

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

Briana Sullivan & Jennifer Wingard, Co-Chairs

Mike Edgington, Amanda Sassi, Guy Wade

February 26, 2024 **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: Attending are Briana Sullivan (BS), Mike Edgington (ME), Jennifer Wingard (JW), Guy Wade (GW), Amanda Sassi (AS)

Disclosures: Jennifer Wingard discloses that she is a homeowner in the area of the proposed road improvements in item #10. Chair determines that there is no conflict for her in this discussion.

Agenda Revisions and Approval

February 26 meeting agenda approved	ME/GW	Assent
Revised to move new business item #18 earlier so that the presentation of this item is available to all.		
February 7 2024 GBOS LUC Joint meeting minutes approved	ME/GW	Assent
January 30 2024 Special Meeting RE HLB 1 and 5 year plan minutes approved	ME/JW	Assent
January 22 2024 Meeting minutes approved	ME/GW	Assent
January 22 2024 MOA GBOS Quarterly meeting minutes approved	ME/JW	Assent

Announcements:

- Foraker Group Board Training is TUE Feb 27 at 6PM in the Girdwood Community Room. The program is free to attend. Please register to ensure that we have the proper number of handouts/materials:
https://www.forakergroup.org/site/index.cfm/calendar.ShowEvent?classid=438&event_id=3198
- Upcoming Scheduled Meetings:
GBOS 2023 in Review March 20 at 12PM
GBOS Regular meeting March 25 at 7PM
MOA GBOS Quarterly meeting April 29 at 3PM
GBOS LUC Joint meeting RE: Girdwood Comprehensive Plan April 29 at 7PM

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

Introductions, Presentations and Reports:

1. Legislative Report – Sen. Cathy Giessel, Rep. Laddie Shaw: Sen Giessel reports that Senate has concurred with House on education bill that increases the Base Student Allocation rate (BSA), adds funding for other programs and includes broadband that was originally proposed. This goes on to the governor, who may veto. Other projects are Cook Inlet Gas and Budget. Current budget proposal has little for cushion, which may deter any capital projects. IT is noted that Little Bears is seeking state capital funds, and this project is supported by Sen. Giessel.
Mayor's Office: no report
Assembly members – R. Sulte, Z. Johnson: No report
Anchorage School Board Liaison – Margo Bellamy: see report on line, link is in the P&R staff report.
HLBAC Girdwood Representative Report – Tim Charnon: see meeting packet.
2. Supervisor Reports
HLB Industrial Park Collaboration (ME/JW): No report, Industrial Park is in HLB 1 and 5 year plans.
MOA response to non-residential tax information request. (JW/BS): request declined.
Edgington: HLBAC approved HLB 1 and 5 year plans; Attending meetings re long range transportation plans, STR room tax and other STR meetings; Childcare and Early Education fund meeting in Girdwood on THU evening. This group is working on how to allocate funds intended for childcare and early education received via marijuana tax.
Wingard: HLB work plan was adopted with amendment regarding parcel 6-011 which requires that the comprehensive plan and trails plan are complete before disposal will occur.
Wade: Trails Plan at the assembly for hearing and likely vote on TUE Feb 27.
Sullivan: DOT confirms they have completed the work on the bridge abutment on Alyeska Highway. Return in the spring for cleanup. See meeting packet for HOME information.
3. Committee updates to GBOS:
Tommy O'Malley on behalf of Cemetery Committee: Cemetery funding will be on the ballot in April. Assembly reduced the bond package, so a follow up funding bond will be needed to complete the projects. Tommy will be creating and sharing information on the bond and cemetery proposal.
4. Status of Proposed Girdwood Developments: See meeting packet for updated chart of status, which now includes the Alyeska/Pomeroy proposal.
5. Service Provider Reports (5 mins each)
Fire – Chief Weston: Increase in calls in January, 73% are EMS calls; Feb so far 71% are EMS calls. Ambulances are being refurbished and switched from diesel.
Police – Chief Achee: 213 calls in January; 1 officer has resigned. Pre-planning for spring carnival and other events, applying for a grant for radios.
Roads/Parks & Rec – Kyle Kelley: See report in the packet. Seasonal staff are interested in returning from last year. Trails Plan adoption this week, Working on summer projects and plans. Throwdown Showdown next weekend. Grants projects look positive with LWCF and RTP, pending formal approval. Completed application update for Rasmuson Foundation for bridge. Roads holding up well. Completed grant for funds held by EPA for fish culvert on Ruane. Service area will put Lake Tahoe and Davos culverts out to bid per Purchasing Dept requirement. 2023 wrapping up and Roads came in \$1000 over. GBOS will have budget review meeting in the end of March.

