

ADA-09669 Proposal to Amend a State Airport Land Lease at Girdwood Airport

The Alaska Department of Transportation & Public Facilities proposes to increase the area of Lease ADA-09669, Parcel H, by approximately 13,541 additional square feet, for a total leased area of 39,023 square feet at Girdwood Airport. The amended lease boundary would provide helicopter dolly access to the taxiway which will facilitate departures and arrivals from the taxiway significantly further from the airport property boundary. No construction of above ground level improvements will be permitted in the additional area. Applicant: Silverton Mountain Guides, LLC. Annual rent: \$50,001.99 and any other associated fees. Authorized uses: Aeronautical - Construction, maintenance & operation of aviation hangar; maintenance & parking of aircraft; aircraft tie downs & tie down rentals; air charter, air taxi, air rescue, heli-skiing; office space associated with authorized uses; associated vehicle parking; self-fueling.

Competing applications or written comments must be received by 4:30 p.m., July 11, 2025, after which the Department will determine whether or not to amend the lease. The Department’s decision will be sent only to persons who submit written comment or objection or a competing application to the Department, at the address and by the date and time specified in this notice, and include their return address. Information is available from Johann Mueller, Aviation Leasing, Central Region, PO Box 196900, Anchorage, Alaska 99519-6900, (907) 269-0731. Anyone needing hearing impaired accommodation may call Alaska Relay at 711.

The Department reserves the right to correct technical defects, term, or purposes and may reject any or all applications or comments.

Attachments, History, Details

Attachments

None

Revision History

Created 6/11/2025 2:47:59 PM by baleslie

Details

| | |
|-----------------------|---|
| Department: | Transportation and Public Facilities |
| Category: | Public Notices |
| Sub-Category: | Airport Leasing |
| Location(s): | Central Region |
| Project/Regulation #: | |
| Publish Date: | 6/11/2025 |
| Archive Date: | 7/12/2025 |
| Events/Deadlines: | Applications or written comments due: 7/11/2025 4:30pm |

Municipality of Anchorage



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

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

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

LETTER OF NON-OBJECTION

June 16, 2025

TO: Municipal Clerk's Office
RE: 2025-2027 The Herbal Cache #M19277 Renewal

The Girdwood Board of Supervisors (GBOS), by a vote of x in favor x opposed at the Girdwood Board of Supervisors June 16, 2025 Regular meeting, has no objection to the marijuana retail renewal listed below:

M19277 THE HERBAL CACHE 158 Holmgren Pl., Ste. 101 Girdwood

The Girdwood Land Use Committee recommended Non-Objection by unanimous vote at their June 9, 2025 regular meeting.

Jennifer Wingard
Land Use Supervisor

Date

Proposed Amendment # 1 to AR 2025-103

A RESOLUTION APPROVING THE HERITAGE LAND BANK 2025 ANNUAL WORK PROGRAM AND 2026-2030 FIVE-YEAR MANAGEMENT PLAN

Submitted by: Assembly Members Myers

PROPOSED AMENDMENT

Purpose/Summary of Amendment: To add a land use study to the Plans, Studies and Surveys section of the HLB five-year plan for a group of five adjacent parcels in HLB Region 1 Chugiak Eagle River. The parcels have been vacant for years, although two have a use permit for the state where the Ptarmigan Valley trailhead is situated.

These HLB parcels have been designated for a special study area at least since the adoption of the Chugiak-Eagle River Comprehensive Plan Update adopted in 2006 (see p. 61 Land Use Map with designations; and pp. 72 and 75). The C-ER Comp Plan Implementation Schedule stated for Action 20 "Prepare HLB land use studies" the time frame was 1-5 years after adoption. (p. 81) This amendment brings back this implementation action for these parcels for follow up by the HLB in 2025.

TEXT OF AMENDMENT

AR, attachment "Heritage Land Bank 2025 Annual Work Program and 2026-2030 Five-Year Management Plan" Assembly Draft (3/19/2025), page 18 in the Plans, Studies & Surveys section, add the following paragraph at the beginning of the section:

Chugiak parcels, Section 16, Site Specific study. Conduct a site-specific land use study for HLB Parcels 1-007A, 1-008, 1-090, 1-091, and 1-092 in compliance with the Chugiak-Eagle River Comprehensive Plan Update (2006) and the requirements of AMC subsection 25.40.025C. to determine an appropriate use for the area.

Will there be any public or private economic effect to the proposed amendment?
☐ YES ☒ NO (check one) If yes, please detail below.

No

Proposed Amendment # 2 to AR 2025-103

A RESOLUTION APPROVING THE HERITAGE LAND BANK 2025 ANNUAL WORK PROGRAM AND 2026-2030 FIVE-YEAR MANAGEMENT PLAN

Submitted by: Assembly Members Johnson and McCormick

PROPOSED AMENDMENT

Purpose/Summary of Amendment: This amendment implements provisions of the recently adopted Girdwood Comprehensive Plan and its goals for “the Mitten” area that is currently designated Mixed Use. This amendment incorporates the Comp Plan provisions for this area as implementation actions for parcel 6-011B for follow up by the HLB in 2025, and with longer-term actions in the Five Year plan for 2026-2030.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

Amendments are to the AR attachment “Heritage Land Bank 2025 Annual Work Program and 2026-2030 Five-Year Management Plan” Assembly Draft (3/19/2025):

2.A.

Page 15, Annual Work Program, *2025 Potential Disposals, Exchanges & Transfers* section, delete two paragraphs regarding Portion of HLB Parcel 6-011B, as follows:

~~[Portion of HLB Parcel 6-011B— Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021. A disposal recommendation will not be brought to HLBAC until after the Assembly adoption of the *Girdwood Comprehensive Plan* and will be consistent with that plan, the *Girdwood Trails Plan* (2024), and any other applicable plans.~~

~~Portion of HLB Parcel 6-011B— HLBAC unanimously approved Resolution 2017-09 to the Girdwood Nordic Ski Club for a 20-year public use easement for the development of trails. The HLBAC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly.]~~

2.B.

page 17, Annual Work Program, *2025 Potential Projects* section, add the following paragraphs after the paragraph on parcel 6-011A, as follows:

Add to the Annual Work Program, under 2025 Potential Projects (page 17):

HLB Parcel 6-011B – This area has two proposed uses for this parcel at this time, specifically the portion east of Glacier Creek:

First, in 2017 HLBAC passed resolution 2017-09 supporting a 20-year public use easement at no cost to the Girdwood Nordic Ski Club for the development of Nordic ski trails similar to their easement with HLB for the nearby Nordic 5K loop. The dedication of this easement(s) has not been brought to the Assembly because conditions in the resolution remain outstanding.

Second, in 2021 HLB released a Request for Proposals (RFP) for housing to be developed in Girdwood on HLB land. The proposal selected was one submitted by Alyeska Holdings, LP and Seth Andersen, and included a disposal of approximately 72 acres (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement.

The proposed action in the coming year is to work with the Girdwood Nordic Ski Club, Alyeska Holdings, LP, and Seth Andersen to dedicate trail easements on 6-011B. Additionally, HLB intends to start the process to replat 6-011B, in accordance with AMC 21.03.200. This future plat will be required to be in compliance with the Girdwood Comprehensive Plan, the Girdwood Trails Plan, and any other applicable adopted plans. The platting process will include opportunities for public input during a community meeting held in Girdwood prior to submittal of the plat application, and a subsequent public hearing at the Platting Board. The intent is to record the trail easement(s) prior to finalizing the plat. Additionally, HLB will not propose a disposal of the mixed-use development area until such a time that the trail easement(s) and plat have been recorded, as long as the Girdwood Nordic Ski Club continues to make reasonable progress towards trail development. For longer-term plans regarding a disposal for the Glacier Creek Village, see the Five-Year Management Plan (page 19).

2.B.

page 21, Five Year Management Plan 2026-2030, in the *Potential Disposals, Exchanges & Transfers 2026-2030* section, add the following paragraph in parcel # sequential order:

HLB Parcel 6-011B – After a replat of 6-011B is complete, the disposal process to Alyeska Holdings, LP and Seth Andersen to facilitate the development of Glacier Creek Village through a purchase and development agreement will begin (see page 17 for historical context and short-term plans for the area).

Agenda Item No. 14.A.
Johnson-McCormick Amendment No. 2

This project will be required to be in compliance with the Girdwood Comprehensive Plan, the Girdwood Trails Plan, and any other applicable adopted plans. As with any HLB disposal, it will be taken to HLBAC (with public noticing) for a public hearing and recommendation to the Assembly. Then an ordinance seeking authorization for the disposal will be brought to the Assembly for an additional public hearing and decision. The Assembly will have the opportunity to approve, amend (place conditions on the disposal), or deny the ordinance. If the Assembly passes the ordinance, HLB will then be authorized to move forward with a disposal, subject to the conditions of the ordinance. HLB will include a reversionary clause, so that if conditions are not met, the Glacier Creek Village area will come back into public ownership.

Many other ideas about conditions were mentioned during the drafting and approval process of the Girdwood Comprehensive Plan and will be provided to the HLBAC and Assembly if and when they consider the disposal. These include limiting short term rentals, minimizing trail and road crossings, integrating the residential development with the existing and planned trail network, developing a Nordic ski hut and additional parking for recreators, prioritizing conventional mixed-density housing, implement design strategies for efficient construction and clustered residences, and other conditions related to making the housing more attainable for the local workforce.

| |
|--|
| Will there be any public or private economic effect to the proposed amendment? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (check one) If yes, please detail below. |
|--|

No

From: [Muni Planning News](#)
To: [Muni Planning News](#)
Subject: 2025-06-02 Muni Planning News
Date: Monday, June 2, 2025 8:46:24 AM
Attachments: [Planning News Explanation.pdf](#)

Dear Anchorage community member,

The Municipality of Anchorage Planning department is looking for new ways to disseminate information and keep the community up-to-date on ongoing projects. The newsletter below is a work in progress to effect that change, and may continue to evolve as we get access to new tools. Attached is a brief guide to using the tables below.

Sincerely,
Long Range Planning Division

Muni Planning News 2025-06-02

Proposed zoning code changes going to the Planning & Zoning Commission or Assembly in the next 6 weeks:

| Meeting Date | Case name & number | Details |
|--|--|---|
| June 9, 2025 (PZC) | PZC Case 2025-0044 Non-Conformities | Allow more flexibility for when development projects must bring non-conforming structures into conformity. |
| June 9, 2025 (PZC) | PZC Case 2025-0045 Mobile Dwelling units | Updating definitions for moveable dwellings, allowing wider use of mobile dwelling units that can be certified as safe by the building code, allowing mobile dwelling units to be used as Accessory Dwelling Units (ADUs) |
| June 10, 2025 (Assembly Public Hearing) | AO 2025-65 Site Access | Changes to code related to driveways, walkways, building frontages, landscaping, and how private properties interact with the public street. |
| June 10, 2025 (Assembly Public Hearing) | AO 2025-63 Making self-storage a conditional use in the B-3 zoning district. | Sponsored by Assembly Member Rivera. |
| July 14, 2025 (PZC) | PZC Case 2025-0030 Transit Supportive Development Overlay (TSDO) creation and implementation | Creates and implements a transit-supportive overlay to allow development at a level to support transit. |
| July 14, 2025 (PZC) | PZC Case 2025-0034 Transit Supportive Development Overlay (TSDO) 2020 Comp Plan and 2040 Land Use Plan changes | Updates the 2020 Comprehensive Plan and 2040 Land Use Plan to facilitate the creation of a transit-supportive overlay. |

Other Land Use Cases or Reviews going to the Planning & Zoning Commission:

| Meeting | Case name & number | Details |
|------------------------------|--|-------------------------------------|
| June 2, 2025 | PZC Case 2025-0056 Context | Required process for road projects. |

| | | |
|---------------------------------------|--|---|
| (PZC) | Sensitive Solutions Project Review for Academy Drive and Vanguard Drive project | |
| June 2, 2025 (PZC) | PZC Case 2025-0055 Rezone from I-1 to PCD in Ship Creek | Rezoning of AKRR property in the ship creek area. |
| June 2, 2025 (PZC) | Subdivision Case S12832: Request to subdivide twenty-three (23) parcels into one (1) Tract and request for Vacation of Right-of-Way. | Subdivision of AKRR Property. |
| June 2, 2025 (PZC) | PZC Case 2025-0067 Conditional Use for a Type 1 Telecommunications Tower. | Requirement for processing telecommunications towers. |
| June 9, 2025 5:30pm | Work session for 10 year targeted Plan Updates | 5:30pm at the Beluga Room in the Loussac library. Meeting notice . Project page . |
| July 2025 | Work session for 10 year targeted Plan Updates | TBD. Project page . |

Other meetings or events:

| Date | Meeting or event | Details |
|------------------------------|---|------------------------|
| June 2, 2025, 6:30-8:30pm | AMATS Bicycle And Pedestrian Advisory Committee (BPAC) | Agenda |
| June 5, 2025, 1:00-3:00pm | AMATS Technical Advisory Committee | Agenda |

- All case information is available on [CityView](#), and all meeting info available on the [Meetings Page](#).
- For all recent changes please see our [Title 21 Updates Page](#).
- Please ensure that you are using the most up-to-date published version of Title 21 [here](#).
- Please write MuniPlanningNews@anchorageak.gov to opt in to or opt out of these emails.
- Please also note that we will likely be transitioning over to a different newsletter service later in 2025, so appearance/format may change in the future.

Status of Proposed Development Projects in Girdwood

Updated 6/13/2025

| Description | Location | Developer | Status | Link | Public Comments or Hearing | MOA Process |
|---|---|--------------------------------|---|------|---|--|
| Holtan Hills | North of Girdwood School | CY Investments | Land transferred and platted. Awaiting community meeting and PUD application. | | Not yet scheduled | Expecting Conditional Use / Planned Unit Development application in summer/fall 2025 |
| 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. |
| Remote Avalance Mitigation storage & heliport | Old Gravel Pit @ Seward MP89 | AK DOT | Application delayed until adoption of Girdwood Comprehensive Plan. | | Future public hearings at Planning & (likely) Assembly | Expecting re-zoning application in Summer 2025 |
| Alpenglow Mixed-Use | 204 Hightower Rd | Girdwood Building Company, LLC | Planning application 2025-0038 PZC public hearing scheduled | | None until phase 2 | Development Master Plan approved |
| Hotel & Retail Store | Off Alyeska Hwy behind Brewery | Glacier View LLC (Tim Cabana) | GBOS resolution passed supporting a code change to allow retail uses in gC-10. | | Planning will draft and introduce to PZC - hearing in Fall | Will need Planning and Zoning Commission review plus Assembly Ordinance to change code. |
| Cabin condo development | Off Alyeska Hwy east of bridge | Spinell Homes | Administrative review approved | | None | No further approvals |
| ENSTAR gasline | Between wastewater plant and Virgin Creek Drive | ENSTAR | DNR issued permit for Section Line Easement. Permit on appeal. | | None | No MOA involvement |
| Lodge and associated facilities | Girdwood Airport - north | Glacier Valley Lodge LLC | Land lease only approved by AK DOT in April 2024. Construction will require separate DOT Airport Building Permit. | | Requires DOT permit (no hearing) & MOA permit*/hearings before improvements | MOA will require a Land Use Permit. |
| Potential helicopter operation | Girdwood Airport - south | Silverton Mountain Guides | Lease awarded for Parcel H. | | Requires DOT permit (no hearing) & MOA permit with possible hearings | MOA will require a Land Use Permit application. Depending on details, may be additional process. |
| New water system wellhouse | Immediately north of Glacier Creek Bridge | AWWU | Initial design - no planning application pending | | Future hearings at HLB Advisory Commission and Assembly | Any future disposal will have public hearings at HLB Advisory Committee and must be approved by Assembly after additional public hearing |
| 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 |

**MUNICIPALITY OF ANCHORAGE
GIRDWOOD ROADS, FACILITIES,
PARKS & RECREATION**



DATE: June 16, 2025

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

Thank you to the many volunteers who have helped us get things set for the summer! Youth Employment in Parks (YEP) volunteers are adding gravel to the Virgin Creek Falls Trail. Our second Trails Tuesday was chilly and wet, with great progress on the Beaver Pond Trail! A follow up Trails Tuesday is scheduled for June 17. Meet at 6PM at the Crow Creek Road Trailhead. Volunteer beautification effort on June 4 and 5 was also wet and cold! Volunteers planted almost 900 plants in our planters and urns around town. Now we have some sunshine and can get out and enjoy!



Our parks caretakers, Luke and John, are hard at work in the parks and on the trails. Alaska Trails has a crew on the Middle Iditarod National Historic Trail, working on drainages, tread and drainage crossings for a total of 10 weeks this summer.

All of our summer services are in place. If you see anything that needs attention, please contact Kyle kellykt@muni.org or Margaret tylerms@muni.org.

Cory is our campground host this summer. Our summer turf contractor has started. Contract to work on invasive weeds does not include spraying and usually begins in mid-summer.

Girdwood Parks Master Planning is kicked off with an Advisory Committee meeting June 6. Stakeholder engagement and community meetings are being scheduled. Project website is www.girdwoodparksplan.com.



GVSA parks/rec projects slated for 2025 are:

- Bridge replacement over California Creek adjacent to Town Square Park/Crow Creek Road funded by private donation.
- Tread work on Virgin Creek Falls Trail funded by private donation assisting with YEP crew.
- Trail work and trailhead signage on the Lower Virgin Creek Trail (a social trail that connects Virgin Creek Road to Danich Trail).

- Bidding for Suspension bridge to replace the Hand Tram funded by a variety of sources. Build expected in 2026 to provide time for material acquisition.
- Tread and drainage work on the Middle Iditarod National Historic Trail between the school and USFS Boundary co-funded by GVSA and RTP Grant
- Construction of a pavilion in Lions Club Park, co-funded by GVSA, Lions Club, private donations and LWCF grant.
- Study storm damage to the Beaver Pond Trail.

Trails: Trails Committee is working on updating the winter map and Girdwood Trails Management Plan.

Parks & Amenities:

- *Campground:* Tent campground is open.
- *Annual Beautification:* Flowers planted, now deadheading, weeding and fertilizing.
- *Playground:* Open.
- *Lions Club Park:* Working on pavilion, see Grants, below
- *Disc golf:* Open.
- *Library/Community Center:* Library is open TUE-SAT 10-6
- *Tennis Courts:* Wind screens and nets are in place.
- *Soccer field:* Open.
- *Sladen J Mohl Ball Field:* Open.
- *Skate Park:* Open.

Reminder: No dogs on the baseball field, playground, tennis courts, and skate park.

GBOS Non-profit Grants: All 2025 grants have been approved for payment.

Other Grants:

Land and Water Conservation Fund (LWCF) Grant –GVSA attended info session on LWCF in preparation to work on the 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. This project has been accepted by the National Park Service and may begin in the next construction season, grant must be wrapped up by 2027.

Recreational Trails Program Grant (RTP): GVSA/GTC opted not to apply for 2025 RTP grant. In 2024 GTC/GVSA was awarded RTP funding for the Middle Iditarod National Historic Trail, This project was delayed in contracting in 2024. Crew is working on the project now!

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: Girdwood Parks and Rec applied for Trail Care grant and was awarded \$1000 for trail backpack and chainsaw for trail work. Grant will be closed upon purchase and reimbursement and a final report will be completed.

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! Follow the link on our website to our YouTube videos or copy this: <https://www.youtube.com/channel/UCOUIINprZEjhbpVPiJOIEA>

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

GBOS: www.muni.org/gbos

Cemetery: www.muni.org/gc

LUC: www.muni.org/gluc

Parks and Rec: www.muni.org/gpr

GTC: www.muni.org/gtc

Girdwood Trails Plan: www.muni.org/gtp

PSAC: www.muni.org/gpsac

GHEC:

www.muni.org/gbos-ghec

Links and info:

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

Information on the ASD activities is available here: [Anchorage School District / Anchorage School District Homepage \(asdk12.org\)](http://AnchorageSchoolDistrict/AnchorageSchoolDistrictHomepage(asdk12.org))

Anchorage Assembly: [Assembly Home](http://AssemblyHome)

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

Roads

Road Status: Spring road grading and Calcium Chloride application were completed in May. The continuous wet weather followed, so the Calcium got diluted. In the coming days, additional calcium will be applied to collector dirt roads to help reduce dust. Drainage and street improvements have been completed in Old Girdwood. A new cross culvert was installed on Davos. Gravel from Bird Point has been delivered to the Street Maintenance yard for future projects and emergencies as needed. As well, a resupply of RAP has been stockpiled as a good portion of RAP was used this winter to maintain streets with the warm conditions.

Major project updates:

Ruane Road fish passage culvert replacement. We've secured funding for this project, along with AWWU funding for Girdwood improvements, which the EPA is managing. We received an EPA grant agreement, and it is currently undergoing legal review for approval to accept. As soon as the MOA agrees to the grant agreement, we'll initiate the process to select a design firm to engineer the new fish passage box culvert, to construct it in 2026. The funding designated for the project is \$1.6 million, and it will require a 20% match.

Davos Road Fish culvert @ Alyeska Creek: The new fish culvert at Davos Road and Alyeska Creek has completed construction bidding, and Caliber Construction out of Anchorage won. Caliber has received early approval to remove trees in the construction zone to comply with the bird nesting restriction that takes effect in May. Enstar will begin work on this project by lowering the gas line under the culvert. It is currently above the culvert with very little coverage over it. Once the gas line is completed, then the fish culvert and water lowering begin. They hope to have the project mainly completed by July 4th.

Summer Maintenance Projects with Western Construction: Western will return in mid-July to install a fish on Mcgeve and work through an existing list of maintenance needs as the summer budget allows.

