

# 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*

## **June 20, 2022** **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 7:03 p.m. Briana Sullivan, Co-Chair

Roll Call: attending are Mike Edgington (ME), Briana Sullivan (BS), Amanda Sassi (AS), Jennifer Wingard (JW)

Disclosures: Mike, Briana and Amanda disclose regarding item 16, no substantive conflict is determined for any.

Jennifer Wingard discloses regarding item 14, 15 and 18. No substantive conflict for 14 and 15; 18 is initial hearing only.

### **Agenda Revisions and Approval**

|   |       |
|---|-------|
| June 20, 2022 Meeting agenda approval             | ME/AS |
| May 16, 2022 Special Meeting minutes approval     | ME/AS |
| May 16, 2022 Regular Meeting minutes approval     | ME/AS |
| May 23, 2022 MOA GBOS Meeting minutes approval    | ME/AS |
| May 24, 2022 GBOS UCCA meeting minutes approval   | ME/AS |
| June 14, 2022 GBOS LUC Town Hall minutes approval | ME/AS |

Assent vote to approve all passes 4-0

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

1. Update from AWWU regarding fluoride in Girdwood. (Sandy Baker, AWWU)  
New fluoride system is in place and being tested. Expect fluoridation of Girdwood water to begin July 1 with this system. Capital improvement to upgrade the Girdwood well is moving forward with design documents, construction expected in 2024 and 2025 at a cost of \$6M. This will include the permanent fluoridation system.

2. Update of housing developments in Girdwood, including Holtan Hills  
Town Hall last week had several questions that Mr. Trombley said he would get back to the community on. Appraisal received for Holtan Hills parcels. Valuation is \$2.1M for 90 acres. Full Development Agreement packet received.  
Additional letters from the community are included in the meeting packet.

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

HLBAC update:

The Heritage Land Bank Advisory Commission will be holding a meeting on June 23<sup>rd</sup> at 11:30am. This meeting will be held virtually via Microsoft Teams. [Click here to join the meeting](#) via Microsoft Teams.

To join via telephone call 907-519-0237 and use conference ID 150 858 096#

For more information [visit HLBAC website](#),

Holtan Hills and the 1 year/5 year plans are not on the agenda for this meeting, there is public comment section, review the [meeting packet](#) to see how to participate.

3. Legislative Report – Sen. Roger Holland, Rep. James Kaufman: No report. Awaiting final budget.  
Assembly members – Randy Sulte: Disorderly Assembly meetings as Assembly considers debate on some controversial topics. Mayor is initiating Opioid Task Force. Randy Sulte and Suzanne LaFrance will meet with Adam Trombley next week to discuss Holtan Hills following Town Hall meeting attended by Trombley last TUE. Trombley is expected to present a path forward. ARPA funding will be discussed in work session in July, ongoing review of applications, including Little Bears and Ruane Road. Burn Ban in effect.  
Sullivan Arena homeless shelter scheduled to close.  
Mayor's Office: Brice Wilbanks – No report  
Anchorage School Board Liaison – Kelly Lessons – No report.

#### 4. Supervisor Reports

Briana Sullivan: Eagle Scout project complete on Disc Golf Course, Tennis courts nets and wind screens up, Work on Lower Iditarod Trail. Thank you volunteers for working on these projects.  
Domestic Violence workshops for 7<sup>th</sup> and 8<sup>th</sup> graders through AWAIC were successful, look forward to more.  
Amanda Sassi: Forest Fair will have full police staffing, towing, Fire Dept is providing training for GFF Volunteers. Additional WPD officer has been hired. DUI enforcement grant has helped with enforcement.  
Mike Edgington: Requesting updated training for GVSA Boards regarding Open Meetings Act and Ethics. Meeting packet includes additional information on disclosures, which have been followed in reviewing disclosures this evening.

#### 5. Service Provider Reports (5 mins)

Fire – Chief Weston: information in meeting packet. Thank you for following the burn ban, fire season in this part of Alaska usually ends in mid- to late- July. Plan for full paid staffing over Forest Fair. Wood lot was a great success. 2 more are scheduled this summer, additional could be held however a volunteer is needed to staff it.

Police – Chief Achee: No additional report, Achee is on Patrol today.

Roads/Parks & Rec – Kyle Kelley. Report in the meeting packet. Thank you to all who participated in planting flowers. Thank you Brodie Wedeking for Eagle Scout project in the Disc Golf Course. Girdwood Summer Parks Caretaker positions are available. We have one person working part-time now. Roads: Western Construction is working on a fuel variance as cost of fuel is about double the cost when contract was signed. GVSA will limit projects in order not to exceed roads budget. Reimbursement from State of Alaska for Ruane project will provide additional funding, likely received this fall. SOA is working on reimbursements, looks like about 90% of costs will be reimbursable. Last item is paving of Ruane, this will be completed this week and submitted as final item for reimbursement. Police Contract is due for renewal the end of this year. WPD is to provide cost for contract and other changes to contract boilerplate.