NEW BUSINESS #18 (MOVED):

Agenda Item LUC 2402-05: DOT Avalanche Program request for GBOS Resolution of Support for zoning change and Conditional Use Permit to build operate heliport and munitions magazine storage at the old gravel pit. (Tim Glassett, DOT)
DOT and Railroad need to shift from howitzer rounds to new system of Remote Avalanche Control Systems (RACS). For this, they need a helipad and location to store munitions. Location is the old gravel pit, which allows good access and meets requirements for distance from homes, roads, etc. Location does not preclude potential secondary access. DOT plans fewer than 30 flights per year from this location. Alyeska Resort will likely also be switching to RACS system and could use this facility as well. Use of this location requires that it is rezoned to Airport (GA) and then will require Conditional Use Permit for munitions storage. This item will return to LUC and GBOS for action once the staff packet is complete. It is not clear yet if DOT will request a resolution or letter of non-objection.

PUBLIC COMMENT:

Linda Mankoff from Girdwood Clinic: Point in Time survey in Girdwood determined 47 individuals who are homeless, up from last year's report of 22. Some people decline to be included in the count. Linda estimates the true number to be about 20 more than reported in 2024 survey. Primary issue reported was lack of affordable housing. Some individuals were reluctant due to fear that they would be removed from their current housing location.

Mike Edgington: Girdwood Comprehensive Plan draft will be released on WED. Comment period will run through March. Plan will be presented to LUC and GBOS in March.

OLD BUSINESS:

6. Update of GBOS Rules and Procedures
 - Review of current committees of GBOS
 - Add GHEC
 - Update on Cemetery Bond and future status of GVSA Cemetery power

Motion:

GBOS moves to postpone this topic to March.

Motion by ME/JW

Passes by Assent.

7. Girdwood Fire Department requests for capital expenses in 2024: Fire Personal Protective Equipment, Fire Hose and mattress replacement. Total expense NTE \$21,000 from the Fire Dept 406 account in 2024.

Motion:

GBOS moves to approve NTE \$21,000 from the Girdwood Fire Department Capital account for purchases in 2024.

Motion by ME/GW

Motion carries 5-0 in roll call vote

8. GBOS review of GBOS letter to HLB re: Parcel 6-134 (proposed for RV campground) input on HLB 1 and 5 year plans. Item was not fully discussed at the GBOS Special meeting when the letter was drafted. HLB work plan has now been approved by HLBAC and moves to Assembly, where there is an opportunity for additional revisions. The item has been discussed at many meetings and with agreement that the land is valuable to the Service Area for several different purposes, including potential RV camping. GHEC recent motion on the RV campground feasibility study stated either that HLB should hold the land and pay for the study or that it should withdraw the land and move it to Girdwood Parks and Rec and Girdwood can pay for study. Additionally, the land will need to be rezoned before it could be used for camping
Group determines to make a motion to vote on so that members can refer to this in order to seek amendment before the 1 and 5 year plan is adopted by the Assembly.

Motion:

GBOS moves to request HLB fund the RV camp ground feasibility study.

Motion by JW/ME

Motion withdrawn

Motion:

GBOS moves to request that withdrawal of parcel 6-134 and transfer of it to Girdwood Parks and Rec is added to the HLB work plan.

Motion by JW/ME

Motion carries by Assent vote

9. GVSA 2024 Budget 1Q revisions:
 - Police Dept upgrades added to monthly rent over coming years, total \$15,000
 - Roads budget increase to \$1M
 - GHEC request for funding NTE \$39,000 for feasibility study of RV camping NTE on parcel 6-134 subject to land transfer to GVSA or completion of a feasibility study by HLB as scoped. (Edgington).

No request for 1Q Revisions from staff:

Police substation upgrades are still being worked on by ACS, and the costs will be paid through increase in rent monthly. This should be achievable through 2025 budget with perhaps funding from elsewhere without increasing tax obligation in 2024.

Roads budget does not need to be increased because GVSA will have to go out to bid for projects that were being considered as addition to contract with Western.

Feasibility study is unlikely in 2024 as we need to receive the land from HLB first.

Although not a budget increase, there is one item that is requested to be handled by moving funds around. Girdwood Fire Dept budget has \$83,000 set aside for vehicle loan repayment, but the funds are sitting there unused and won't be needed until the following budget year. Kyle requests that \$24,300.59 is allocated from that fund for water assessment for the Fire Department and that the remaining balance be put in the Fire Dept 406 Capital Account.

Motion:

GBOS moves to adjust the Fire Department funds held for loan repayment to pay off the AWWU Water Assessment of \$24,300.59 and to move the remaining balance o the Fire Department Capital Account.

Motion by ME/JW

Motion carries 5-0 in roll call vote

10. GVSA Timberline Road Concept Design Update (Kyle Kelley)

No action at this time. Road Upgrade options are provided in the report in the packet. 3 options are presented:

Full road upgrade and dig out to 8'

Chip Seal

Subsurface work and application of concrete base

Preferred option is the concrete base as it is expected to last as a total build would and is less brittle than the chip seal.

Road improvement to this level would allow for traffic calming measures, such as speed humps, which are not allowable on gravel roads. More discussion of this continues in item #12.

11. Assembly STR Registration ordinance – consider resolution of support for Amendments to AO 2023-110 (S) (Edgington)

Mike Edgington presents a draft resolution 2024-01 : Support for Amendments to Municipal-wide STR regulations, addressing ways to change AO 2023-110(S) to deal with STRS beyond those addressed in the current draft ordinance.