Expenses and Budget:**Girdwood Valley Service Area 2025 Mill Rate:** 5.61 of 6 mills**Roads:** Road Expenditures by Month:

| Month | 2023 | 2024 | 2025 |
|----------------------|--------------|--------------|-------------|
| January | \$62,791.19 | \$51,162.50 | \$29,666.25 |
| February | \$32,793.17 | \$50,612.50 | \$34,533.25 |
| March | \$45,857.72 | \$96,425.00 | |
| April | \$31,161.25 | \$60,296.50 | |
| May | \$34,288.75 | \$33,003.75 | |
| June | \$20,791.25 | \$35,861.50 | |
| July | \$173,075.00 | \$7,143.75 | |
| August | \$146,100.00 | \$51,086.42 | |
| September | \$22,991.00 | \$9,553.75 | |
| October | \$10,090.50 | \$20,370.00 | |
| November | \$55,686.25 | \$16,982.50 | |
| December | \$66,042.50 | \$22,993.75 | |
| Total thru December: | \$701,668.85 | \$455,492.25 | \$64,199.50 |

Public works operation 2025 budget expended: \$253,114.05 of \$1,612,732.00 =20%

2025 Capital Roads Project fund available (406): \$300,000.00

2025 Davos Fish Culvert Project: \$894,164.16

Parks:

2025 Expended Budget: \$103,275.13 of \$848,385.00=12%

2025 Capital Park Project (406) Reserve Fund available: \$840,830.82

2025 Winner Creek Trail Suspension Bridge funds = \$357,068.70

2025 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00

2025 Community Room Capital Reserve Fund (406): \$47,896.12

Police:

2025 Expended Budget: 272,160.28 of \$817,409.00 = 33%

Fire:

2025 Expended Budget: \$965,028.93 of \$1,954,917.00= 49%

2025 Fire Undesignated Capital fund (406) = \$223,317.20

Housing and Economic Fund:

2025 Expended Budget: \$0.00 of \$117,600.00 = 0%

Other:

Meetings to schedule:

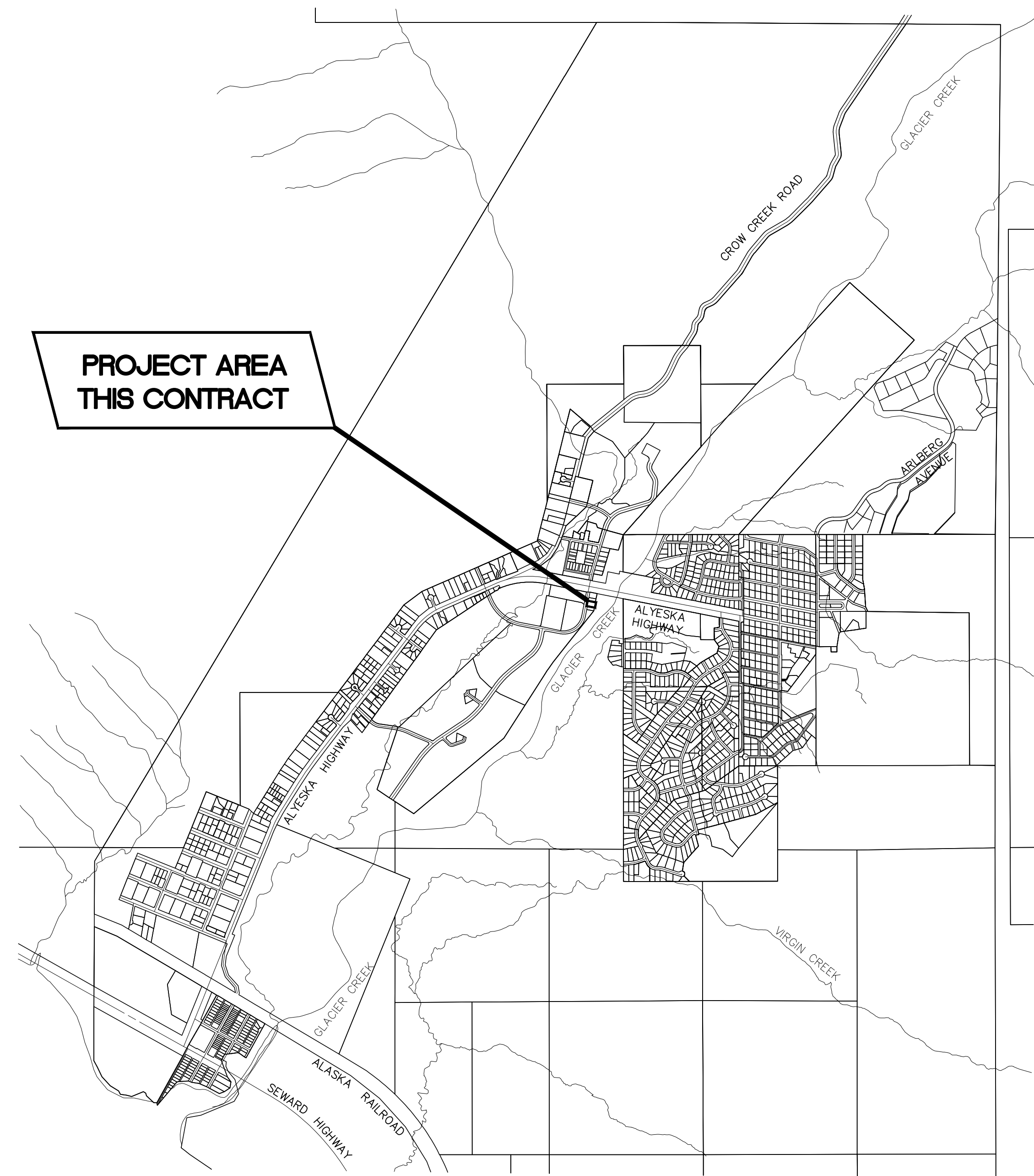
GBOS 2026 budget work sessions (x2 or 3)

July 7 10AM ; Aug 11 6PM

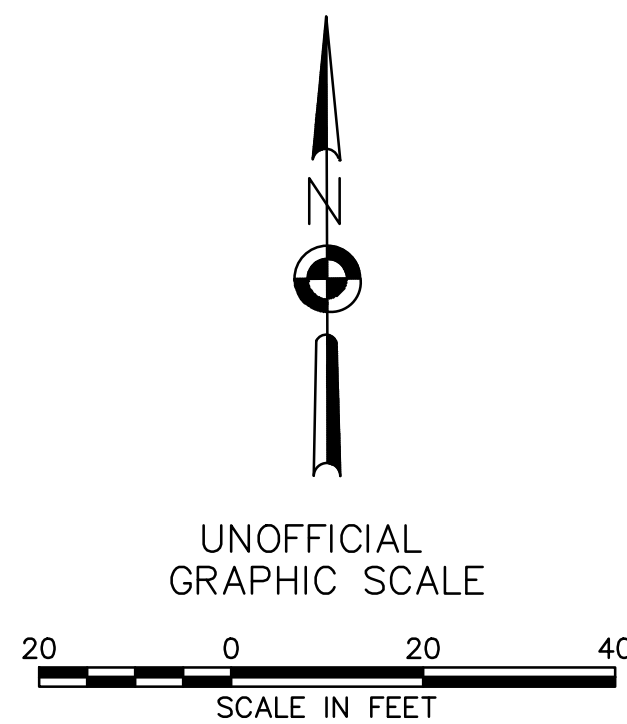
Budget complete for vote at Sept 15 GBOS meeting

GBOS Rules & Procedures Part 2

TBA after July 15



VICINITY MAP
GIRDWOOD, ALASKA



VERIFY SCALES
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

SHEET INDEX:

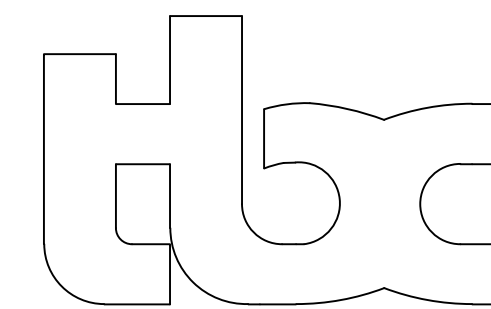
- C1 TITLE SHEET
- C2 NOTES, ABBREVIATIONS, AND LEGEND
- C3 ASBUILT SURVEY
- C4 CLEARING, GRUBBING, AND DEMOLITION
- C5 SITE AND GRADING PLAN
- C6 CROSS SECTIONS
- S0.1.....STRUCTURAL GENERAL NOTES AND ABBREVIATIONS
- S1.1.....PLANS AND SLAB DETAILS
- S2.1.....SHELTER SECTION AND ELEVATION
- S3.1.....SHELTER DETAILS
- S3.2.....SHELTER DETAILS



MUNICIPALITY OF ANCHORAGE
PUBLIC WORKS DEPARTMENT
PROJECT MANAGEMENT AND ENGINEERING
DEPARTMENT

LION'S CLUB PARK PICNIC SHELTER
MOA PROJECT NO. C25-1146

PREPARED BY:



The Boutet Company, Inc.
601 E. 57th Place #102
Anchorage, AK. 99518
Ph. 907-522-6776
Fx. 907-522-6779
License No. AECC957

APPROVED BY:

Melinda Kohlhaas, P.E.
DIRECTOR & MUNICIPAL ENGINEER

GENERAL NOTES:

1. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS, STREETS–DRAINAGE–UTILITIES–PARKS, DATED 2024 HEREAFTER REFERRED TO AS M.A.S.S., AS CURRENTLY AMENDED BY THE SPECIAL PROVISIONS AND THESE CONSTRUCTION DRAWINGS.
2. DRAWING SCALES ON SHEETS WITHIN THESE PLANS MAY VARY AND SHOULD BE NOTED PRIOR TO USE. THESE PLANS WERE CREATED FOR 22X34 PLAN SET AND AT A SPECIFIC DRAWING SCALE. ANY REPRODUCTION OR PUBLISHING OF THESE PLANS MAY RESULT IN DISTORTION OF SCALE AND SHALL BE VERIFIED PRIOR TO USE.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PERMITS SHALL BE MAINTAINED AT THE JOB SITE.
4. CONTRACTOR SHALL MAINTAIN "REDLINE" RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH M.A.S.S. DIVISION 65.00 CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION SURVEY. THE "REDLINES" SHALL BE KEPT CURRENT ON A DAILY BASIS AND SHALL BE AVAILABLE TO THE ENGINEER FOR INSPECTION ON THE JOBSITE.
5. CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH AS–BUILT PLANS, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD. CONTRACTOR SHALL RECORD ALL DEVIATIONS FROM THE PLANS.
6. THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. ADDITIONAL CONSTRUCTION NOTES MAY ALSO BE SHOWN ON INDIVIDUAL PLAN SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES SHOWN ON THIS SET OF PLANS. THE TERM "CONTRACTOR", AS USED IN THESE NOTES AND ELSEWHERE IN THIS PLAN SET, MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND INDIVIDUALS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL NOTES APPLICABLE TO HIS/HER WORK. ALL CONTRACTORS ARE DIRECTED TO CONTACT THIS ENGINEER FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT HIS/HER CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
7. NO FROZEN SOILS CAN BE USED IN FILLS. NO FILL CAN BE PLACED OVER FROZEN GROUND.
8. ALL AREAS TO BE FILLED SHALL BE CLEARED OF VEGETATION, ROOT MAT, AND OTHER UNSUITABLE MATERIALS.
9. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED PLACED IN FILLS.
10. HOURS OF OPERATION: MONDAY –SATURDAY: 7AM–7PM, IN COMPLIANCE WITH THE MUNICIPAL NOISE AND HOURS OF OPERATION REQUIREMENTS DURING CONSTRUCTION IN AMC 15.70.060B.3.

EXISTING UTILITIES:

11. LOCATIONS DEPICTED FOR THE UTILITIES AND OTHER EXISTING FEATURES ARE APPROXIMATE. SOME UTILITIES HAVE BEEN LOCATED FROM AS–BUILT DRAWINGS AND SOME FROM UTILITY COMPANY LOCATES, AND THEREFORE MAY NOT BE VISIBLE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES AND PERFORMING ANY NECESSARY VERIFICATION PRIOR TO CONSTRUCTION.
13. (UNDERGROUND) OVERHEAD ELECTRICAL AND TELECOMMUNICATION LINES (AND POLES) OCCUR WITHIN THE PROJECT AREA; CONTRACTOR SHALL COORDINATE WORK ACCORDINGLY. ALL WORK IN CLOSE PROXIMITY TO EXISTING (OVERHEAD) UNDERGROUND LINES (AND POLES) SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL STATUTES, CODES AND GUIDELINES, AND THE ELECTRICAL FACILITY CLEARANCE REQUIREMENTS OF THE GOVERNING UTILITY.
14. HAND DIGGING IS REQUIRED WITHIN TWO FEET OF BURIED ELECTRICAL CABLE. SOME UTILITIES HAVE BEEN LOCATED FROM AS–BUILT DRAWINGS AND MAY NOT BE VISIBLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE PLANS. THIS RESPONSIBILITY INCLUDES CONTACTING UTILITY COMPANIES FOR LOCATIONS OR POTHOLING PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

EXCAVATION:

16. EXACT LOCATION OF EXCAVATION AND BACKFILL SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

17. ORGANIC MATERIAL SHALL BE REMOVED FROM THE SUBGRADE TO A DEPTH TO BE DETERMINED BY THE ENGINEER. NO ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL SHALL BE UTILIZED FOR BACKFILL.
18. DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF DEWATERING IS REQUIRED, REFER TO MASS.
19. CLASSIFIED FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12–INCHES IN DEPTH AND SHALL BE COMPACTED TO 95% M.D.D.
20. FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. THIS INCLUDES LANDSCAPE AREAS, PAVED OR CONCRETE SURFACES, ROCK RIP–RAP SURFACE AND ELEVATION AT EXTERIOR OF STRUCTURE FOUNDATION, UNLESS OTHERWISE DENOTED ON DETAIL OR SPECIAL LABEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOPSOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS. IF DETAIL IS PROVIDED FOR SPECIAL AREA, DETAIL SHALL DENOTE FINISH GRADES.
21. CUT AND FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL UNITS TO 1 VERTICAL UNIT. (2:1)

CLEANUP AND TOPSOIL:

22. WORK AND MATERIALS REQUIRED FOR REMOVING LITTER OR DEBRIS THAT EXISTS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THE BID ITEM "DEMOLITION" (OR INCIDENTAL TO THE PROJECT) AND NO SEPARATE PAYMENT SHALL BE MADE.
23. CONTRACTOR SHALL RESTORE DISTURBED PROPERTY TO PRE–CONSTRUCTION CONDITION(S), UNLESS OTHERWISE DIRECTED BY THE ENGINEER. PAYMENT FOR RESTORING DISTURBED PROPERTY SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND AND NO SEPARATE PAYMENT SHALL BE MADE, UNLESS BID ITEMS ARE PROVIDED.

FIRE & BUILDING CODE REVIEW

PROJECT DESCRIPTION:

CONSTRUCTION OF A NEW PICNIC SHELTER, 474 SQ. FT. SEE STRUCTURAL GENERAL NOTE (SQ.1) FOR MATERIALS SPECIFICATIONS

CONSTRUCTION TYPE:

(2018 IBC 602) TYPE V; STRUCTURAL FRAMING IS HEAVY TIMBER.

OCCUPANCY CLASSIFICATION:

SMALL ASSEMBLY < 50 PERSONS & < 750 SQ. FT. B

ALLOWABLE BUILDING HEIGHTS:

(2018 IBC 501) 40 FT PER IBC 2021, TABLE 504.3

FIRE PROTECTION:

NEAREST FIRE HYDRANT ACROSS THE STREET ON EGLOFF DR @ 117’ FROM PROPOSED PICNIC SHELTER. 4,860 GPM @20 PSI AVAILABLE FLOW AT MAX DAY DEMAND OF YEAR. STATIC PRESSURE 91 PSI. SURFACE ELEVATION ~101 FT. (AWWU)

ABBREVIATIONS

| | |
|---------|---|
| AC | ASPHALT CONCRETE PAVEMENT |
| ADA | AMERICAN WITH DISABILITIES ACT OF 1990 |
| BM | BENCH MARK |
| BOW | BOTTOM OF WALL |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| E | ELECTRICAL |
| EL | ELEVATION |
| EP | EDGE OF PAVEMENT |
| ESMT | EASEMENT |
| EX | EXISTING |
| FG(e) | FINISH GRADE EXISTING |
| FG | FINISHED GRADE |
| FL | FLOW LINE |
| FL(e) | FLOW LINE EXISTING |
| G | GAS |
| GB | GRADE BREAK |
| IAW | IN ACCORDANCE WITH |
| INV | INVERT |
| LF | LINEAR FEET |
| MASS | MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS |
| MAX | MAXIMUM |
| ME | MATCH EXISTING |
| MIN | MINIMUM |
| NIC | NOT IN CONTRACT |
| NTS | (WORK TO BE PERFORMED BY OTHERS) NOT TO SCALE |
| P# | POINT NUMBER |
| PCC | PORTLAND CEMENT CONCRETE |
| PP | POWER POLE |
| PL | PROPERTY LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| R | RADIUS |
| RAP | RECYCLED ASPHALT PAVEMENT |
| ROW | RIGHT–OF–WAY |
| REF | REFERENCE |
| SDFI | STORM DRAIN FIELD INLET |
| SDMH | STORM DRAIN MANHOLE |
| ST | STREET |
| TEL | TELEPHONE |
| TBC | TOP BACK OF CURB |
| TBC (e) | TOP BACK OF CURB EXISTING |
| TOW | TOP OF WALL |
| TYP | TYPICAL |

LEGEND

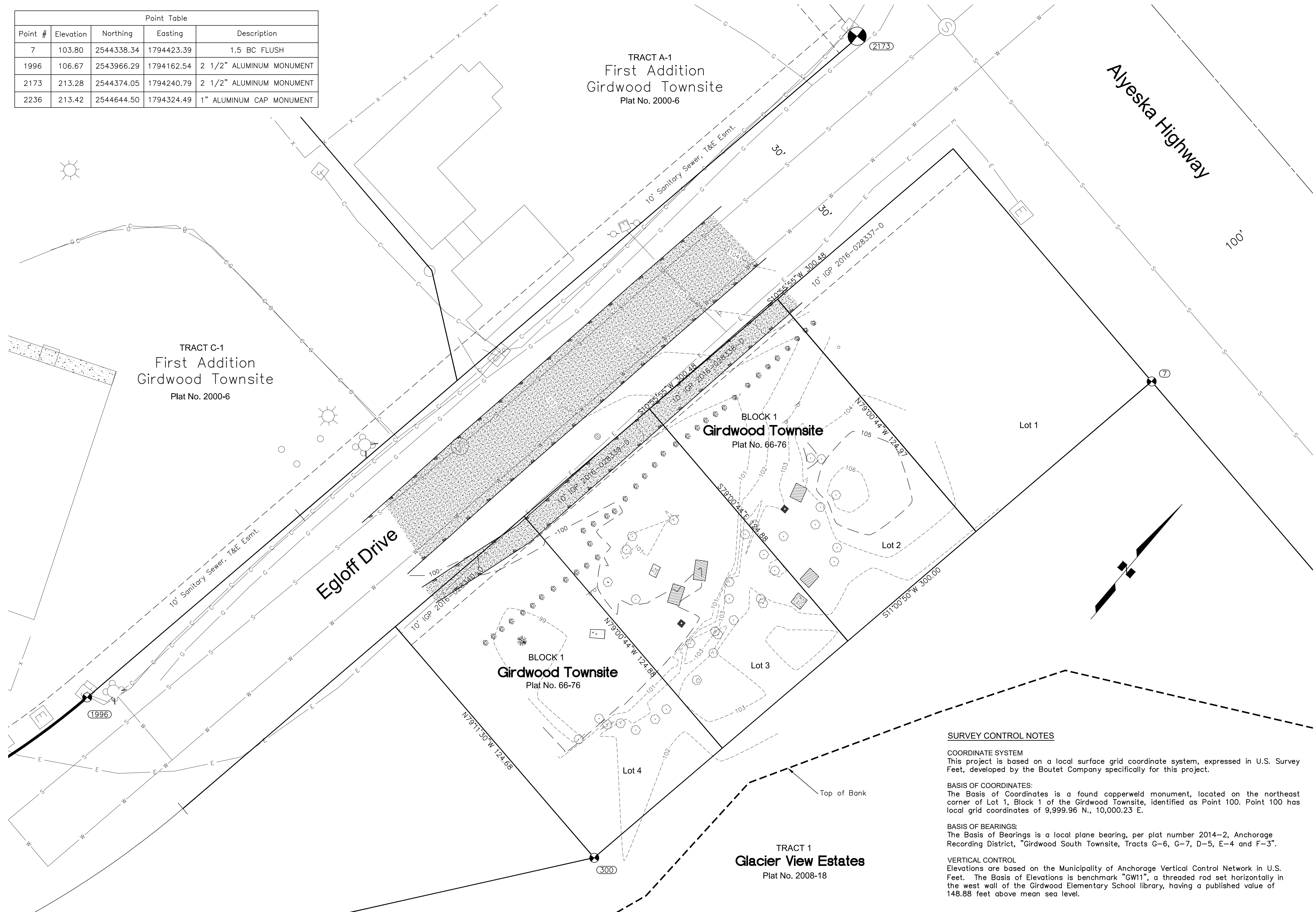
| | |
|--|--|
| | PROPERTY LINE |
| | EXISTING CONTOUR LINE |
| | PROPOSED CONTOUR LINE |
| | CLEARING AND GRUBBING LIMITS |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED P.C.C. |
| | PROPOSED EP |
| | EXISTING DRAINAGE SWALE |
| | EXISTING VEGETATION |
| | EXISTING RAILROAD TRACKS |
| | EXISTING CHAIN LINK FENCE |
| | EXISTING CULVERT |
| | GAS STORM DRAIN WATER COMMUNICATIONS SEWER ELECTRIC |
| | DAYLIGHT LINE (FILL CONDITION) |
| | DAYLIGHT LINE (CUT CONDITION) |
| | SIGN |
| | FIRE HYDRANT |
| | WATER VALVE |
| | STORM DRAIN MANHOLE |
| | CATCH BASIN |
| | POLE |
| | LIGHT POLE |
| | GUY ANCHOR |
| | UTILITY PEDESTAL |

| | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------------|--|--|--|-----------------|--|--------------|--|-------|--|----------|--|--|--|--|--|--|--|--|--|---|--|--|--|
| | | | | | | | | | | | | | | | | | | | | PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT | | | |
| GIRDWOOD LIONS CLUB PARK SHELTER | | | | | | | | | | | | | | | | | | | | | | | |
| NOTES, ABBREVIATIONS, AND LEGEND | | | | | | | | | | | | | | | | | | | | | | | |
| HORZ SCALE: 1"=5' | | | | DATE 02/21/2025 | | GRID: SE4815 | | SHEET | | C2 of C6 | | | | | | | | | | | | | |
| VERT SCALE: N.T.S. | | | | ACCT. NO. | | | | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | | | |
|---------------------|--------|----------|-------|----------------|----------|------------|------------------|------------|------------|-----|------|-------------|----|-----|------|-------------|----|--|--|
| FIELD BOOKS | BM NO. | LOCATION | ELEV. | DATA | DRAWN BY | CHECKED BY | DATA | DRAWN BY | CHECKED BY | REV | DATE | DESCRIPTION | BY | REV | DATE | DESCRIPTION | BY | | |
| DESIGN: | | | | BASE | TBC | | TELEPHONE | --- | | | | | | | | | | | |
| STAKING: | | | | TOPOGRAPHY: | TBC | | ELECTRIC | --- | | | | | | | | | | | |
| | | | | PROFILE | --- | | CABLE TV | --- | | | | | | | | | | | |
| ASBUILT: | | | | SANITARY SEWER | --- | | TRAFFIC SIGNAL | --- | | | | | | | | | | | |
| CONTRACTOR: | | | | STORM SEWER | --- | | DESIGN | --- | | | | | | | | | | | |
| INSPECTOR: | | | | WATER | --- | | QUANTITIES | --- | | | | | | | | | | | |
| | | | | GAS | --- | | MUN. FINAL CHECK | --- | | | | | | | | | | | |
| CONSTRUCTION RECORD | | | | VERTICAL DATUM | | | | PLAN CHECK | | | | REVISIONS | | | | CONSULTANT | | | |

| | |
|--|-------------------------|
| | SURVEY MONUMENT |
| | SURVEY POINT NUMBER |
| | BUSH / SHRUB |
| | CONIFEROUS TREE |
| | SIGN |
| | DECIDUOUS TREE |
| | GUY ANCHOR |
| | LIGHT POLE |
| | VEHICLE HEATER OUTLET |
| | PIPE END |
| | UTILITY JUNCTION BOX |
| | UTILITY POLE |
| | SANITARY SEWER MANHOLE |
| | CULVERT |
| | STORM DRAIN CATCHBASIN |
| | FIELD DRAIN |
| | STORM DRAIN MANHOLE |
| | FIRE HYDRANT |
| | VALVE |
| | BBQ GRILL ON POST |
| | FIRE PIT |
| | PICNIC TABLE |
| | BOULDER |
| | EDGE OF TREES |
| | CONCRETE / SIDEWALK |
| | CURB AND GUTTER |
| | EDGE OF ASPHALT |
| | FENCE |
| | COMMUNICATION LINE |
| | FIBER OPTIC LINE |
| | ELECTRIC LINE |
| | OVERHEAD ELECTRIC LINE |
| | GAS LINE |
| | SANITARY SEWER LINE |
| | STORM DRAIN LINE |
| | WATER LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY CENTERLINE |
| | EASEMENT LINE |
| | SECTION LINE |

| Point Table | | | | |
|-------------|-----------|------------|------------|--------------------------|
| Point # | Elevation | Northing | Easting | Description |
| 7 | 103.80 | 2544338.34 | 1794423.39 | 1.5 BC FLUSH |
| 1996 | 106.67 | 2543966.29 | 1794162.54 | 2 1/2" ALUMINUM MONUMENT |
| 2173 | 213.28 | 2544374.05 | 1794240.79 | 2 1/2" ALUMINUM MONUMENT |
| 2236 | 213.42 | 2544644.50 | 1794324.49 | 1" ALUMINUM CAP MONUMENT |



SURVEY CONTROL NOTES

COORDINATE SYSTEM
This project is based on a local surface grid coordinate system, expressed in U.S. Survey Feet, developed by the Boutet Company specifically for this project.