**PUBLIC COMMENT:** None

#### **OLD BUSINESS:**

6. Permitting for Girdwood Forest Fair 2022 (Karen Zaccaro)  
AFD is expected to approve their part of the permit shortly.  
ABC alcohol permit is pending but likely to be approved shortly.  
Parking agreement with Alyeska Resort is complete. There is less parking than in the past available as clinic parking is closed. Bus service daily from Dimond Mall.  
Clean up for Forest Fair is this weekend.

7. Update on status of HLB Draft 2022 Annual Work Program and 5 Year Management Plan.  
Previously discussed under item #2.

8. Update of GVSA Manager review (Briana Sullivan)  
Most recent review was in 2016 and now 2022 review complete and forwarded to MOA. Recommendation for a raise for GVSA manager will be addressed in budget work sessions this summer/fall.

9. **Agenda Item LUC 2201-06:** Girdwood Industrial Park concerns (power, platting)  
Need electrical engineer to provide proposal to connect power from road to the Girdwood Maintenance lot. This is needed to keep road equipment warm in winter. Other un-platted lots do not have this option. Girdwood Maintenance lot is adjacent to the AWWU platted lot, so that plat line can be used.

10. **Agenda Item LUC 2201-07:** Update on State Senate redistricting.  
Supreme Court upheld Superior Court decision.

11. Update on GBOS Resolution 2020-11 Resolution Against Racism & community forum (Guy Wade)  
No update

12. GVSA 2023 Budgets. Confirm meeting dates for 2 work sessions and 1 alternate if needed from June-Aug 2022 to discuss GVSA Operating and Capital Budgets

|                  |             |      |
|------------------|-------------|------|
| Budget Meeting 1 | TUE July 26 | 6PM  |
| Budget Meeting 2 | TUE Aug 9   | 6PM  |
| Budget Meeting 3 | WED Aug 31  | 12PM |

If possible, one of the meetings will be canceled. Group will discuss this at their first budget meeting further.

13. **Agenda Item LUC 2205-05:** Request for GBOS Resolution of Support to oppose the Constitutional Convention, Cathy Giessel, presenting, Donna Phillips, sponsor. <https://defendakconstitution.com/>  
Item has been discussed at Land Use twice, ending with recommendation to GBOS to write a resolution. No new questions regarding the request for resolution. Some adjustments to original draft provided by petitioner.

Motion:

GBOS moves to approve the amended resolution as presented in the meeting packet and discussed.

Motion by Mike Edgington, 2<sup>nd</sup> by Jennifer Wingard

Vote by Roll Call 4 in favor, 0 opposed

Motion carries

14. Discuss and vote on action generated from GBOS LUC Town Hall June 14 2022  
Meeting was well attended by 150+ on line and in person. At that meeting it was clear that the vast majority of residents of Girdwood are not in support of the proposal for Holtan Hills as it currently stands.  
Follow up was requested and promised by Adam Trombley, Girdwood has received the appraisal of the land and has received the full Development Agreement. Other follow-up is pending.  
A suggestion that has come up from the Town Hall is to establish a committee to work on this outside of GBOS, representing a broad spectrum of the community with HLB and the developer. People may be self-nominated or nominated by others. Nominations will be collected from June 21 thru July 1.

Group discusses if GBOS can hire an attorney. GBOS cannot but can use a municipal attorney, as Anchorage Assembly does. Randy Sulte and Mike Edgington will follow up on how to go about this.

Concern expressed that the subcommittee will be able to represent the community opposition adequately. In public meetings only one or two people have spoken in favor of the development and disposal of this land in this way.

Motion:

GBOS moves to seat a committee of approximately 5 members to coordinate community interests and represent the community with the Holtan Hills Developer and Heritage Land Bank.

Motion by Mike Edgington, 2<sup>nd</sup> by Jennifer Wingard

Vote by Roll Call: 4 in favor, 0 opposed

Motion carries

15. **Agenda Item LUC 2205-07:** Girdwood Chamber of Commerce request for GBOS Resolution of Support for request of Anchorage Heritage Land Bank to amend or cancel the request for proposals for HLB parcels 6-011, 6-016 and 6-017 [Holtan Hills], in order to advance policies of; 1) increasing the supply of workforce housing in Girdwood; 2) address the results of the required moa impact studies; 3) limit the use of Holtan Hills property for short term rentals by using tools such as deed restriction. (Patty Wilbanks, presenting).

**Motion:**

GBOS moves to approve the draft resolution 2022-14 as presented.

Motion by Jennifer Wingard, 2<sup>nd</sup> by Amanda Sassi.

This motion is eventually rescinded after discussion provided other options.

This item was reviewed by the Land Use Committee at their meeting June 13, prior to the Town Hall on June 14. At that time a resolution was recommended by LUC by a vote of 42 in favor, 1 opposed and 6 abstaining.

