total build is much more than can be granted with KMTA. Lions fundraising and municipal funding will be needed to bring the project to fruition. This resolution does not commit specific funds to the project.

Motion:

GBOS moves to approve Resolution 2023-05 as presented.

Motion by Briana Sullivan, 2<sup>nd</sup> by Guy Wade

Vote via roll call, 5 in favor, 0 opposed

Motion carries.

15. **Agenda Item LUC 2302-06:** LUC requests conditional GBOS Letter of Non-Objection at this meeting pending LUC review and recommendation at their March 13 meeting for liquor license transfer for Chair 5 LL#3263 (Sloan Unwin) Item is scheduled for Assembly action March 21.

This item is time-sensitive and was is requested to move to Old Business in order to provide comment in a timely manner for the Assembly hearing as GBOS will postpone their March meeting to March 27. As meeting is under way, this change will require 2/3 majority to pass.

Motion:

GBOS moves to consider this topic as Old Business.

Motion by Briana Sullivan/2<sup>nd</sup> by Guy Wade

Vote via roll call, 5 in favor, 0 opposed.

Motion carries

Motion:

GBOS moves to approve the Letter of Non-Objection conditionally upon the approval of Land Use Committee at their March meeting.

Motion by Briana Sullivan/2<sup>nd</sup> by Guy Wade

Vote via roll call, 5 in favor, 0 opposed

Motion carries

Application indicates no entertainment, this will be corrected following license transfer.

#### **NEW BUSINESS:**

16. First Quarter Revisions & 2022 Budget Review  
Items for 1Q revision are to parks and Rec budget:
- |                                 |          |
|---------------------------------|----------|
| Turf Contract successful bidder | \$24,000 |
| Soccer Field re-seed and repair | \$2,000  |
| Alaska Humanities Forum program | \$1,500  |

Amanda Sassi asks about Police Station renovations in 1Q revisions.

Staff responds that there is no agreement yet with ACS on the projects yet, and no estimate of the costs. Payment of the costs could come from capital 406 accounts or be added to the station rental and paid for via the Undesignated Fund.

Staff will poll to set meeting date for a special meeting address 1Q Revisions. This needs to get to OMB soon for their review. Revisions are approved after the new Assembly is seated following the April election.

Other items are:

Set meeting to review 2022 budgets – this will occur after the 2022 books have been closed; Anticipate setting the meeting for late March/early April

Set meeting to discuss and prioritize capital improvement projects and create CIP list (connector trail from Bird/Gird to the Lower INHT, as discussed earlier)

17. Holtan Hills follow-up on point 2 of GBOS Resolution 2023-04: Future Land Disposal consideration requires project-specific Master Plan completed before development commences.  
In the Resolution passed last month, there were two points: request for Assembly to reject Holtan Hills Development Agreement and request that an future development have a new Master Plan to replace the outdated Crow Creek Neighborhood Master Plan. As HLB is the entity that ordered the original CCNMP, they must request any revision, according to Planning Dept. This item is to be added to the LUC agenda, as New Business in March and actionable in April.

#### **REPORTS:**

18. Committee & Subcommittee Reports (see packet)  
PSAC Report  
Girdwood Trails Committee Report  
LUC Report  
Housing Working Group Report
19. Other reports (see packet)  
APL Gerrish Library Report  
Girdwood Service Area Report  
Imagine!Girdwood

#### **Action Item Updates as assigned:**

**Request for GBOS/LUC Joint meeting (2 held of 2 required in 2023): January 4, January 9**

**Request for GBOS/GFR Joint meeting (0 held of 2 required in 2023):**

**Request for Executive Session:**

**Other:**

Adjourn 10:25PM