BASIS OF COORDINATES:

The Basis of Coordinates is a found copperweld monument, located on the northeast corner of Lot 1, Block 1 of the Girdwood Townsite, identified as Point 100. Point 100 has local grid coordinates of 9,999.96 N., 10,000.23 E.

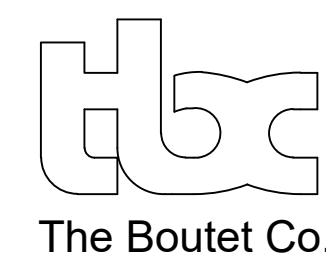
BASIS OF BEARINGS:

The Basis of Bearings is a local plane bearing, per plat number 2014-2, Anchorage Recording District, "Girdwood South Townsite, Tracts G-6, G-7, D-5, E-4 and F-3".

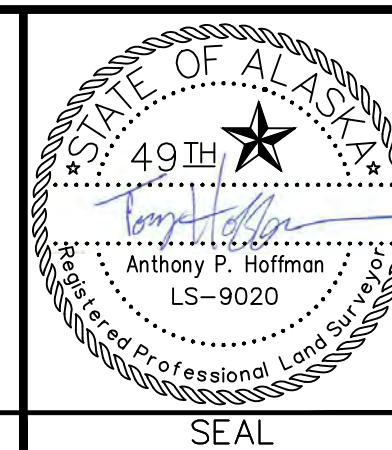
VERTICAL CONTROL

Elevations are based on the Municipality of Anchorage Vertical Control Network in U.S. Feet. The Basis of Elevations is benchmark "GW11", a threaded rod set horizontally in the west wall of the Girdwood Elementary School library, having a published value of 148.88 feet above mean sea level.

| | | | | | | | | | | | | | | | | | |
|------------------------------|--|--------------------------------|--------|----------------|----------|------------|------------------|------------|------------|-----|------|-------------|----|-----|------|-------------|----|
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| FIELD BOOKS | BM NO. | LOCATION | ELEV. | DATA | DRAWN BY | CHECKED BY | DATA | DRAWN BY | CHECKED BY | REV | DATE | DESCRIPTION | BY | REV | DATE | DESCRIPTION | BY |
| DESIGN: 3658/ 2-4, 7-10 & 28 | GW 11 | MOA 1994 Benchmark Book, GD-6 | 148.88 | BASE | TBC | | TELEPHONE | --- | | | | | | | | | |
| | GW 18 | MOA 1994 Benchmark Book, GD-10 | 164.21 | TOPOGRAPHY | TBC | | ELECTRIC | --- | | | | | | | | | |
| STAKING: | | | | PROFILE | --- | | CABLE TV | --- | | | | | | | | | |
| | | | | SANITARY SEWER | --- | | TRAFFIC SIGNAL | --- | | | | | | | | | |
| ASBUILT: | | | | STORM SEWER | --- | | DESIGN | --- | | | | | | | | | |
| CONTRACTOR: | BASIS OF DATUM: 1972 N.G.S. ADJUSTED DATUM | | | WATER | --- | | QUANTITIES | --- | | | | | | | | | |
| INSPECTOR: | | | | GAS | --- | | MUN. FINAL CHECK | --- | | | | | | | | | |
| CONSTRUCTION RECORD | | | | VERTICAL DATUM | | | | PLAN CHECK | | | | REVISIONS | | | | | |



CONSULTANT

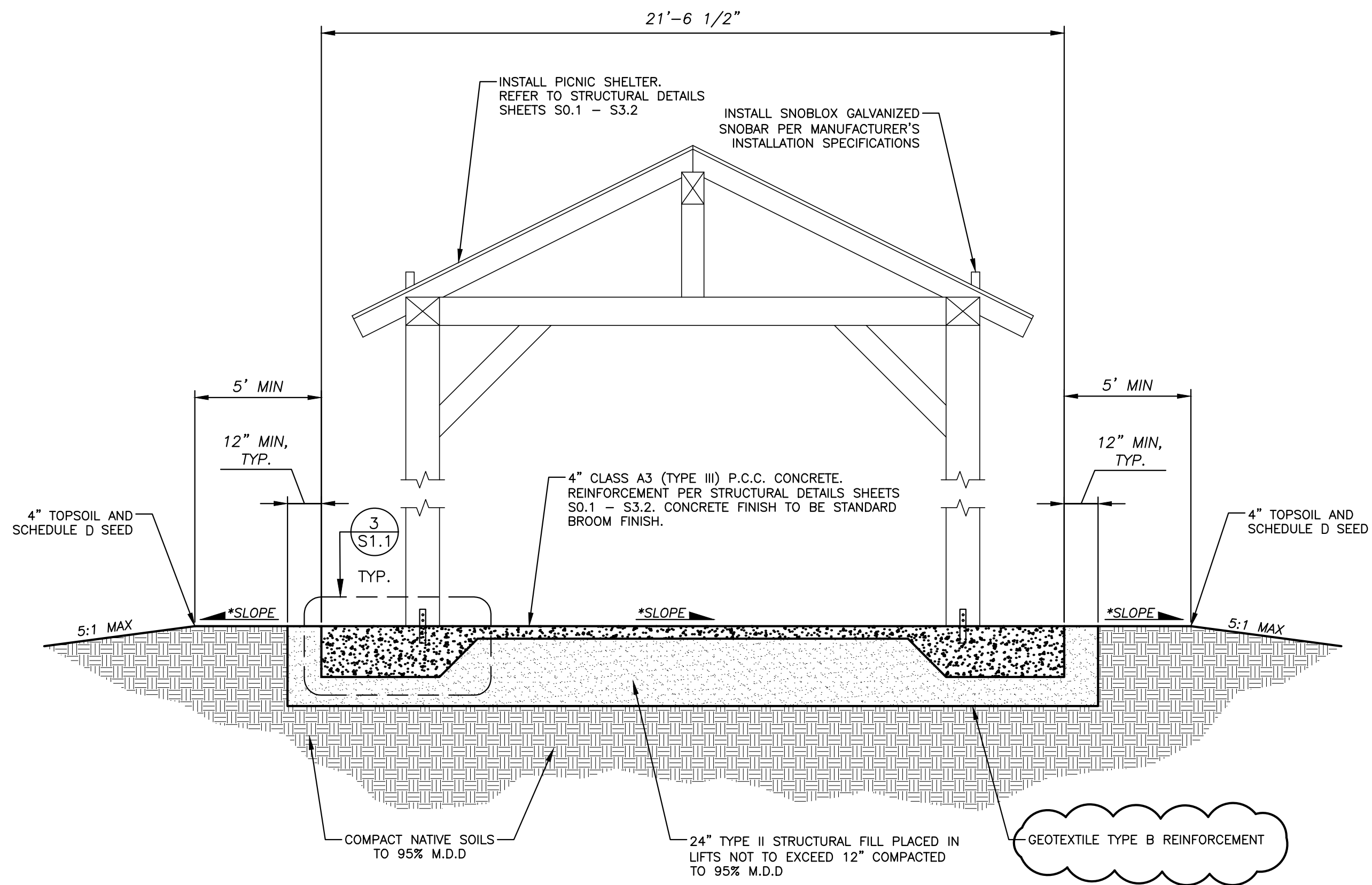


PROJECT MANAGEMENT AND ENGINEERING
DEPARTMENT

GIRDWOOD LIONS CLUB PARK SHELTER

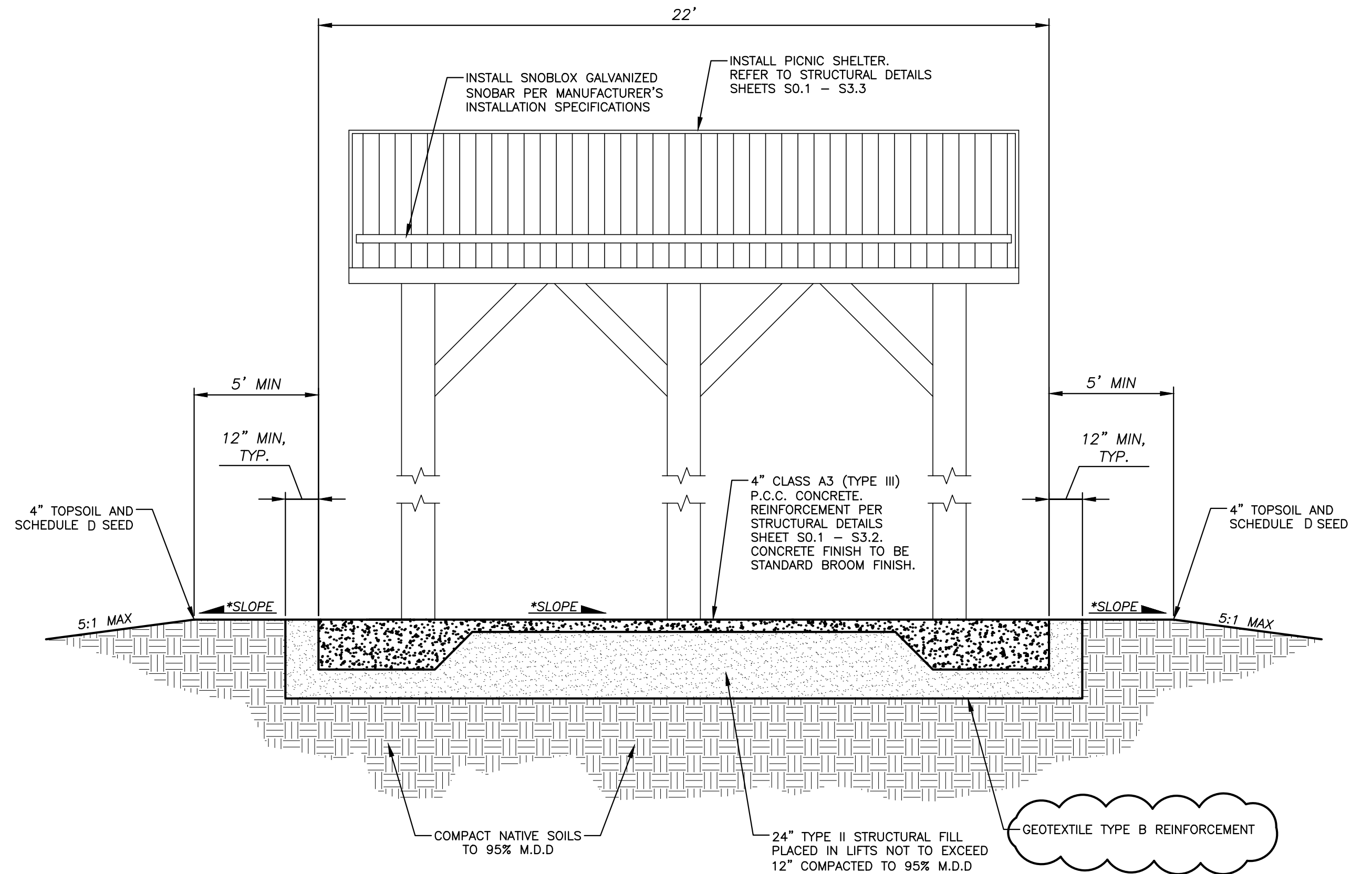
ASBUILT SURVEY

| | | | |
|--|--------------|-------------|------------------------------|
| HORZ SCALE: 1"=20' VERT SCALE: N.T.S. | DATE 9/13/22 | GRID SE4815 | SHEET C3 of C6 |
| | ACCT. NO. | | |



1
C6

* CROSS SLOPES SHALL BE A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0% AS MEASURED IN ALL DIRECTIONS (See Grading Plan)

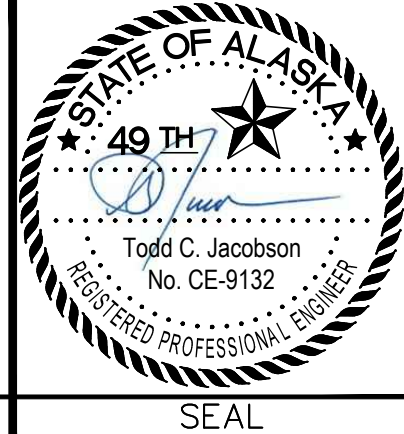


2
C6

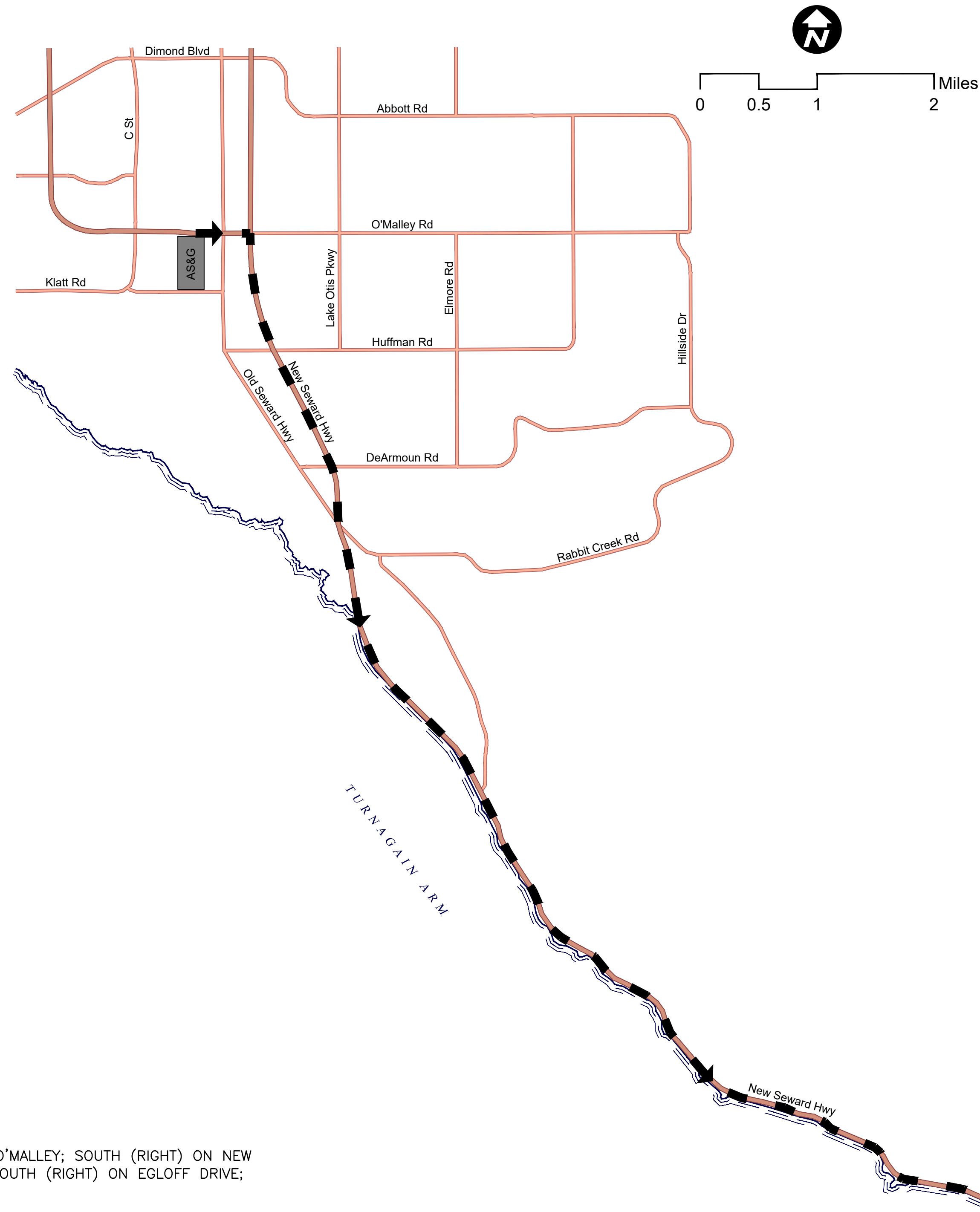
* CROSS SLOPES SHALL BE A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0% AS MEASURED IN ALL DIRECTIONS (See Grading Plan)

| FIELD BOOKS | | BM NO. | LOCATION | ELEV. | DATA | DRAWN BY | CHECKED BY | DATA | DRAWN BY | CHECKED BY | REV | DATE | DESCRIPTION | BY | REV | DATE | DESCRIPTION | BY |
|---------------------|--|----------------|----------|-------|----------------|----------|------------|------------------|----------|------------|-----------|------|-------------|----|-----|------|-------------|----|
| DESIGN: | | | | | BASE | TBC | | TELEPHONE | --- | | | | | | | | | |
| | | | | | TOPOGRAPHY | TBC | | ELECTRIC | --- | | | | | | | | | |
| STAKING: | | | | | PROFILE | --- | | CABLE TV | --- | | | | | | | | | |
| | | | | | SANITARY SEWER | --- | | TRAFFIC SIGNAL | --- | | | | | | | | | |
| ASBUILT: | | | | | STORM SEWER | --- | | DESIGN | --- | | | | | | | | | |
| CONTRACTOR: | | | | | WATER | --- | | QUANTITIES | --- | | | | | | | | | |
| INSPECTOR: | | | | | GAS | --- | | MUN. FINAL CHECK | --- | | | | | | | | | |
| CONSTRUCTION RECORD | | VERTICAL DATUM | | | PLAN CHECK | | | | | | REVISIONS | | | | | | | |

tbx
The Boutet Company, Inc.
601 E. 57th Place #102
Anchorage, AK 99518
Ph. 907-522-6776
Fx. 907-522-6779
License No. AECC957

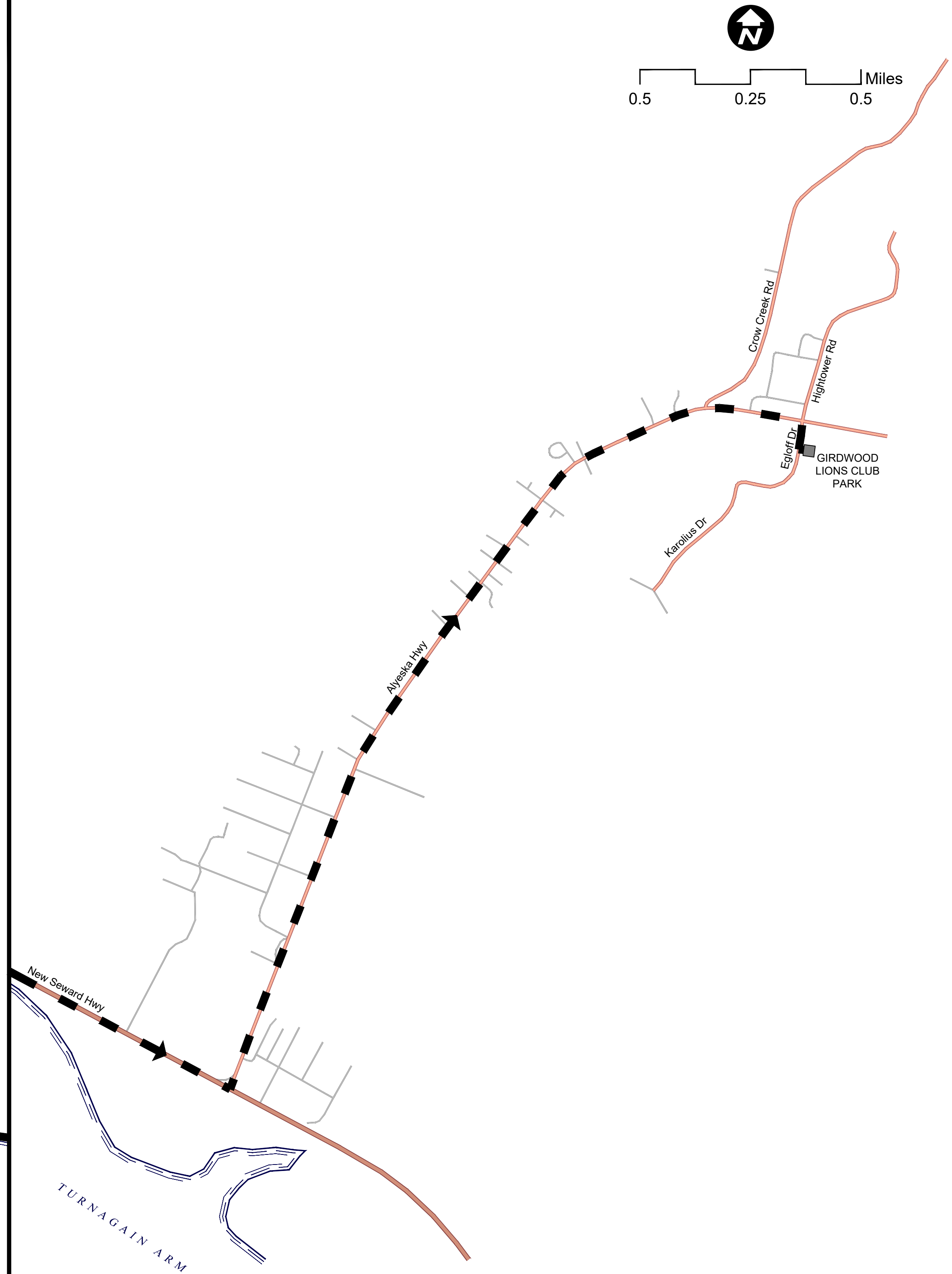


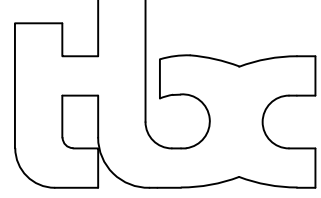

| PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT | | | |
|---|-----------------|--------------|----------------|
| GIRDWOOD LIONS CLUB PARK SHELTER | | | |
| CROSS SECTIONS | | | |
| HORZ SCALE: 1"=5' | DATE 02/21/2025 | GRID: SE4815 | SHEET C6 of C6 |
| VERT SCALE: N.T.S. | ACCT. NO. | | |