Supervisors discuss that the Resolution as written has most of the points that they will make, as well as others that were made through the Town Hall last week, mainly:

--the community doesn't support the development proposal as it stands

--the lack of workforce housing is unacceptable

--there is no discount available to make housing in this development attainable

At the Town Hall, the Housing Development Committee was briefly introduced by the developer, and this committee is now expected to be formed in the next 10 days, with appointments to the committee made by GBOS after July 1 nomination period.

Given this, GBOS discusses postponing a vote on the resolution and will work on a self-drafted version to present at the July GBOS meeting. It is possible at that time that the request of GBOS and the community will be something other than amendment or cancel of the RFP and may be a more straightforward request to cancel the Development Agreement.

GBOS proposes to send a letter that uses many of the points of the proposed resolution and others that were made at the Town Hall on the 14<sup>th</sup>, to be sent in time to be discussed at the HLBAC meeting on THU. HLBAC meeting will be attended by at least one Supervisor who will speak to this item.

Group discusses that terms of the Development Agreement amount to a substantial subsidy for the developer, however the subsidy does not carry on to eventual purchasers of the properties.

**Motion:**

GBOS moves to postpone further discussion of the Resolution regarding HLB amendment or cancellation of the RFP for Holtan Hills development.

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

Vote via roll call; 4 in favor, 0 opposed

Motion carries

**Motion:**

GBOS moves to write a strongly worded letter to HLB Staff, HLBAC chair, Assembly, Administration summarizing the Town Hall and Girdwood's opposition to the development as proposed.

Motion by Mike Edgington, 2<sup>nd</sup> by Jennifer Wingard

Vote via roll call; 4 in favor, 0 opposed

Motion carries

**NEW BUSINESS:**

16. Consider options for expediting the development of the Girdwood Trails Plan.

Trails Plan has been in process for 2.5 years. Draft presented to the community received lots of comments, which were incorporated into staff/contractor recommendations. These recommendations were reviewed by GTC, without changes or amendments allowed. A redline draft was presented to GTC the beginning of January, 2022. GTC members voted down the redline document as they wanted to have the opportunity to make additional amendments. This phase of the amendment discussion and vote has been on-going since January 2022 with slow progress.

Suggestion was made by a member of the public at the May GBOS meeting that the GBOS should consider approving the redline plan and move the GTP to the Municipal level without continued discussion of the amendments currently under consideration at GTC. This would mean that neither the GTC nor LUC would have the opportunity to recommend the Girdwood Trails Plan.

17. PSAC appointment to Seat A, vacated in May 2022, appointment to made by GBOS and announced prior to the Aug 1 PSAC meeting. GBOS has received 1 application for the PSAC seat.

GBOS discusses setting a Special Meeting in early July to address the following topics that will need to be handled prior to the July GBOS Regular meeting:

PSAC appointment  
Girdwood Housing Development Appointment

PSAC Request for Resolution of Support for MOA to contract with City of Whittier for Police Services, pending review of contract negotiations. This item is being introduced as new business so that when the contract terms have been negotiated, PSAC can provide their recommendation to GBOS.

18. **Agenda Item LUC 2206-06:** Request for GBOS Resolution of Support for study of Short Term Rentals in Girdwood to be conducted through MOA Planning Department. \$12,000 in funding was set aside in First Quarter Revisions for Planning Dept to have this study completed to understand the year-round STR, an item that has not been studied comprehensively before.

19. Girdwood Fire Department request not to exceed \$25,000 from the Fire Department 406 Capital Fund for 9 set of Turnouts. Turnouts are aging out of compliance, as they are rated for 10 year life. This replacement is a part of the phased replacement plans for Turnouts.

20. Girdwood Fire Department request not to exceed \$110,00 from the Fire Department 406 Capital Account for replacement for Utility 41 Command Vehicle. 3 vehicles are overdue for replacement. There is \$425,000 in the capital account and additional \$100,000 to be transferred in from 2022 contribution. Engine 41 is scheduled for replacement as well, through a governmental loan to be repaid by Fire Dept Capital account. This item will be updated to \$190,000 for replacement of U41 and either C41 or C42. It is recommended that Fire Chief pursue Areawide bond for 3<sup>rd</sup> vehicle, for consideration at 2023 election.

Motion:  
GBOS moves to extend the meeting to 10:05PM  
Motion passes by assent

21. Discuss agenda topics for MOA GBOS Quarterly meeting scheduled for July 25 4PM at Anchorage City Hall. Recommend that GBOS set the agenda early and limit agenda to direct requests for information from administration and/or staff. Agenda setting will be added to the list of topics for a GBOS Special meeting in early July.

**REPORTS:**

- 22. Committee & Subcommittee Reports (see packet)
  - PSAC Report
  - Girdwood Trails Committee Report
  - LUC Report
  - Housing Working Group Report
- 23. 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 (1 held of 2 required in 2022):**

**Request for GBOS/GFR Joint meeting (0 held of 2 required in 2022):**

**Request for Executive Session:**

**Other:**

Adjourn 10:05PM