Elements are:

- require that STR platforms report room tax remittance by zip code, or some similar indication of location
- allow for additional future Land Use requirements for STRs
- adjust the STR license fee incentive for part-year long-term rental of an STR unit to also incentivize year-round long-term rental of other units on the same parcel

Brett Wilbanks observes that another bullet could be added that addresses how to send funds to those areas that experience negative impacts from STRS.

- allow additional fee to STR license fees to be allocated to areas of high density of STRS to mitigate the negative impacts of STRs.

Motion:

GBOS moves to approve Resolution 2024-01 as presented

Motion by ME/JW

Amended motion:

GBOS moves to approve Resolution 2024-01 with additional bullet to allow additional fees to be levied in areas of high density STR use to mitigate the negative impact of the STRS.

Amendment by ME/JW

Amendment approved by Assent vote

Amended motion approved 5-0 in roll call vote.

12. GVSA Traffic Calming Study Update (Kyle Kelley)

MOA traffic completed traffic study as requested by PSAC and GBOS. Roads were studied for one week day mid-summer. Airport road was studied for 7 days.

Based on the criteria established for traffic calming, the roads do not qualify for traffic calming, however the high volume of traffic on Timberline may encourage different perspective as this is high volume for any neighborhood road in Anchorage, particularly one that is gravel and has no sidewalk. Traffic calming would require upgrade of the road surface. Calming measures include speed bumps, radar speed flashing reminder, narrow lanes of pavement.

Creating a separated pedestrian path would impede snow removal.

13. GHEC recommendation for GBOS Resolution re: HLB parcel request

This item was already addressed in item #8. GBOS reviews a spreadsheet of requests of GHEC and the status of those projects.

Although GBOS is not necessarily passing resolutions on all the items that GHEC has resolved, the projects are in process. There are no comments or requests to handle any of the items differently than proposed in the spreadsheet.

14. Girdwood Housing and Economic Committee structure

GBOS consideration of appointment of 1 member to GHEC

GBOS has postponed work on their rules and procedures to a future meeting, which ties in to the structure of GHEC.

Larry Daniels has been nominated to serve on GHEC. His resume has been shared with Mike Edgington.

Motion:

GBOS moves to appoint Larry Daniels to serve on the GHEC.

Motion by JW/GW

Motion carries 5-0 in roll call vote

Motion:

GBOS moves to postpone the GHEC structure discussion to a future meeting.

Motion by ME/JW

Motion passes by assent vote

15. Public Safety Advisory Committee structure

GBOS consideration of appointment of 2 new members to PSAC.

GBOS has received two nominations to serve on PSAC. At the PSAC meeting there were not enough members to create a quorum. PSAC members present discussed sunsetting the group for now and handling items through GBOS, through informal committee work (for Coffee with a Cop, etc) and via staff in administering the public safety contract. GBOS would maintain a member who is assigned to roads and police; GFR and WPD would attend and report to GBOS monthly. PSAC member in attendance at the last meeting was amenable to change to sunset the formal meetings of PSAC.

Motion to extend meeting to 10:15PM carries by assent vote

Tommy O'Malley states that PSAC has been critical in pursuit of funds from alcohol tax to come back to Girdwood in the form of crisis intervention training for police and fire departments, which would not have occurred otherwise. Also PSAC has interfaced with the clinic for Narcan kits and other services. He feels strongly that policing in Girdwood is successful because of the existence of PSAC and that committee should continue into the future.

Motion:

GBOS moves to postpone discussion of the PSAC appointments and structure to a future meeting.

Motion by ME/GW

Motion carries by assent vote

16. Update on Temporary Workforce Housing proposal (Edgington/Sullivan). No update, postponed to March.

17. GBOS Housing Goals: Draft housing goals are provided in the meeting packet. There may be need to hold a joint session with GHEC and GBOS. Additionally, the goals must be in alignment with the Girdwood Comprehensive Plan and Assembly Housing goals.

NEW BUSINESS:

18. Discussed as presentation: DOT heliport and avalanche munitions magazine storage: Discussed previously.

19. Girdwood-specific STR regulations – Discuss possibilities with GVSA powers (Edgington): Prop 7, passed in 2023 created housing and economic stability power within the GVSA allows GVSA funding and spending power. GHEC and Mike Edgington have ideas under discussion on STR regulation. Earlier resolution requesting amendments to AO 2023-110 (S) would provide a pathway for neighborhoods or areas to develop regulations to STRS.

20. GHEC recommendation for GBOS request for municipal bed tax compensation. (Wingard) Mike Edgington has begun to research where bed tax funds are coming from and how they are used in the MOA and provided some materials in the meeting packet. Notably the bed tax revenue was flat until about 2015 when it began to rise sharply.

REPORTS:

21. Reports (see packet)

APL Gerrish Library Report

Girdwood Service Area Report

Imagine!Girdwood

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting: (1 of 2 required meetings completed in 2024, Feb 7; Apr 29 scheduled):

Request for GBOS/GFR Joint meeting (0 held of 2 required in 2024):

Request for Executive Session:

Other:

Adjourn 10:15PM