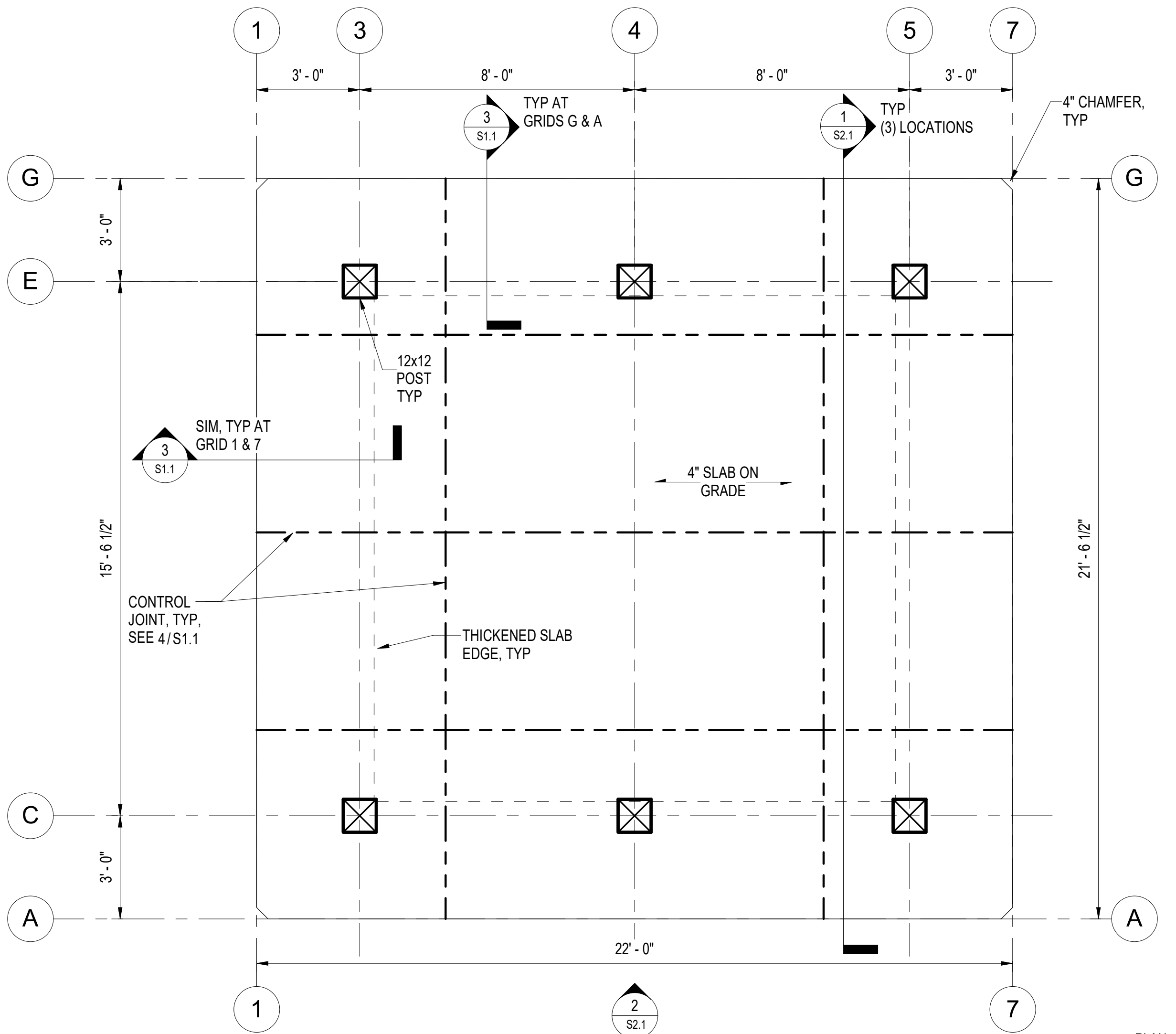


HAUL ROUTE:

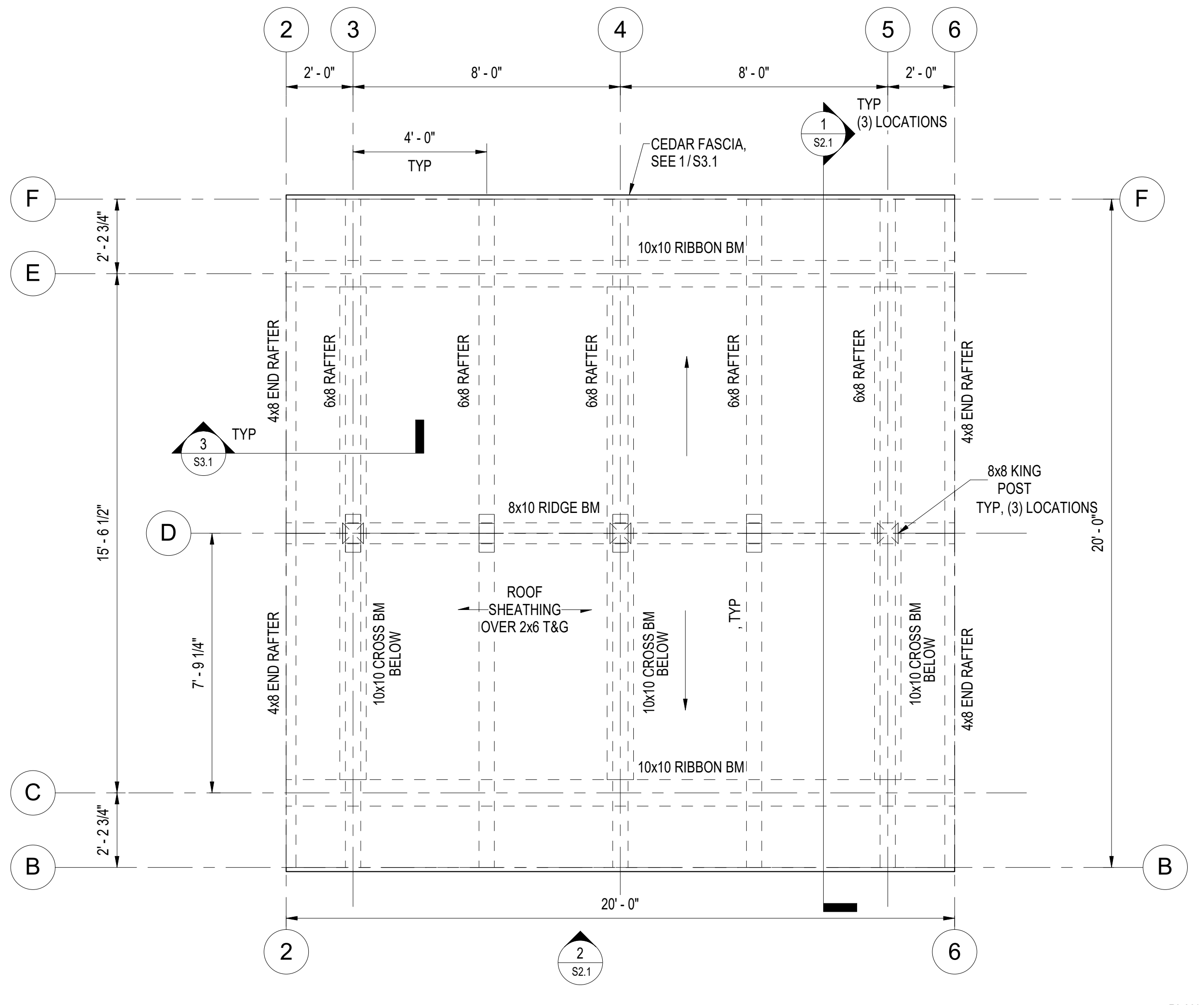
IMPORT HAUL ROUTE: ANCHORAGE SAND AND GRAVEL AT O'MALLEY; SOUTH (RIGHT) ON NEW SEWARD HIGHWAY; NORTH (LEFT) ON ALYESKA HIGHWAY; SOUTH (RIGHT) ON EGLOFF DRIVE; PROJECT SITE IS ON THE LEFT.



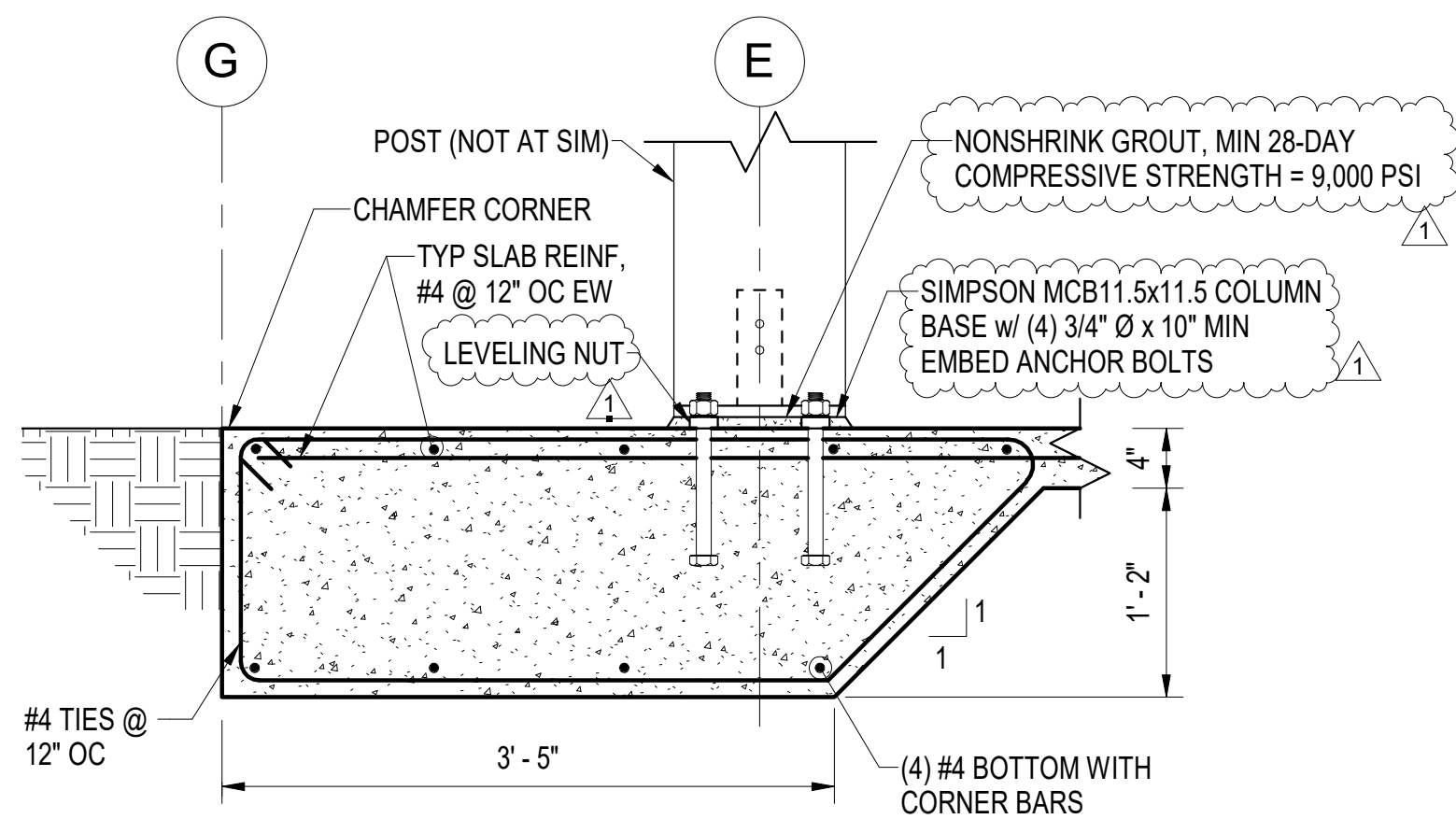
| | | | | | | | | | | | | | | | | | | | | | | |
|---------------------|--|----------------|----------|-------|----------------|----------|------------|----------------|----------|------------|-----------|------|-------------|---|--|--|---|---|------|------|------------------------|----|
| | | | | | | | | | | | | | |  The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK 99518 Ph. 907-522-6776 Fx. 907-522-6779 License No. AECC957 | | |  | PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT | | | | |
| FIELD BOOKS | | BM NO. | LOCATION | ELEV. | DATA | DRAWN BY | CHECKED BY | DATA | DRAWN BY | CHECKED BY | REV | DATE | DESCRIPTION | | | | | BY | REV | DATE | DESCRIPTION | BY |
| DESIGN: | | | | | BASE | TBC | | TELEPHONE | --- | | | | | | | | | | | | HAUL ROUTE | |
| STAKING: | | | | | TOPOGRAPHY | TBC | | ELECTRIC | --- | | | | | | | | | | | | HORIZ SCALE: SEE SHEET | |
| ASBUILT: | | | | | PROFILE | --- | | CABLE TV | --- | | | | | | | | | | | | DATE 02/21/2025 | |
| CONTRACTOR: | | | | | SANITARY SEWER | --- | | TRAFFIC SIGNAL | --- | | | | | | | | | | | | GRID: SE4815 | |
| INSPECTOR: | | | | | STORM SEWER | --- | | DESIGN | --- | | | | | | | | | | | | SHEET G1 of G1 | |
| CONSTRUCTION RECORD | | VERTICAL DATUM | | | PLAN CHECK | | | | | | REVISIONS | | | | | | CONSULTANT | | SEAL | | ACCT. NO. | |



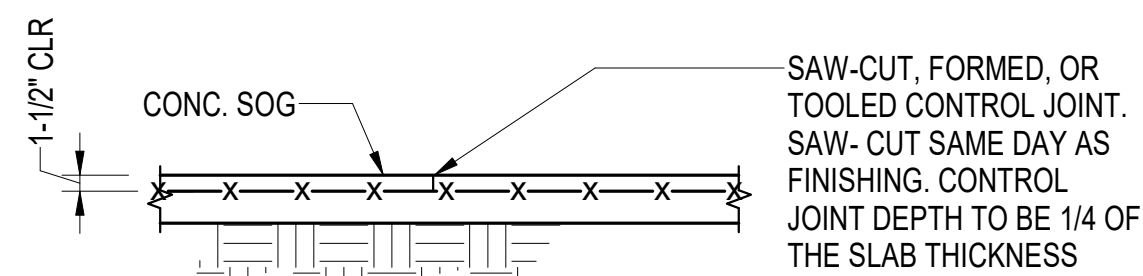
1 FOUNDATION PLAN
S1.1 3/8" = 1'-0"



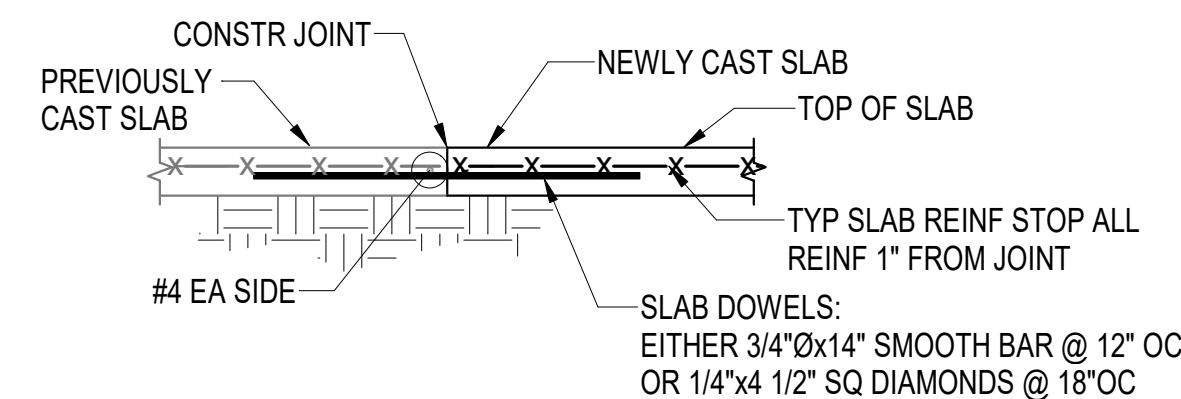
2 ROOF FRAMING PLAN
S1.1 3/8" = 1'-0"



3 SECTION AT SLAB PERIMETER
S1.1 1" = 1'-0"



TYPICAL CRACK CONTROL JOINT (CCJ)



TYPICAL CONSTRUCTION JOINT (CJ)

- NOTES:
- CONSTRUCTION JOINTS MAY BE USED AT ANY CONTROL JOINT.
 - LOCATE JOINTS BTWN 24x & 36x SLAB THICKNESS "I" IN BOTH DIRECTIONS.
 - CREATE SQUARE OR RECTANGULAR SPACES BTWN JOINTS (NOT TRIANGULAR). DO NOT EXCEED 1.5:1 ASPECT RATIO IN RECTANGULAR PORTIONS. DO NOT CREATE T-OR L-SHAPED PORTIONS. LOCATE JOINTS AT EACH RE-ENTRANT CORNER OR REINF W/ #4x4'-0" DIAG BAR.

4 TYP SOG JOINT DETAILS
S1.1 3/4" = 1'-0"

100% FINAL
DOCUMENTS

Reid Middleton

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Corporate License #AEC0598
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GIRDWOOD LIONS CLUB PARK SHELTER
GIRDWOOD, ALASKA

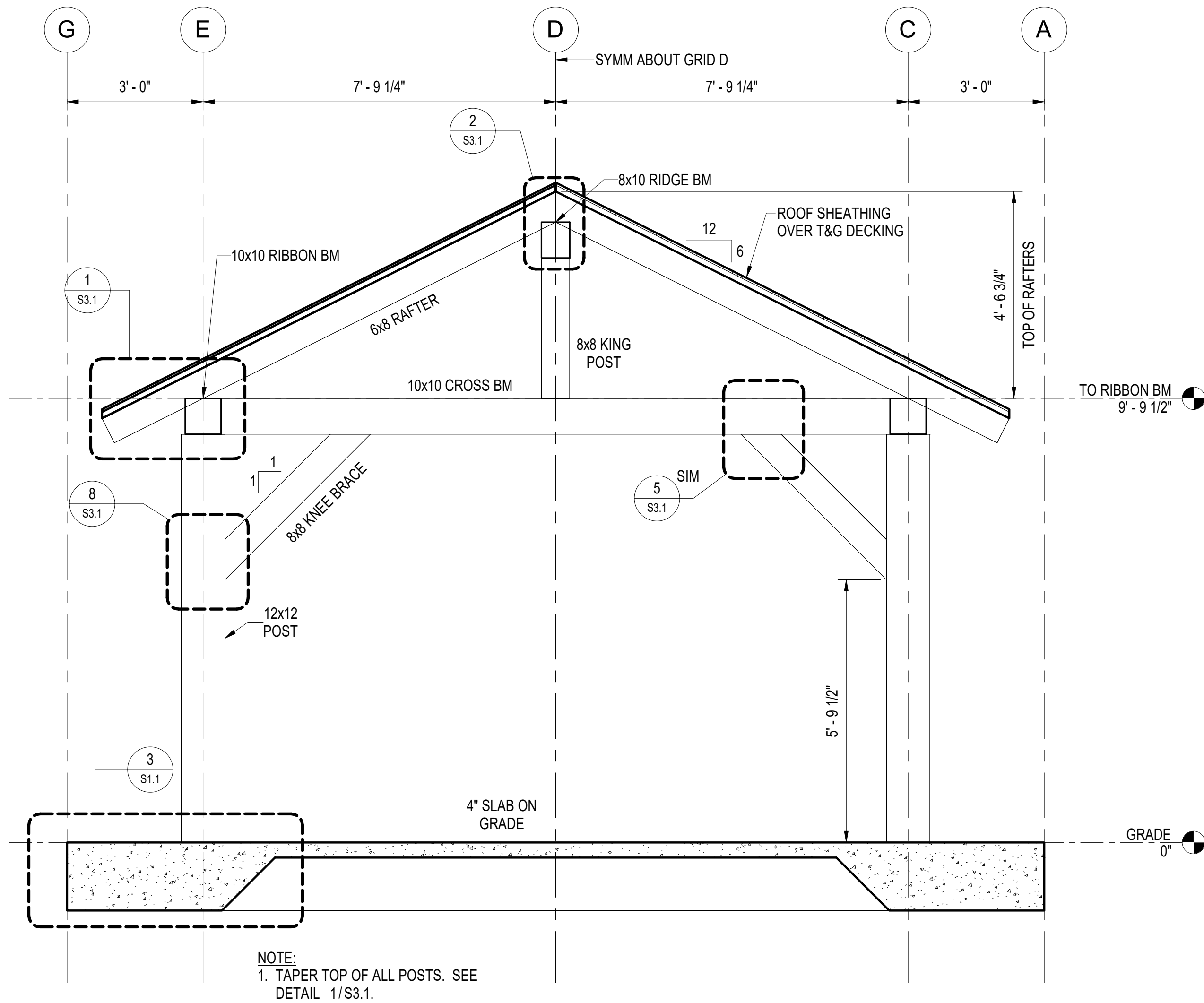
| REVISION SCHEDULE | | |
|-------------------|-------------|----------|
| # | DESCRIPTION | DATE |
| 1 | PERMITTING | 03/18/25 |

DATE : 02/26/25
PROJECT NO : 402022.085
DRAWN BY : GC
CHECKED BY : EH
COPYRIGHT : 2025

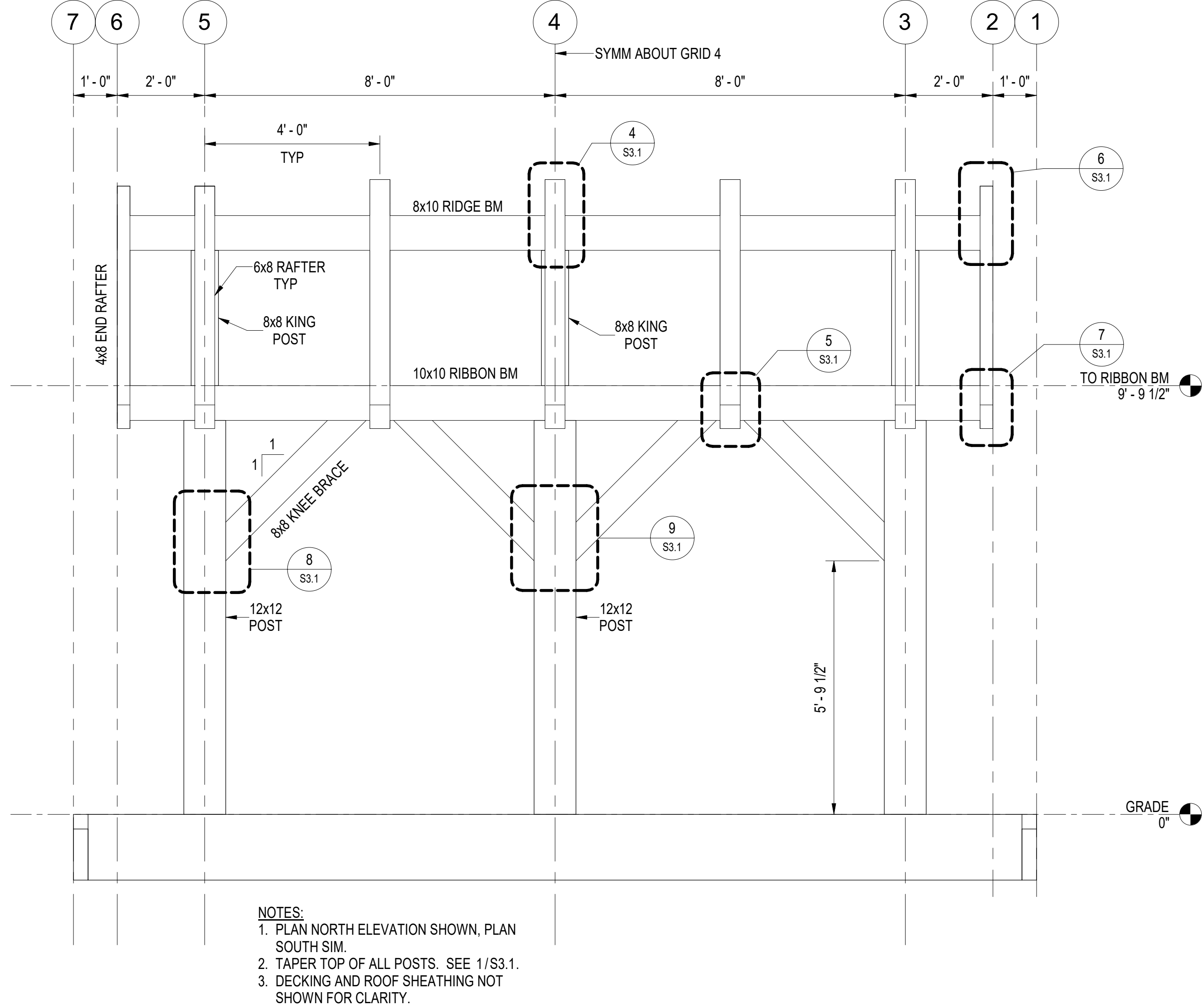
SHEET DESCRIPTION:
PLANS & SLAB
DETAILS

SHEET NO:

S1.1



1 SHELTER SECTION
S2.1 1/2" = 1'-0"



2 PLAN NORTH ELEVATION
S2.1 1/2" = 1'-0"

100% FINAL
DOCUMENTS

Reid Middleton

4300 B St., Suite 302 Anchorage, AK 99503
Phone 907 562-9439 - www.reidmiddleton.com
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GIRDWOOD LIONS CLUB PARK SHELTER
GIRDWOOD, ALASKA

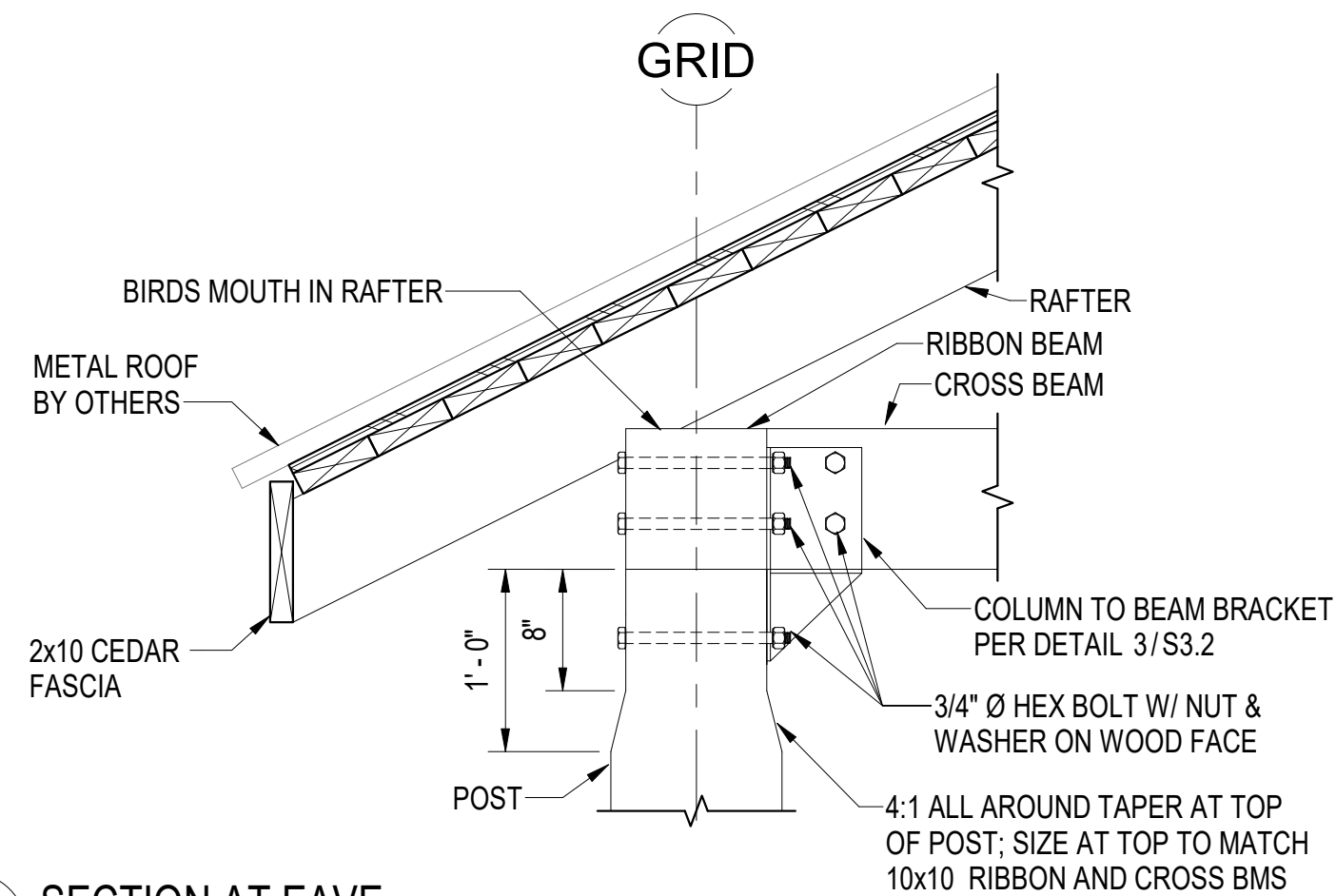
| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| # | DESCRIPTION | DATE |

DATE : 02/26/25
PROJECT NO : 402022.085
DRAWN BY : GC
CHECKED BY : EH
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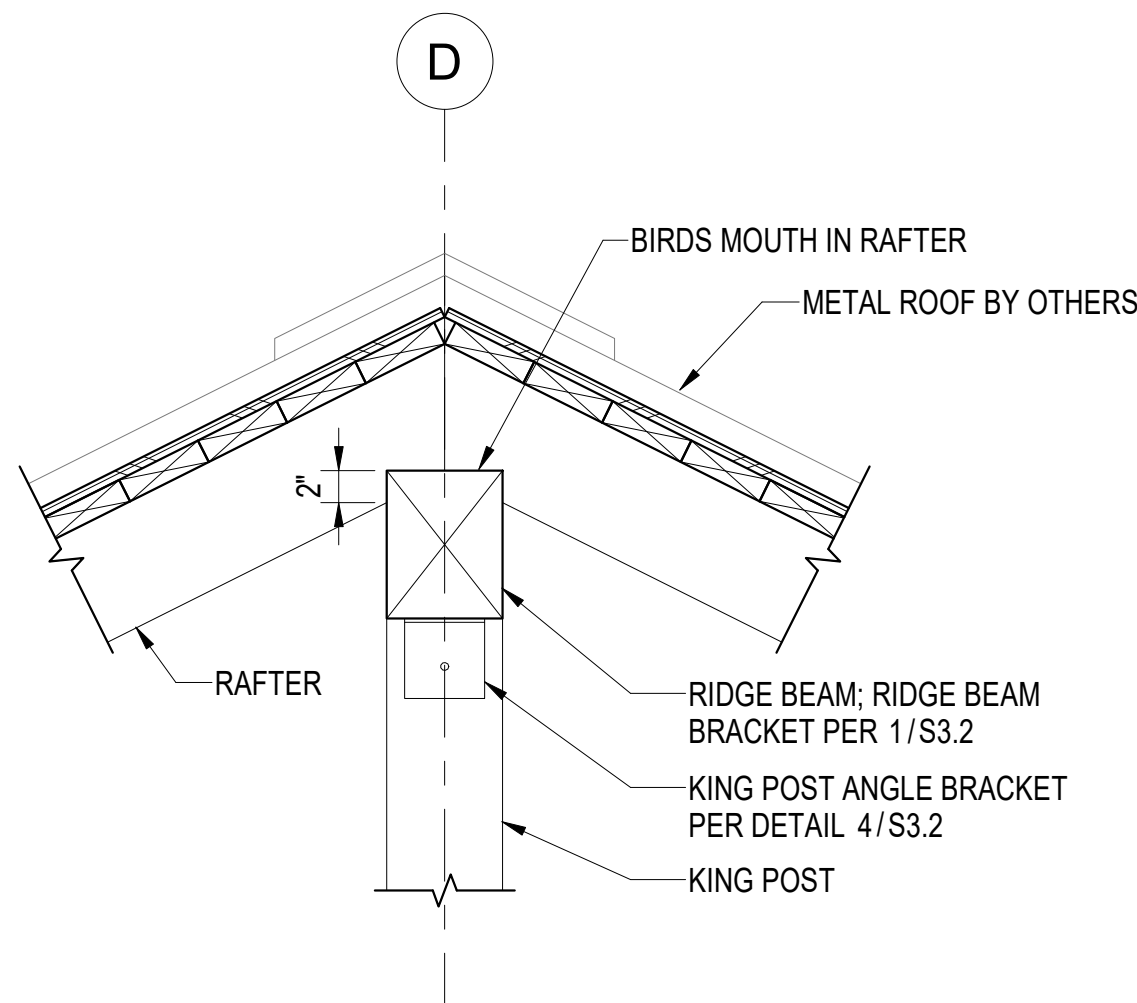
SHEET DESCRIPTION:
SHELTER SECTION
AND ELEVATION

SHEET NO:

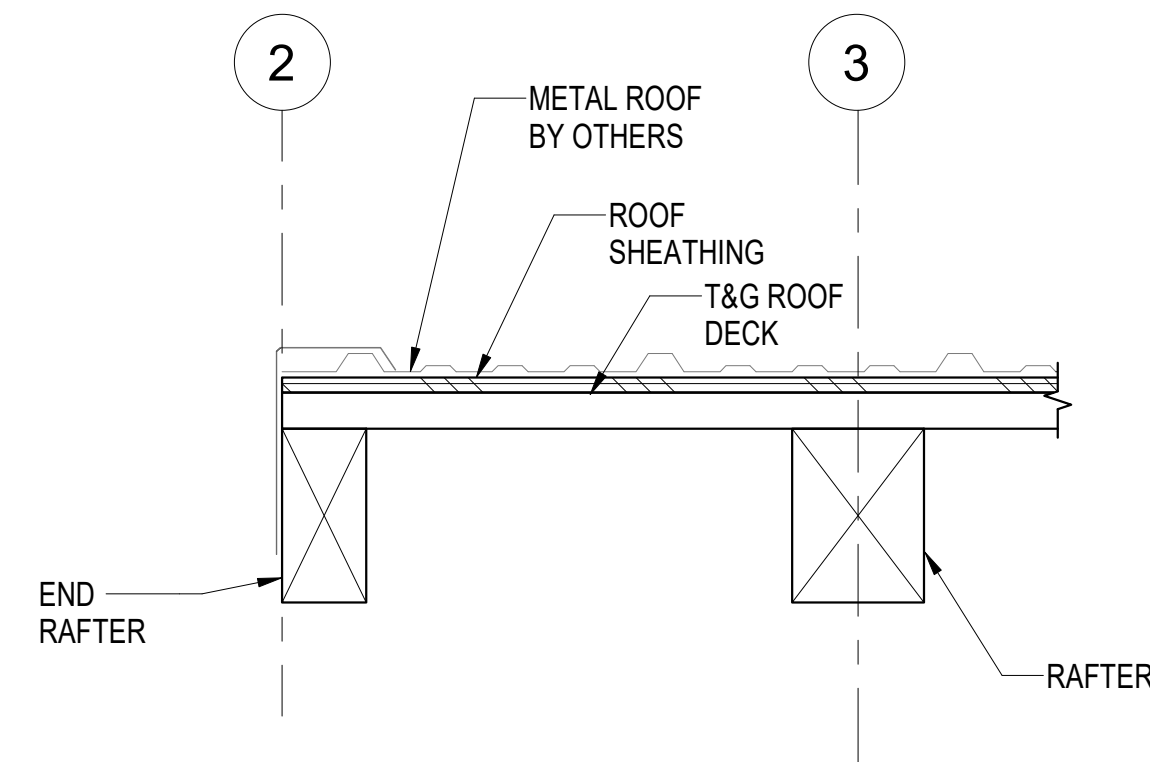
S2.1



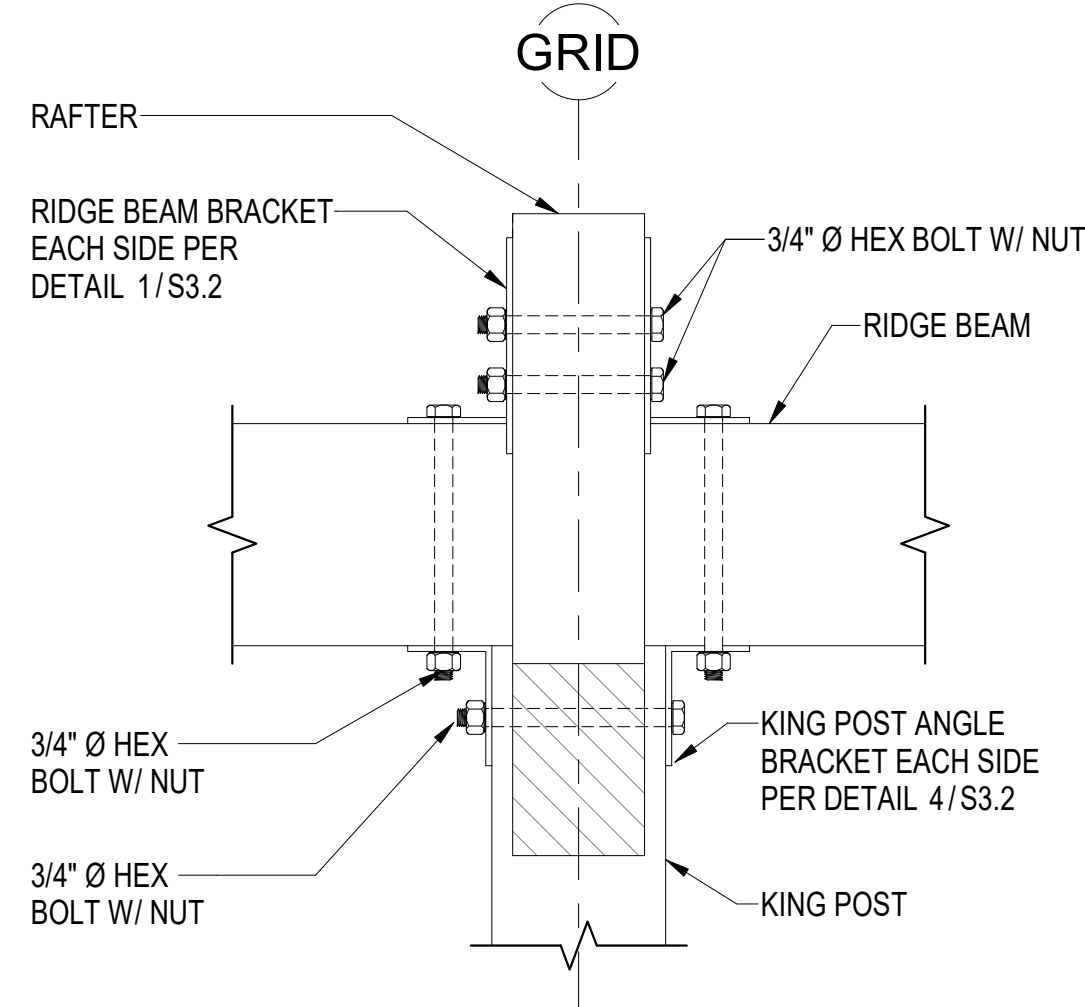
1 SECTION AT EAVE
S3.1 1" = 1'-0"



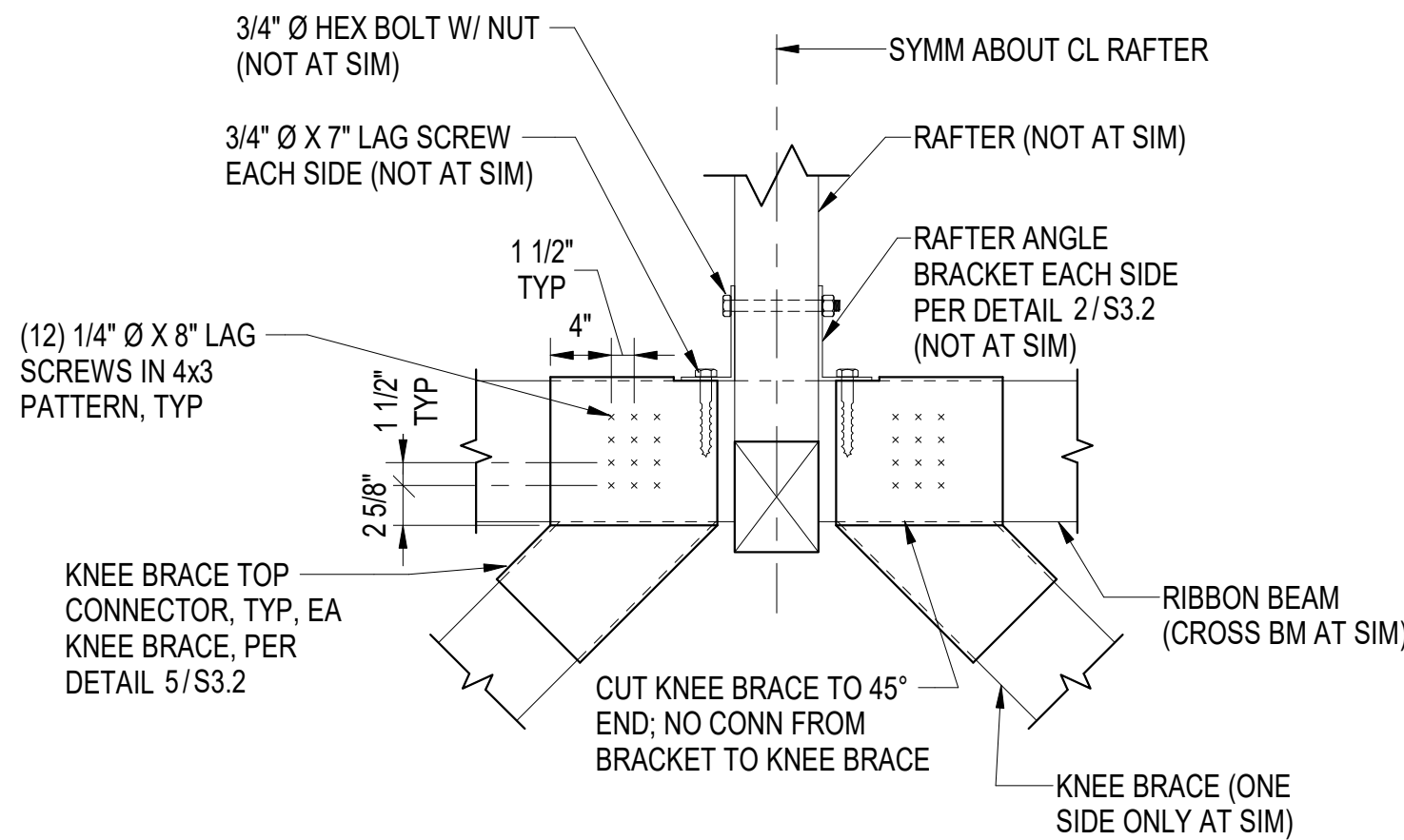
2 RIDGE W/ ROOFING
S3.1 1" = 1'-0"



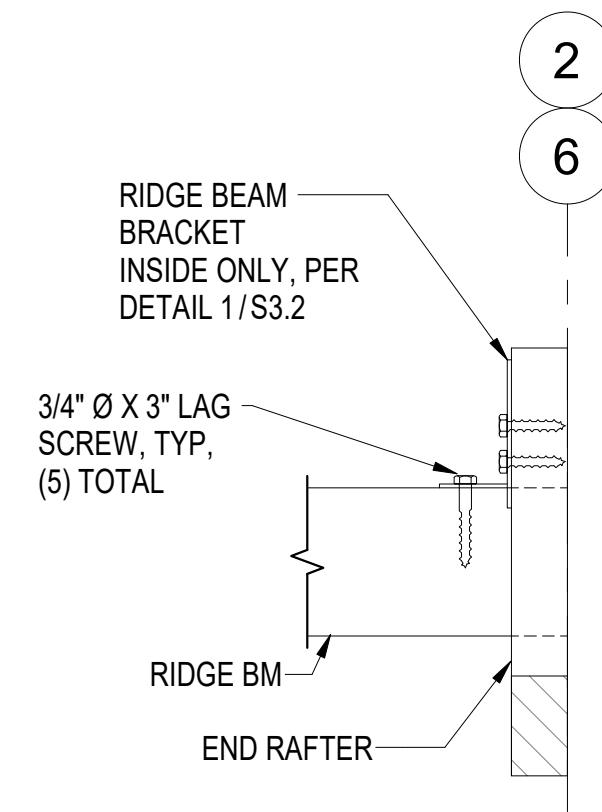
3 GABLE SECTION
S3.1 1 1/2" = 1'-0"



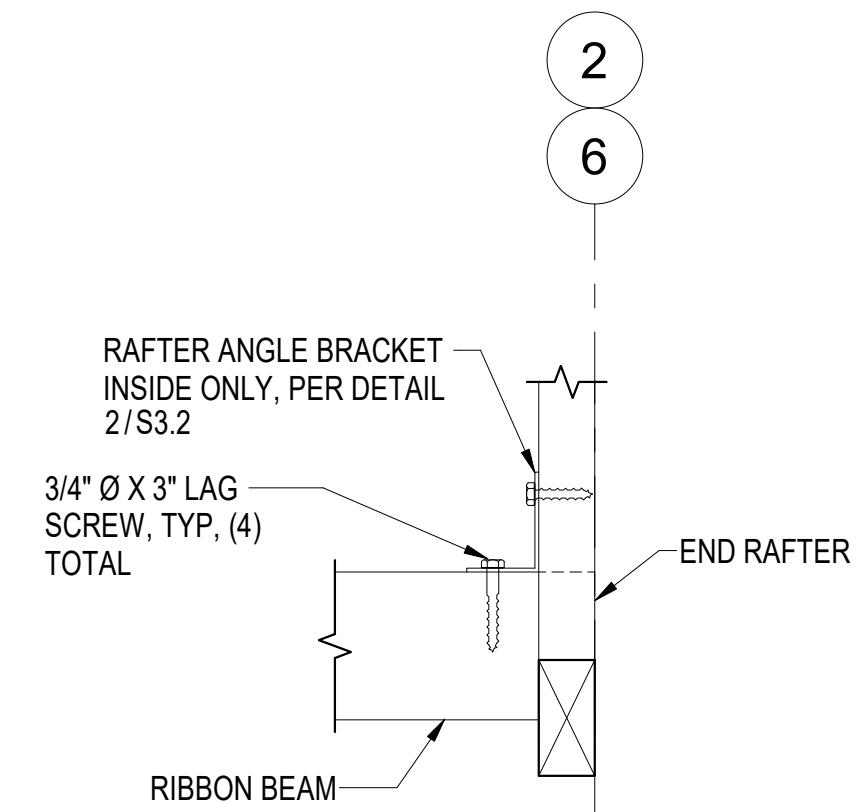
4 RAFTER CONN TO RIDGE BEAM
S3.1 1 1/2" = 1'-0"



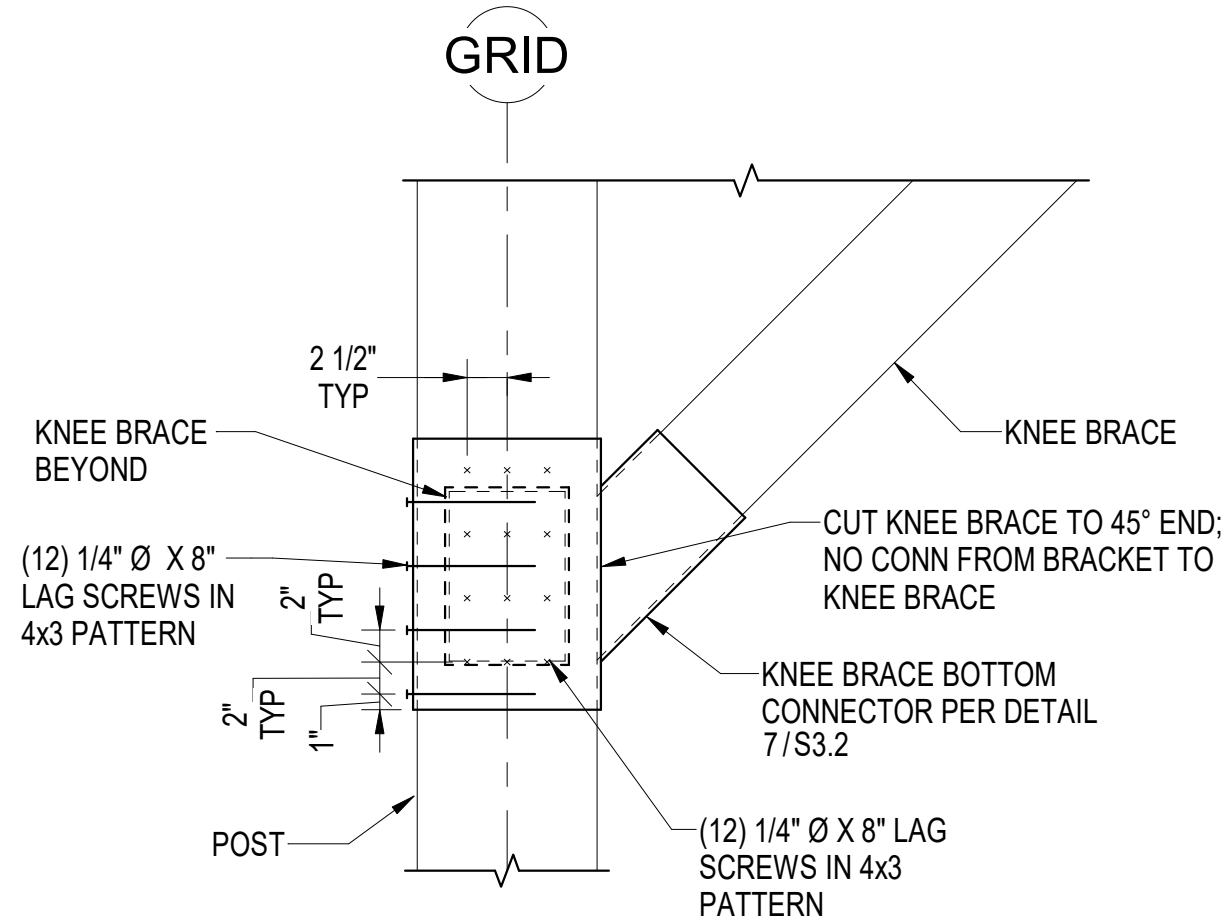
5 RAFTER CONN TO RIBBON BEAM
S3.1 1" = 1'-0"



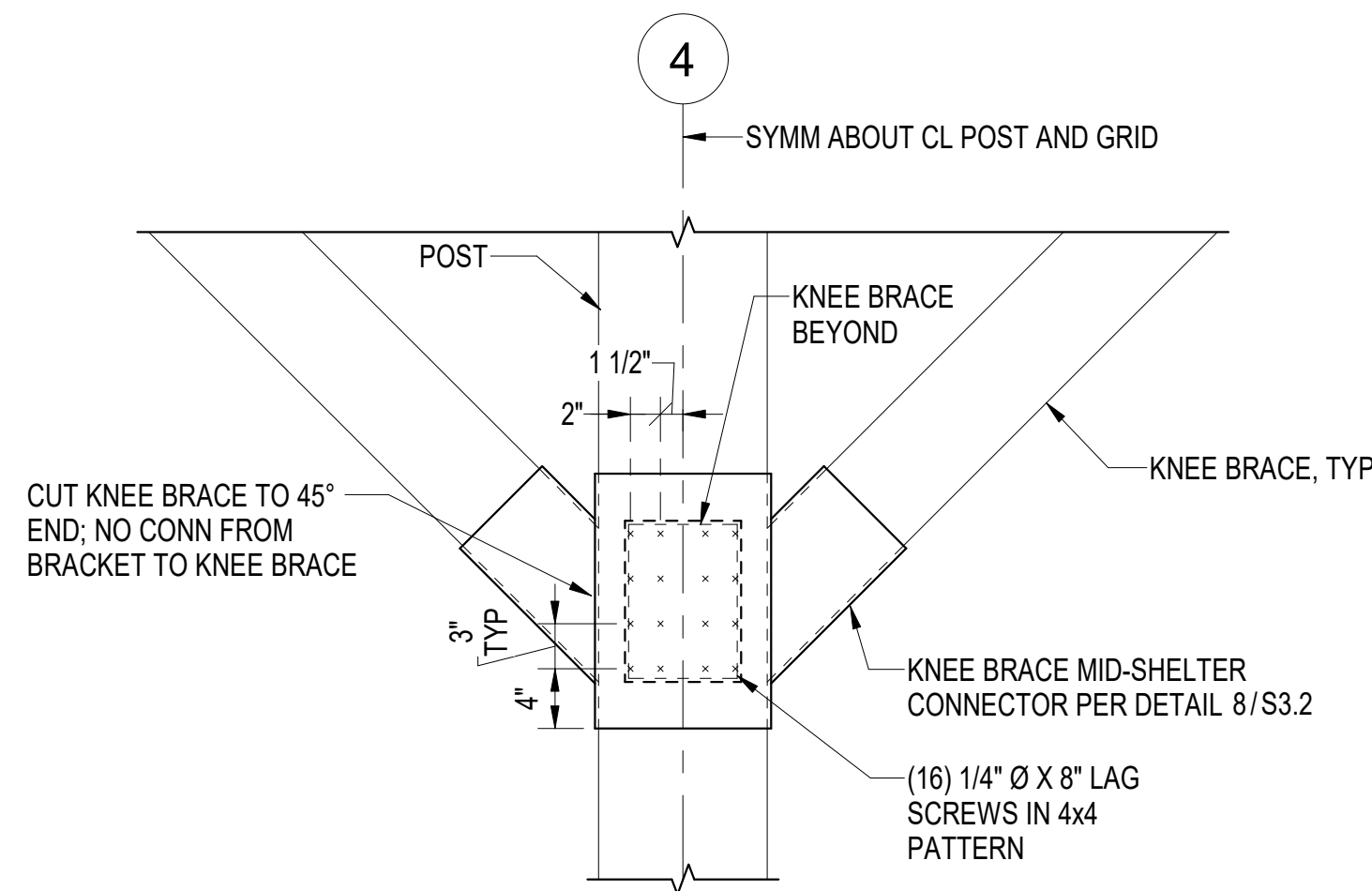
6 END RAFTER TOP CONN
S3.1 1" = 1'-0"



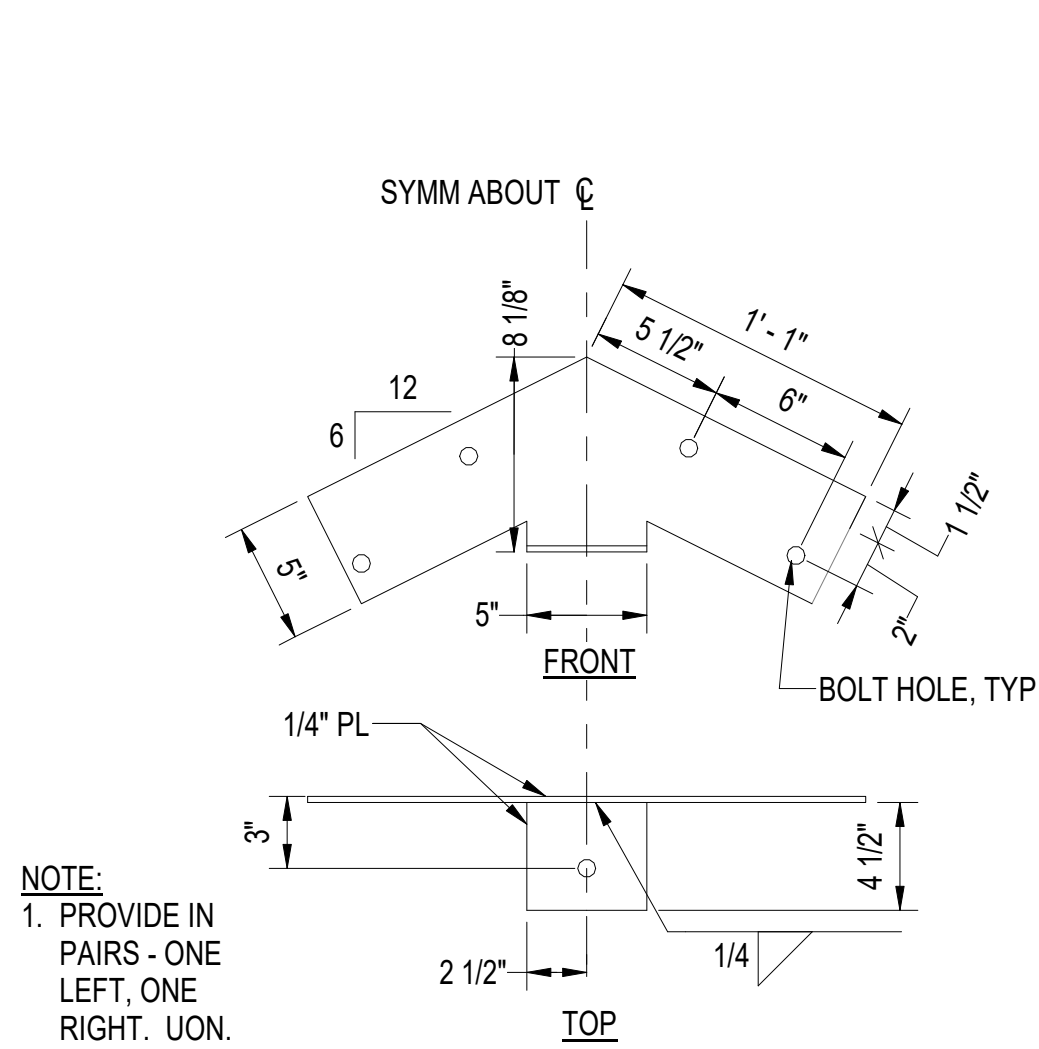
7 END RAFTER BOT CONN
S3.1 1" = 1'-0"



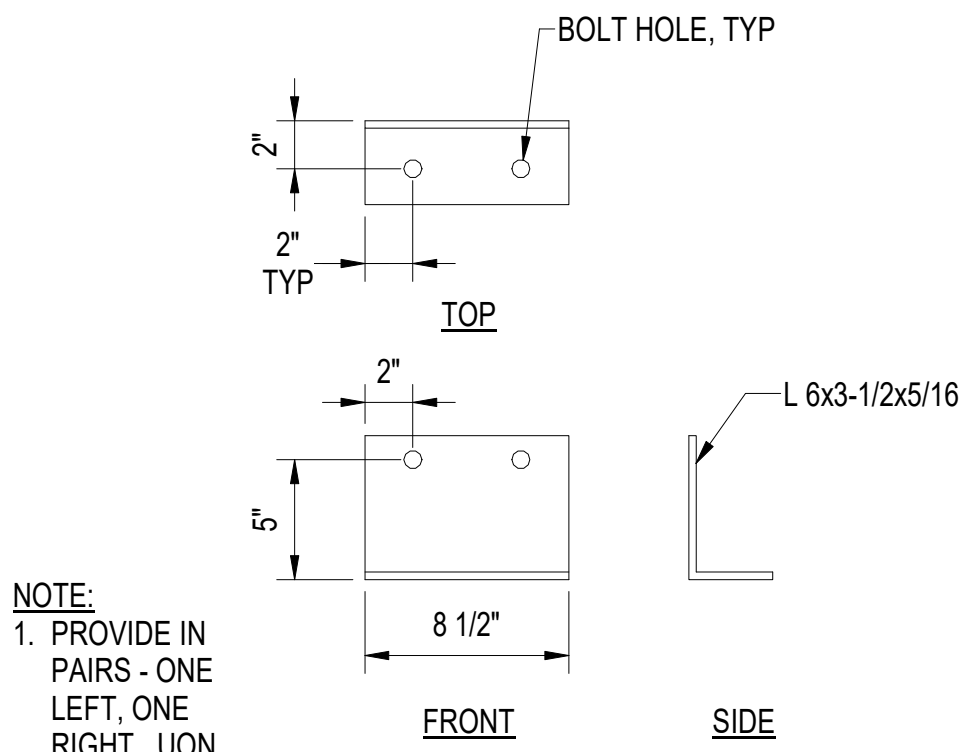
8 KNEE BRACE BOTTOM CONNECTION
S3.1 1" = 1'-0"



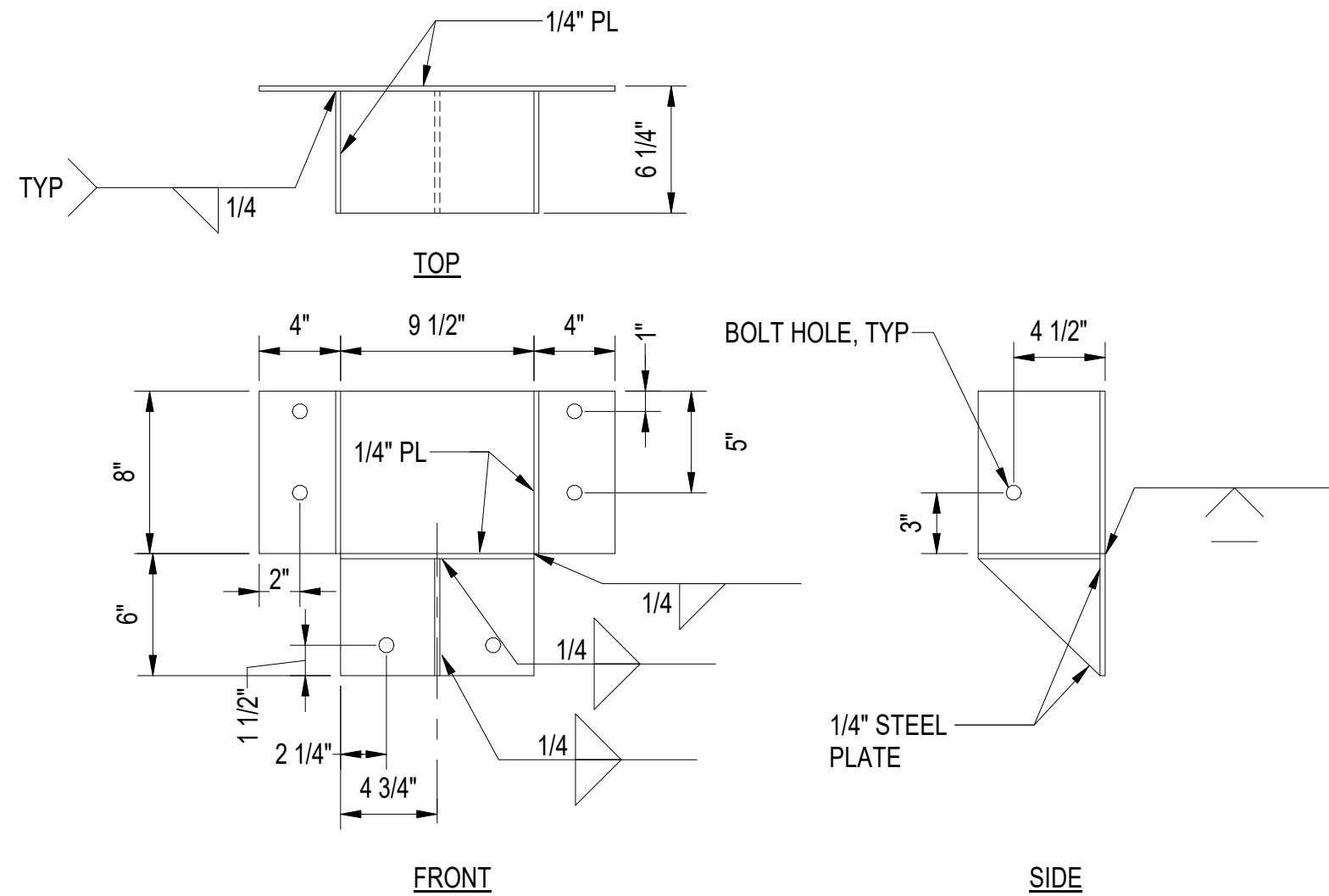
9 KNEE BRACE BOTTOM CONNECTION AT MID-SHELTER
S3.1 1" = 1'-0"



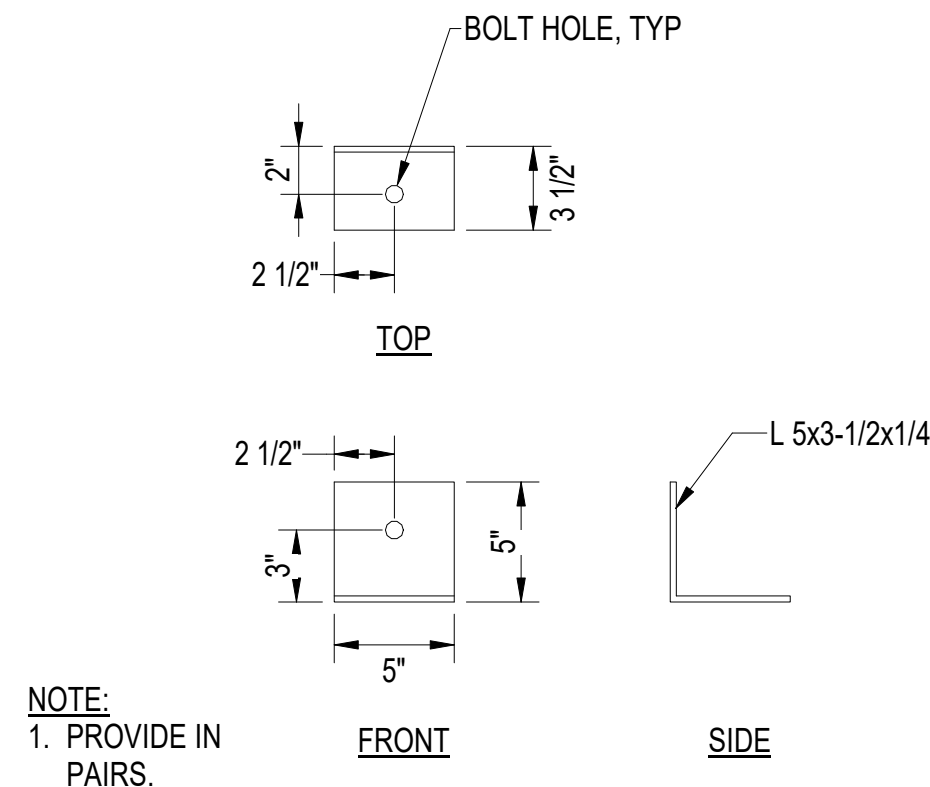
1 RIDGE BEAM BRACKET
S3.2 1 1/2" = 1'-0"



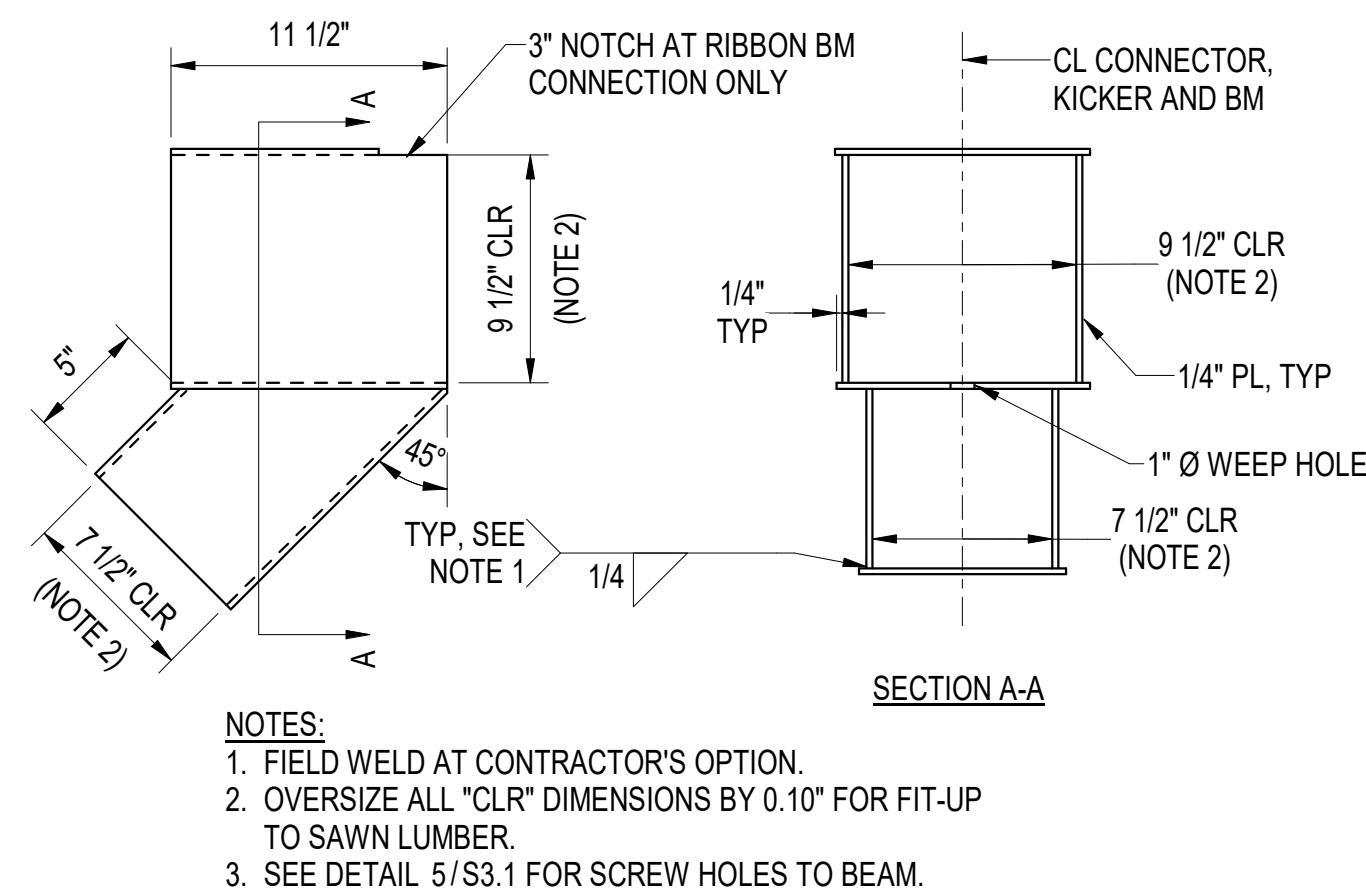
2 RAFTER ANGLE BRACKET
S3.2 1 1/2" = 1'-0"



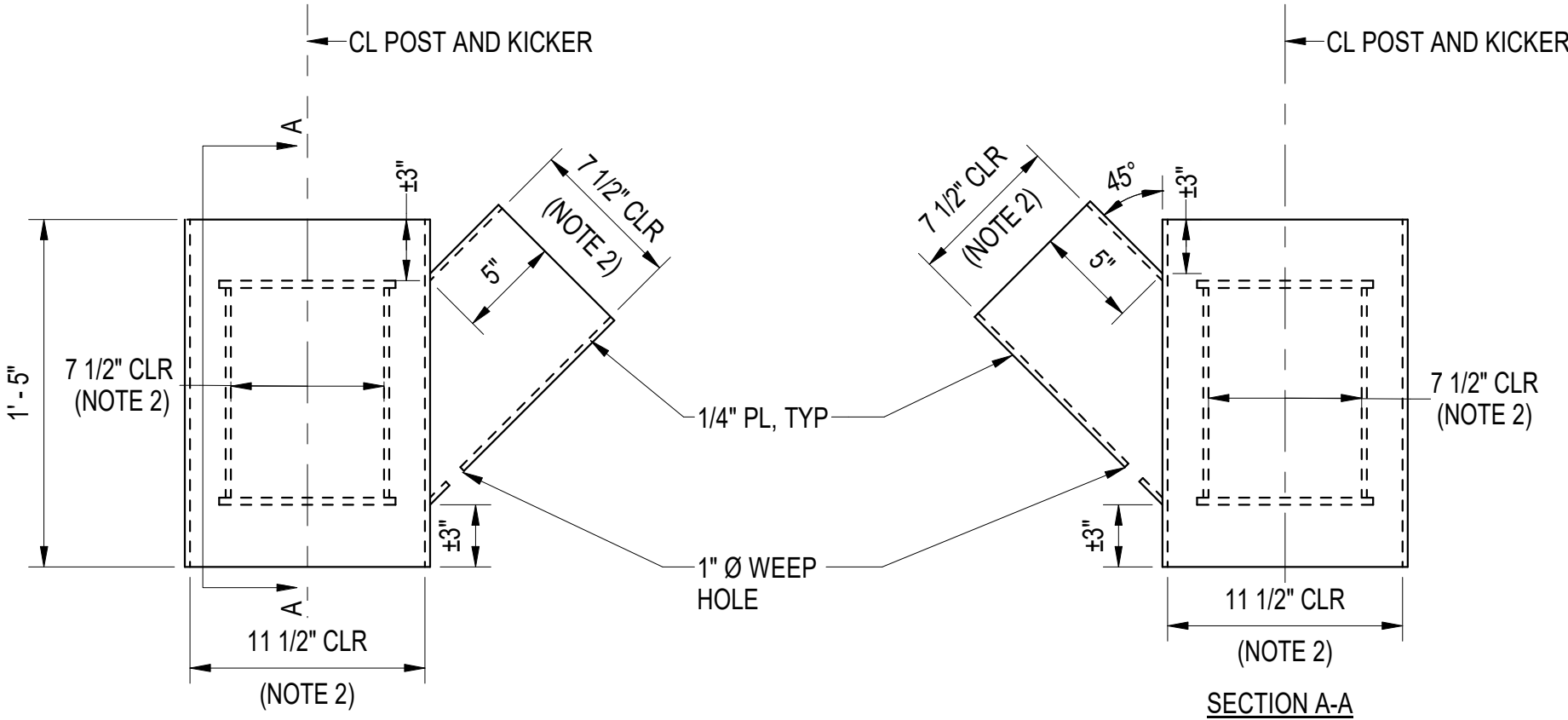
3 COLUMN TO BEAM BRACKET
S3.2 1 1/2" = 1'-0"



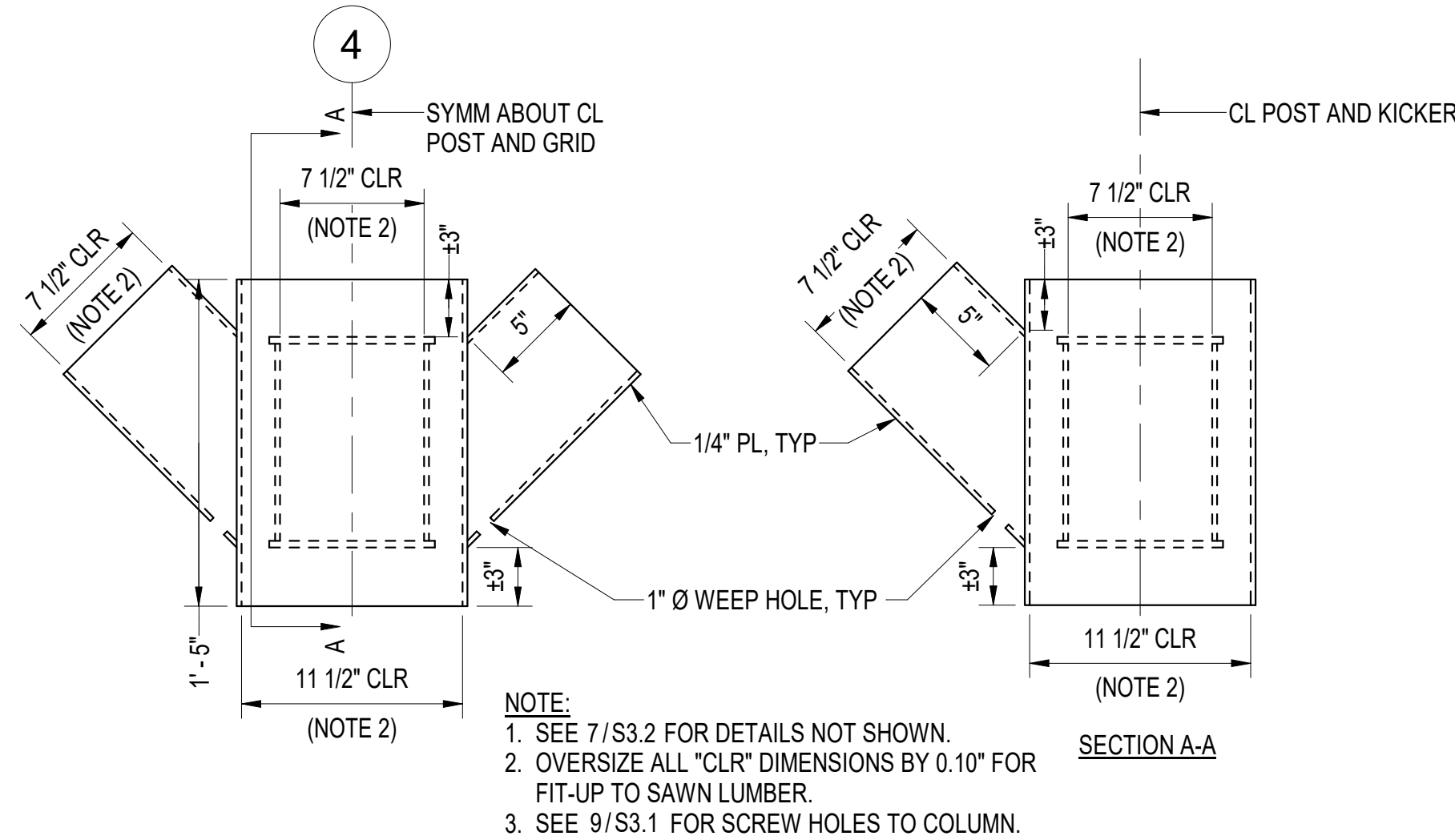
4 KING POST ANGLE BRACKET
S3.2 1 1/2" = 1'-0"



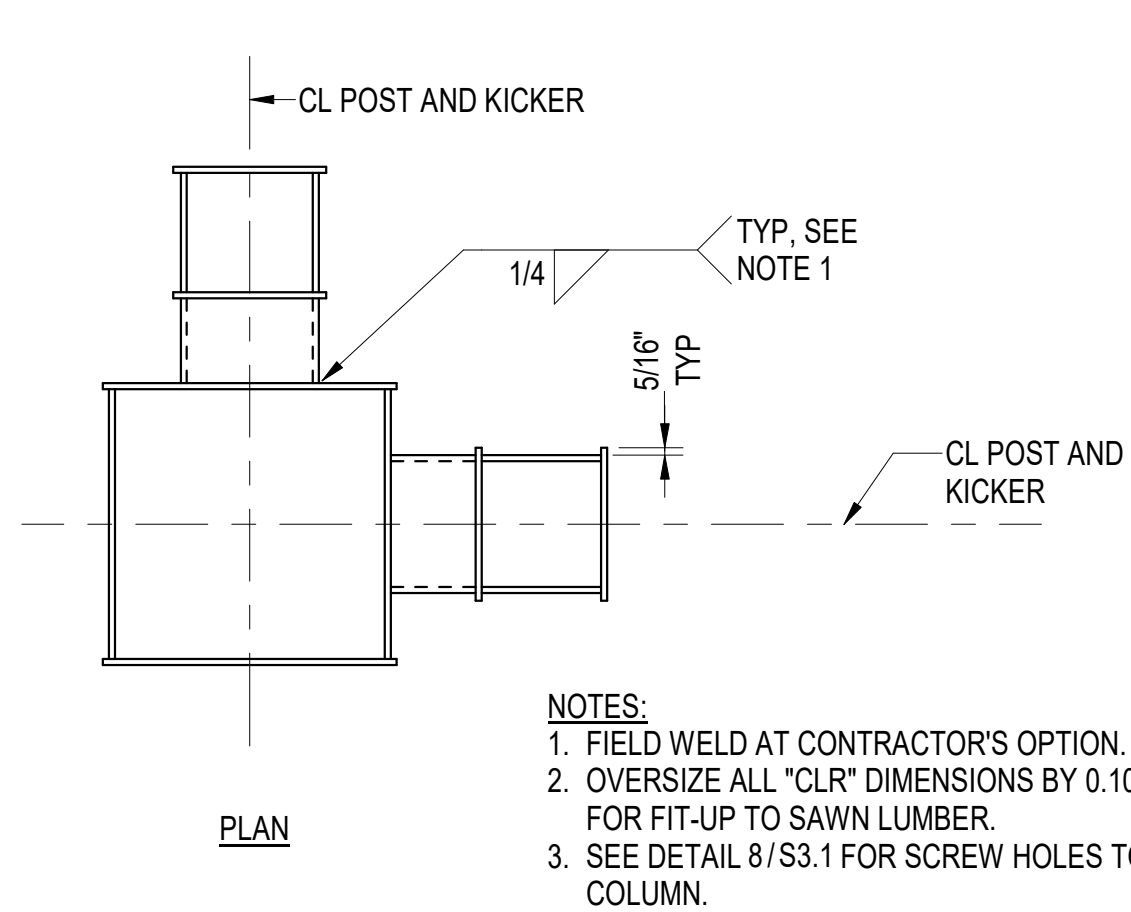
5 KNEE BRACE TOP CONNECTOR
S3.2 1 1/2" = 1'-0"



7 KNEE BRACE BOTTOM CONNECTOR
S3.2 1 1/2" = 1'-0"



8 KNEE BRACE MID-SHELTER CONNECTOR
S3.2 1 1/2" = 1'-0"



SHEET NOTE:
1. ALL BOLT HOLES IN PLATES TO BE STD HOLES FOR 3/4" Ø BOLT.

100% FINAL
DOCUMENTS

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GIRDWOOD LIONS CLUB PARK SHELTER
GIRDWOOD, ALASKA

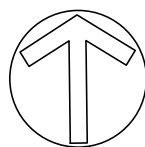
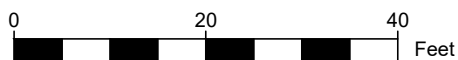
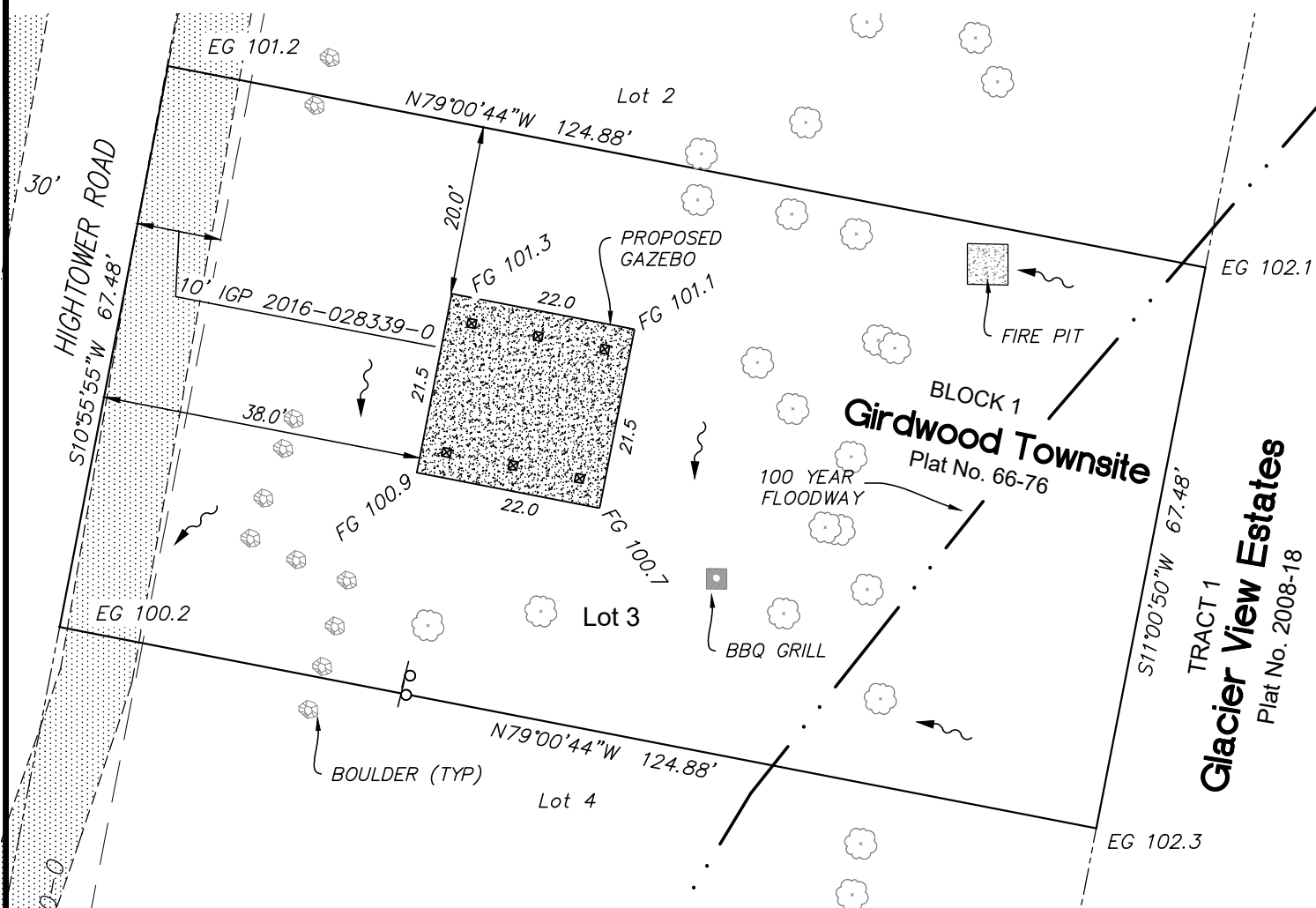
| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| # | DESCRIPTION | DATE |

DATE : 02/26/25
PROJECT NO : 402022.085
DRAWN BY : GC
CHECKED BY : EH
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SHEET DESCRIPTION:
SHELTER DETAILS

SHEET NO:

S3.2



Legend

- PAVED ROAD OR WALKWAY
- EG 100.0' EXISTING ELEVATION
- FG 100.0' FINISH GRADE
- DECIDUOUS TREE
- DRAINAGE

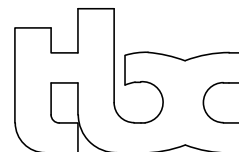
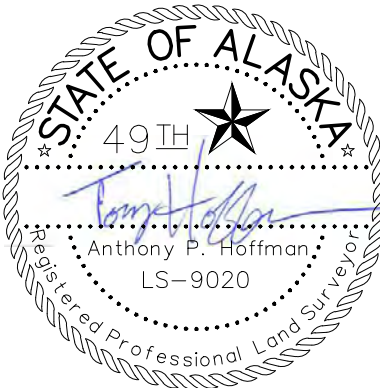
Lot 3, Block 1
Girdwood Townsite, Alaska Subd.
Lot Size 8424 s.f.

3/25/25

| | |
|-----------------|---------------|
| Ordered By: MOA | Date: 3/25/25 |
| Plat: 66-79 | Grid: SE4814 |
| Drawn: APH | Chk: APH |

Survey Certification: The Boutet Company has conducted a physical survey of the property shown hereon and certifies that the lot corners have been found or established as indicated, and that to the best of our knowledge and abilities, all dimensions have been measured true and correct.

Exclusionary Note: It is the owners' responsibility to determine the existence of any easements, covenants, restrictions or right-of-way takings which do not appear on the recorded subdivision plat. It is the contractor's responsibility to check top of foundation grade and building setbacks in relation to lot lines and easements.



The Boutet Company, Inc.
601 E. 57th Place #102
Anchorage, AK 99518
Ph. 907-522-6776
Fx. 907-522-6779
License No. AECC957
info@tbcak.com

| | Unit | Quantity | Cost | | | |
|-------------------------------------|------|----------|------|-------|----|---------|
| Structure | | | | | | |
| 12"x12"x10' post | EA | 6 | \$ | 600 | \$ | 3,600 |
| 8"x8"x10' knee brace | EA | 6 | \$ | 200 | \$ | 1,200 |
| 8"x8"x10" king post | EA | 2 | \$ | 200 | \$ | 400 |
| 10"x10"x16' cross beam | EA | 3 | \$ | 400 | \$ | 1,200 |
| 10"x10"x20' ribbon beam | EA | 2 | \$ | 500 | \$ | 1,000 |
| 8"x10"x20' ridge beam | EA | 1 | \$ | 400 | \$ | 400 |
| 6"x8"x12' rafter | EA | 10 | \$ | 100 | \$ | 1,000 |
| 4"x8"x12' end rafter | EA | 4 | \$ | 100 | \$ | 400 |
| Misc connectors (50% of structure) | | | | | \$ | 4,600 |
| | | | | | \$ | 13,800 |
| Roofing | | | | | | |
| 2"x6"x20' roof decking | EA | 48 | \$ | 40 | \$ | 1,920 |
| 3'x12' metal roof panels | EA | 14 | \$ | 80 | \$ | 1,120 |
| 10' ridge cap | EA | 2 | \$ | 50 | \$ | 100 |
| 10' eave flashing | EA | 9 | \$ | 30 | \$ | 270 |
| Felt | EA | 1 | \$ | 300 | \$ | 300 |
| Misc connectors (20% of roofing) | | | | | \$ | 742 |
| | | | | | \$ | 4,452 |
| Foundation | | | | | | |
| 22'x22'x4" slab + reinforcing steel | CY | 17 | \$ | 3,100 | \$ | 52,700 |
| 23'x23' x2' Type 2A | TON | 75 | \$ | 50 | \$ | 3,762 |
| | | | | | \$ | 56,462 |
| Material costs | | | | | \$ | 74,714 |
| Installation (75% cost) | | | | | \$ | 56,035 |
| Contingency (30%) | | | | | \$ | 39,225 |
| TOTAL | | | | | \$ | 169,974 |

Girdwood Public Safety Advisory Committee Regular Meeting

May 13, 2025

Minutes Draft

This meeting will be held via Teams with in-person attendance at the Girdwood Community Room, 250 Egloff Dr.

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 Public Safety Advisory Committee operates under the Girdwood Public Meetings Standards of Conduct.

7PM Call to order, Mike Opalka

Roll call: Attending are Mike Opalka, Deb Croghan, Tim Astle

Luke Niedringhaus is excused; Kellie Okonek is excused

Quorum confirmed

| | | |
|------------------------------------|-------|--------|
| Agenda approval for May 13 meeting | TA/DC | Assent |
|------------------------------------|-------|--------|

| | | |
|---|-------|--------|
| Minutes approval from Apr 15 2025 meeting | TA/DC | Assent |
|---|-------|--------|

Announcements/Introductions/Presentation:

Girdwood Parks Master Plan project is kicking off with steering committee meeting in June, community survey and stakeholder interviews. Project website is: www.girdwoodparksplan.com.

Business:

1) Public Safety Contract with Whittier

Vote regarding recommendation for Renewal of current contract for 2 years (2026 and 2027)

As discussed last month, the existing police services contract has negotiated rate for 2 year contract extension at \$856,487.52/year.

Motion:

PSAC moves to recommend the 2 year extension of the Police Services Contract as presented.

Motion by MO/2nd TA

Motion carries by Assent

Dispatch Services are a separate component of this contract. Dispatch services have moved several times throughout the contract period with WPD, with services improving with each change. Through RFP process, Whittier has recently awarded the dispatch contract to Valdez. The cost of this service is shared between Whittier and Girdwood. The increase is \$61,000/year. There is also need to acquire software, at a cost of \$7,000 (or \$3500/year). Total cost for both in Girdwood will be approximately \$65,000 per year.

Motion:

PSAC moves to approve the increase in cost for dispatch services and related software for the Whittier Police Services contract.

Motion by TA/2nd MO

Motion carries by Assent

Total cost to GVSA for renewal of contract and associated dispatch service is est \$922,000/year

2) Public Safety Contract after 2027

Review of options for next contract cycle (starting Jan 1 2028)

This project will begin in Spring/summer 2026. Goal is to be in contract negotiations by the end of 2026.

3) Discuss any new and ongoing Girdwood public safety concerns (see meeting packet)

Whittier has been providing additional enforcement and visibility as discussed previously. No new items are brought forward.

4) Review upcoming community events (see meeting packet)

Preparations for Forest Fair are under way.

5) Other Community relations opportunities:

PSAC member ride along with WPD: Deb Croghan may be interested. Kyle offers to help in arranging if needed.
Outreach via community resources: Newspaper; Newsletters; Clinic; Other: No update
Attendance at Whittier town council: Likely at contract signing.
Future Coffee with Cops/Cones and Cops: Fall 2025. Tim Astle offers to help Deb coordinate.

6) Update on status of Areawide alcohol tax

Funds were secured for GFD increase in staffing in summer months. Whittier requests were not fulfilled as WPD is contractor and MOA cannot pay for capital items outside of the MOA. Municipal manager has suggested that if there are items that WPD needs and MOA can loan them, MOA would be willing to do this.

7) Roundtable comments from the PSAC board: None

8) Consider next meeting date: Aug 12, 2025 at 7PM is current tentative date.

If PSAC members are unavailable, contact Margaret and we will poll to find another date.

Public Safety Reports:

WPD Update (WPD Chief Andre Achee) – review most recent stats

Kyle reports on behalf of Chief Achee: Whittier department is fully staffed, however one member is retiring this summer. Summer season has begun in Whittier with increase in cruise ship traffic.

GFR Update (Chief Michelle Weston) – request written report

GBOS Public Safety Supervisor report (Kellie Okonek)

Public Comment: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Adjourn 7:25PM

| Policing Comparison in Alaska based on fulltime population similar to Girdwood | | | | | | | | |
|--|---------------------------|-------------------------------|------------------|-----------|----------------|---------------------|----------------------------|--------------------------------------|
| Town | Population of Area Served | # of officers including Chief | # of Admin Staff | Unionized | Annual Budget | Budget year | Major Revenue Sources | Notes |
| Cordova | 2473 | | | | \$1,545,143.00 | FY 25 (Jan to Jan) | Sales, Property, | |
| Seward | 2735 | | | | \$2,697,820.00 | FY25(Jan to Jan) | Sales, Property, | Biennial Budget |
| North Pole | 2427 | 15 | 2 | | \$3,339,610.00 | FY 25 (Jan to Jan) | Sales, Property, Contract | Contract with Feds |
| Whittier/ Girdwood | 2005 | 7 | | | \$1,522,550.00 | FY25 (Jan to Jan) | Sales, Property, contracts | Biennial Budget Contract Girdwood |
| Dillingham | 2126 | 7 | 1 | | \$2,342,855.00 | FY25 (June to June) | Sales, Property, | Chief is consider admin |
| Wrangell | 2064 | 7 | 4 | | \$1,168,380.00 | FY25 (June to June) | Sales, Property, | |
| Petersburg | 3346 | | | | \$1,761,067.00 | FY25 (June to June) | Property, Sales | |
| Averages | 2453.71 | | | | \$2,053,917.86 | | | |

Girdwood Police Schedule

[illegible]

| | North Pole FY20 | Cordova FY25 | Seward FY25 | Whittier FY25 | Averages |
|---------------------------|-----------------|-----------------|-----------------|---|----------|
| Population | 2243 | 2473 | 2735 | 263 -Whitter 1742 - Girdwood | |
| Account Title | | | | | |
| Wages: Full Time | \$ 1,538,307.00 | \$ 684,412.00 | \$ 1,380,790.00 | 940,942.00 | |
| Wages: Holiday | \$ 19,055.00 | | | | |
| On Call Time | | \$ 30,400.00 | | | |
| Shift Differential | | | | | |
| FICA Taxes | | \$ 59,696.00 | | 14,277.00 | |
| ESC Taxes | | \$ 7,425.00 | | 9,275.00 | |
| Medicare | | | \$ 21,688.00 | | |
| Uniform Allowance | | | | 3,000.00 | |
| Benefits | \$ 105,718.00 | | | | |
| PERS | \$ 353,180.00 | \$ 174,393.00 | \$ 280,427.00 | 165,007.00 | |
| Leave Cash Out | \$ 30,000.00 | | | | |
| Overtime: Reg | \$ 32,000.00 | \$ 55,000.00 | \$ 115,000.00 | | |
| Overtime: Training | \$ 16,000.00 | | | | |
| Temp Overtime | \$ 58,000.00 | | | | |
| Workers Comp Insurance | | \$ 18,082.00 | \$ 62,359.00 | 38,921.00 | |
| Pers Relief | | \$ 37,144.00 | | | |
| Air Ambulance Benefit | | | \$ 1,885.00 | | |
| Met Life Benefit | | | \$ 495.00 | | |
| Health insurance | \$ 331,500.00 | \$ 239,091.00 | \$ 379,006.00 | 116,313.00 | |

| | | | | | |
|-------------------------|-----------------|-----------------|-----------------|--------------|-----------------|
| Salaries and Benefits | \$ 2,483,760.00 | \$ 1,305,643.00 | \$ 2,241,650.00 | 1,287,735.00 | \$ 1,829,697.00 |
| | | | | | |
| Advertising | \$ 400.00 | | \$ 1,500.00 | - | |
| Public Relations | | | | | |
| Audit & Finance | \$ 5,000.00 | | | | |
| Credit card Fees | \$ 500.00 | | | | |
| Insurance | \$ 190,000.00 | | | | |
| IT Services | \$ 32,500.00 | | | | |
| Legal Fees | \$ 3,500.00 | \$ 3,000.00 | | | |
| Towing | | | | | |
| License and Permits | | | | | |
| Professional Services | \$ 2,000.00 | | | | |
| Maintenance Contracts | \$ 8,500.00 | | | | |
| Physical Exams | | | | 1,000.00 | |
| Dispatch Contract | \$ 170,000.00 | | | 82,500.00 | |
| Purchased Services | \$ 412,400.00 | \$ 3,000.00 | \$ 1,500.00 | 83,500.00 | \$ 125,100.00 |
| Contracted Services | | \$ 8,000.00 | \$ 51,000.00 | | |
| Electric | \$ 20,000.00 | | | | |
| Heating | \$ 17,000.00 | | | | |
| Internet | | | | 28,143.00 | |
| Phone | \$ 22,000.00 | \$ 27,000.00 | \$ 7,000.00 | 14,000.00 | |
| Postage | | \$ 3,000.00 | \$ 2,500.00 | 200.00 | |
| Bank & Credit Card Fees | | | \$ 2,500.00 | | |
| Legal | | | \$ 5,000.00 | | |

| | | | | | |
|------------------------------|--------------|--------------|---------------|-----------|---------------|
| Volunteer Support | | | | | |
| Repairs - Commun Equ | \$ 3,250.00 | | | | |
| Liability Insurance | | | \$ 125,230.00 | 36,122.00 | |
| Repairs - Computer | | | | 500.00 | |
| Computer supplies | | | \$ 2,500.00 | | |
| Office supplies | \$ 1,200.00 | | | | |
| Towing Fees | | | \$ 2,500.00 | | |
| Operations Supplies | \$ 4,000.00 | | | | |
| Copier | | | | | |
| Uniforms | \$ 8,000.00 | | \$ 8,000.00 | | |
| License and Permits | | | | 100.00 | |
| Promotions & Apparel | \$ 3,000.00 | | | | |
| Publications & Subscriptions | \$ 6,000.00 | \$ 42,000.00 | \$ 30,000.00 | 400.00 | |
| Operational Expenses | \$ 84,450.00 | \$ 80,000.00 | \$ 236,230.00 | 79,465.00 | \$ 120,036.25 |
| | | | | | |
| Insurance Property | | | | | |
| Condo Fees | | | | | |
| Lease & Rental Payments | | | | | |
| Lease & Rental | | | | - | \$ - |
| Membership & Dues | \$ 1,000.00 | | \$ 2,000.00 | 750.00 | |
| Recruitment | \$ 10,000.00 | \$ 10,000.00 | | | |

| | | | | | |
|-------------------------------|--------------|--------------|--------------|------------|--------------|
| Police Training Academy | | | \$ 34,000.00 | | |
| Training Equipment & Supplies | | \$ 7,500.00 | | | |
| Professional Development | | \$ 20,000.00 | \$ 15,000.00 | | |
| Travel & Training | \$ 37,000.00 | \$ 15,000.00 | \$ 30,000.00 | 6,000.00 | |
| Travel, Training & Membership | \$ 48,000.00 | \$ 52,500.00 | \$ 81,000.00 | 165,680.00 | \$ 86,795.00 |
| Equipment | \$ 3,500.00 | \$ 15,000.00 | \$ 15,000.00 | 5,000.00 | |
| Equipment Repair & Maint | | | \$ 10,000.00 | 3,000.00 | |
| Small Tools | | \$ 12,000.00 | \$ 18,000.00 | 5,000.00 | |
| Liability Insurance | | | | | |
| Auto Insurance | | | | 9,600.00 | |
| Motor Pool Rental | | | \$ 46,440.00 | | |
| Other Equipment Rental | | \$ 45,000.00 | | | |
| Uniforms | | | | 4,000.00 | |
| Supplies-Consumables | | \$ 5,000.00 | | 14,000.00 | |
| Vehicle Fuel & Oil | \$ 42,000.00 | \$ 14,000.00 | \$ 28,000.00 | 17,000.00 | |
| Vehicle Repir & Maintenance | \$ 25,000.00 | \$ 8,000.00 | | 5,000.00 | |

| | | | | | |
|-----------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Vehicle, Equipment Expenses | \$ 70,500.00 | \$ 99,000.00 | \$ 117,440.00 | 62,600.00 | \$ 87,385.00 |
| | | | | | |
| Building Maintenance | \$ 30,000.00 | | | 2,500.00 | |
| Building Maintenance | \$ 30,000.00 | | | 2,500.00 | |
| Citations State Admin Fee | \$ 5,500.00 | | | | |
| Operating Supplies | | | | | |
| Drug Interdiction | | | \$ 16,000.00 | | |
| Equipment Purchases | | | | | |
| Equipment Outlay | \$ 55,000.00 | | | | |
| Ammunition | | \$ 5,000.00 | | | |
| Investigation Expense | \$ 8,000.00 | | | | |
| Transfer Out | \$ 137,000.00 | | | | |
| Misc Expense | \$ 5,000.00 | | \$ 4,000.00 | | |
| Other | \$ 210,500.00 | \$ 5,000.00 | \$ 20,000.00 | - | \$ 58,875.00 |
| | | | | | |
| Total | \$ 3,339,610.00 | \$ 1,545,143.00 | \$ 2,697,820.00 | \$ 1,522,550.00 | \$ 2,276,280.75 |

| Anchorage Police Budgett | | estimated Mills rate |
|--------------------------|-------------------|----------------------|
| 2025 | \$ 145,997,177.00 | 3.61 |
| | | |
| Girdwood Police Budget | | |
| 2025 | \$ 817,409.00 | 0.85 |

GIRDWOOD POLICE SERVICES CONTRACT

THIS AGREEMENT, is made and entered into this 6 day of December , 2022, by and between the Municipality of Anchorage, a State of Alaska municipal corporation (“Anchorage”), on behalf of the Girdwood Valley Service Area (“GVSA”), and The City of Whittier, Alaska, a municipal corporation (“Whittier” or “Contractor”). This agreement shall be referred to as the Agreement or the Contract throughout this document.

WHEREAS, the GVSA wishes to procure police services furnished by the Whittier Police Department for a period of three (3) years with one two-year option upon mutual consent of the parties;

NOW, THEREFORE, in consideration of the mutual obligations and promises herein, Anchorage and Whittier agree as follows:

This contract consists of:

- A. Part I, consisting of 11 sections of Special Provisions;
- B. Part II, consisting of 11 sections of General Provisions;
- C. Appendix A – Scope of Services, consisting of 3 pages;
- D. Appendix B – Statement of 911 Services, consisting of 1 page; and
- E. Appendix C – Summary, by Category, of Estimated Expenses, consisting of 1 page
- F. Appendix D – Girdwood Valley Service Area Map AMC 27.30.020, consisting of 1 page

PART I
SPECIAL PROVISIONS

Part 1 of this Agreement consists of those provisions that are listed below by section number and title.

| | |
|-------------|--|
| Section 1. | Definitions |
| Section 2. | Scope of Services |
| Section 3. | Time for Performance |
| Section 4. | Compensation; Method of Payment |
| Section 5. | Termination of the Contractor's Services |
| Section 6. | Duties Upon Termination |
| Section 7. | Insurance |
| Section 8. | Assignments |
| Section 9. | <i>Omitted.</i> |
| Section 10. | Notices |
| Section 11. | Force Majeure |

Section 1. **Definitions.**

A. "Administrator" means the Director of the Municipality of Anchorage Department of Public Works, or the Director's designee.

B. "Anchorage" means the Municipality of Anchorage, including the GVSA as defined in subsection D of this section.

C. "Contractor" means The City of Whittier, Alaska.

D. "GVSA" means the area currently depicted as the Girdwood Valley Service Area in Anchorage Municipal Code 27.30.700, as shown on the map in Appendix D.

Section 2. **Scope of Services.**

A. The Contractor shall perform professional services in accordance with Appendices A and B, which is attached hereto and incorporated in this section by reference.

B. Anchorage shall not be responsible for any costs associated with additional services

unless Anchorage has consented in writing to the performance of additional services and agreed to pay costs associated with such services in its written consent. Contractor shall not perform additional services under this contract unless such services arise from and relate to this contract.

Section 3. Time for Performance.

A. This Contract becomes effective when signed on behalf of Anchorage and Whittier.

B. The Contractor shall commence performance of the work described in Section 2 of this Contract on January 1, 2023, for a period of thirty-six (36) months, with option to renew for one two-year extension upon mutual consent of the parties.

Section 4. Compensation; Method of Payment.

A. Subject to the Contractor's performance in compliance with the terms of this Contract, Anchorage shall pay the Contractor SIXTY-SIX THOUSAND EIGHTY-SEVEN DOLLARS (\$66,087.00) monthly, due the first of the month, and not later than the fifth of the month, provided the first payment shall be made within 20 days after execution of this Contract. Subject to the Contractor's performance in compliance with the terms of this Contract, monthly payments made pursuant to this Contract shall annually total SEVEN HUNDRED NINETY-THREE THOUSAND FORTY-FOUR DOLLARS (\$793,044).

B. If the Contract is extended for the two-year option period, subject to the Contractor's satisfactory performance, Anchorage shall pay the Contractor SEVENTY-ONE THOUSAND THREE HUNDRED SEVENTY-THREE DOLLARS AND NINETY-SIX CENTS (\$71,373.96) monthly, due the first of the month, and not later than the fifth of the month. Subject to the Contractor's satisfactory performance, monthly payments made during the two-year option period shall annually total EIGHT HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED EIGHTY-SEVEN DOLLARS AND FIFTY-TWO CENTS (\$856,487.52).

C. The Contractor is not entitled to any compensation under this Contract, other than as expressly provided for in this section. Anchorage is not entitled to any services other than as expressly provided for in section 2, above.

Section 5. Termination of the Contractor's Services.

The Contractor's services under Part I, Section 2 this Contract may be terminated:

A. By mutual consent of the parties.

B. For cause by either party where the other party fails in any material way to perform

its obligations under this Contract. "Fails in any material way to perform its obligations," includes, but is not limited to, refusing or failing to investigate a major crime. "Major crime" includes but is not limited to homicide and sexual assault crimes. Termination under this subsection is subject to the condition that the terminating party notifies the other party of its intent to terminate, stating with reasonable specificity the grounds therefor and the other party fails to cure the default within thirty (30) days after receiving the notice.

C. For no cause with twelve (12) months' notice to the other party prior to termination.

Section 6. Duties Upon Termination.

A. *Reserved.*

B. If the Contractor's services are terminated, Anchorage shall pay the Contractor the reasonable value of the services rendered in compliance with this Contract prior to termination. Except as otherwise provided in this Contract, the reasonable value of the services rendered shall never exceed the monthly Contract rate for such services rendered prior to termination and any unpaid amount owed up to the date of termination. Contractor shall provide Anchorage with access, to the extent permitted by law and where access does not compromise any outstanding investigations or claims, to any finished or unfinished documents or materials including, but not limited to, police records, evidence in storage, videotaped materials, photographs, phone records, and GVSA-specific social media accounts, prepared by the Contractor under this Contract.

C. If Anchorage terminates the Contractor's services for convenience, Anchorage shall pay the Contractor for its actual costs reasonably incurred in performing before termination and (i) for the services rendered and goods delivered prior to termination (with services being pro-rated, if applicable), and (ii) any stranded investment or cost (including license fees, installation costs, and subcontracts or other unrecoverable amounts) reasonably incurred by Whittier as a result of the termination. Payment under this subsection shall never exceed the total compensation allowable under Part I, Section 4. All finished and unfinished documents and materials prepared by the Contractor shall become the property of Anchorage to the extent the final version thereof would become property of Anchorage had the contract not been terminated.

D. If the Contractor receives payments exceeding the amount to which it is entitled under this section, it shall remit the excess to the Administrator within ninety (90) days of receiving notice to do so and determining that the amount is in excess under the terms of the Contract.

E. The Contractor shall not be entitled to any compensation under this section until the Contractor has delivered to the Administrator all documents, records, work product, materials and equipment owed to Anchorage and requested by the Administrator.

F. If the Contractor's services are terminated, for whatever reason, the Contractor shall not claim any compensation under this Contract, other than that allowed under this Contract or otherwise agreed upon in writing by both parties.

G. Except as provided in this section, termination of the Contractor's services under Part I, Section 5 does not affect any other right or obligation of a party under this Contract.

Section 7. Insurance.

A. The Contractor shall keep in good standing the insurance described in subsection B of this section. Before rendering any services under the Contract, the Contractor shall furnish the Administrator with proof of the insurance in accordance with subsection B in a form acceptable to the Risk Manager for Anchorage.

B. The Contractor shall provide the following insurance:

1. Workers' compensation and employer's liability coverage in the amount of \$500,000 as required by Alaska law.
2. Commercial general liability, including contractual and personal injury coverage in the amount of \$5,000,000 per occurrence, \$10,000,000 aggregate to include:

Premises Operations
Products and Completed Operations
Blanket Contractual
Broad Form Property Damage
Independent Contractors
Personal Injury

3. Commercial Automobile liability per occurrence in the amount of \$1,000,000, single limit to include owned, hired and non-owned.

C. Contractor shall provide Anchorage with not less than thirty (30) days' notice prior to cancelling any insurance policy required by this section.

D. Anchorage must be listed as an additional insured on all policies, except Worker's Compensation insurance.

E. General Liability and Automobile policies shall be endorsed to waive all rights of subrogation against the Municipality of Anchorage by reason of any payment made for claims under the above coverage.

Section 8. **Assignments.**

Unless otherwise allowed by this Contract or in writing by the Administrator, any assignment by the Contractor of its interest in any part of this Contract or any delegation of duties under this Contract shall be void, and an attempt by the Contractor to assign any part of its interest or delegate duties under this Contract shall give Anchorage the right to immediately terminate this Contract without any liability for work performed after the date of assignment.

Section 9. **Omitted.**

Section 10. **Notices.**

Any notice required pertaining to the subject matter of this contract shall be either sent via facsimile (FAX) or mailed by prepaid first class registered or certified mail, return receipt requested to the following addresses:

Anchorage: Municipality of Anchorage
 c/o Superintendent Maury F. Robinson
 Department of Public Works
 P.O. Box 196650
 Anchorage, AK 99519-6650
 FAX: (907) 343-8088

Contractor: City of Whittier
 Chief of Police
 P.O. Box 608
 Whittier, AK 99693
 FAX: (907) 472-2344

Notices are effective upon the earlier date of receipt, proof of good transmission (facsimiles only), or five (5) days after proof of proper posting.

Section 11. **Force Majeure.**

A. Any failure to perform by either party due to force majeure shall not be deemed a violation or breach of this Contract.

B. As used in this Contract, force majeure means an act or event of substantial magnitude, beyond the control of the delayed party, which delays the completion of this Contract, including without limitation:

1. Strikes or work stoppages.

2. Any interruption, suspension or interference with services caused by acts of God, or acts of a public enemy, wars, blockades, insurrections, riots, arrests or restraints of governments and people, civil disturbances or similar occurrences, outside the control of Anchorage or Whittier; except that provision shall not be interpreted generally to excuse Whittier from responding to events, such as riots, civil disturbances, or similar occurrences, within the GVSA that are of a nature to which a local police force would typically be expected to respond.
3. Order of court, administrative agencies or governmental officers with jurisdiction to issue such an order, other than those issued by Anchorage, GVSA, or Whittier.

PART II

GENERAL CONTRACT PROVISIONS

Part II of this Agreement consists of those provisions that are listed below by section number and title.

| | |
|-------------|-------------------------------------|
| Section 1. | Relationship of Parties |
| Section 2. | Nondiscrimination |
| Section 3. | Permits, Laws and Taxes |
| Section 4. | Nonwaiver |
| Section 5. | Amendment |
| Section 6. | Jurisdiction; Choice of Law |
| Section 7. | Severability |
| Section 8. | Integration |
| Section 9. | Liability |
| Section 10. | Inspection and Retention of Records |
| Section 11. | Availability of Funds |

Section 1. **Relationship of Parties.**

The Contractor shall perform its obligations hereunder as an independent contractor of Anchorage. Anchorage may administer the contract and monitor the contractor's compliance with its obligations hereunder. Anchorage shall not supervise or direct the Contractor other than as provided in the Contract.

Section 2. **Nondiscrimination.**

- A. The Contractor will not discriminate against any employee or applicant for

employment because of race, color, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, marital status, or physical or mental disability or who is a “qualified individual with a disability” (as that phrase is defined in the Americans with Disabilities Act of 1990). The Contractor shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, marital status, or physical or mental disability except that Contractor may consider an applicant or employee’s mental or physical impairment/disability in determining if they are a “qualified individual with a disability” (as that phrase is defined in the Americans with Disabilities Act of 1990).

Such affirmative action shall be applied to actions including, without limitation, employment, upgrading, demotion or transfer, recruitment or recruiting advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training including apprenticeship. The Contractor agrees to post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

B. The Contractor shall state, in all solicitations or advertisements for employees to work on Contract jobs, that Contractor is an equal opportunity employer.

C. The Contractor shall comply with any and all reporting requirements that may apply to it which the Anchorage Office of Equal Employment Opportunity Contract Compliance may establish by regulation.

D. The Contractor shall include the provisions of subsections A through C of this section in every subcontract or purchase order under this Contract, so as to be binding upon every such subcontractor or vendor of the Contractor under this Contract. Contractor shall not be required to amend or revise contracts with subcontractors or vendors executed prior to the Effective Date of the Contract to include subsections A through C of this section in such subcontract, vendor agreements or purchase orders under the Contract.

E. The Contractor shall comply with all applicable federal, state and municipal laws concerning the prohibition of discrimination including, but not limited to Title 5 and Title 7, Chapter 7.50 of the Anchorage Municipal Code.

Section 3. Permits, Laws and Taxes.

The Contractor shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to its performance under this Contract. All actions taken by the Contractor under this Contract shall comply with all applicable statutes, ordinances, rules and regulations. The Contractor shall pay all applicable taxes from which it is not exempt pertaining to its performance under this Contract.

Section 4. **Nonwaiver.**

The failure of either party at any time to enforce a provision of the Contract shall in no way constitute a waiver of the provision, nor in any way affect the validity of this Contract or any part hereof, or the right of such party thereafter to enforce each and every provision hereof.

Section 5. **Amendment.**

A. The Contract shall only be amended, modified, or changed by a writing, executed by authorized representatives of the parties, with the same formality as this Contract was executed.

B. For purposes of any amendment modification or change to the terms and conditions of this Contract, the only authorized representatives of the parties are:

Contractor: Jim Hunt
 City Manager

Anchorage: Amy Demboski
 Municipal Manager

C. Any attempt to amend, modify, or change this Contract by either an unauthorized representative or unauthorized means shall be void.

Section 6. **Jurisdiction; Choice of Law.**

Any civil action rising from this Contract shall be brought in the Superior Court for the Third Judicial District of the State of Alaska at Anchorage. The law of the State of Alaska shall govern the rights and obligations of the parties under this Contract.

Section 7. **Severability.**

Any provision of this Contract decreed invalid by a court of competent jurisdiction shall not invalidate the remaining provisions of the Contract.

Section 8. **Integration.**

This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Contract shall supersede all previous communications, representations or agreements, either oral or written, between the parties hereto.

Section 9. Liability.

A. The Contractor shall indemnify, defend, save and hold Anchorage (or Municipality) harmless from all claims, lawsuits, or liability, including attorney fees and costs, allegedly arising from any wrongful or negligent act, error, or omission of Contractor, Contractor's agents, employees, subcontractors or invitees, occurring during the course of or as a result of the Contractor's, Contractor's agents, employees, contractors, subcontractors or invitees' performance pursuant to this Contract.

B. The Contractor shall indemnify, defend, save, and hold Anchorage (or Municipality) harmless from all claims, lawsuits or liability, including attorney fees and costs, allegedly arising out of loss, damage or injury to persons or property, to the extent not attributable to any wrongful or negligent act, error or omission of Anchorage to: (i) a Whittier Police Officer performing services pursuant to this Contract or (ii) Whittier property used in the performance of services pursuant to this Contract. For purposes of this provision, the phrase "wrongful or negligent act, error or omission of Anchorage" shall not include Anchorage's selection, administration, or monitoring of Whittier's performance under this Contract, or in approving or accepting Whittier's work. All liabilities for salaries, wages, any other compensation, injury or sickness, employment taxes, and employment claims arising out of or stemming from an Officer's performance under this Contract shall be the responsibility of the Contractor.

C. Anchorage and the Contractor shall each pay half of any fees and costs, including but not limited to reasonable attorney's fees (at rates typically paid by the Contractor for similar work) and costs, arising out of or resulting from legal claims filed against the Contractor or public records requests made of the Contractor when those claims or requests (a) relate to this Contract or its performance and (b) intentionally harass or unduly burden the Contractor. A decision maker appointed and employed by the State of Alaska's Office of Administrative hearings (hereafter referred to as the "Hearing Officer") shall determine whether a claim or request (a) relate to this Contract or its performance and 9b) was filed with the substantial intent of harassing or unduly burdening the Contractor. The costs and fees associated with retaining the Hearing Officer shall be paid by contractor but if the challenged claims or requests are found by the Hearing Officer to relate to this Contract or its performance and be intentionally harassing or unduly burdensome, Anchorage shall reimburse Contractor for half of the costs and fees for retaining the Hearing Officer. In the event that the Office of Administrative Hearings is unable to provide the services detailed in this subsection, a hearing officer agreed upon by both parties shall be retained. The parties may mutually consent to waiving the Hearing Officer determination if the parties agree that it is more likely than not that a claim or request relates to this Contract or its performance and was brought or made to intentionally harass or unduly burden the Contractor. The Contractor may elect to pay all costs associated with any claims or requests even if such claims or requests appear to qualify for cost-sharing under this subsection.

D. Nothing in this Agreement is intended to abrogate or limit either parties' ability to

avail itself to any legal defenses it may have, including the doctrine of qualified immunity.

Section 10. Inspection and Retention of Records.

Every six (6) months from the effective date of this Contract, and upon request with reasonable notice, the Contractor shall submit such other information and reports relating to its activities under this Contract, to Anchorage, in such form and at such times as Anchorage may reasonably require subject to the limitations under law and in this section. The Contractor shall permit Anchorage to audit, examine and make copies of such records, and to make audits of all invoices, materials, payrolls, records of personnel and other data relating to all matters covered by this Contract to the extent permitted by law during regular business hours. Contractor shall not be required to create, compile, calculate or categorize records or information to meet a request made by Anchorage or any other entity or person. Anchorage may, at its option, permit the Contractor to submit its records to Anchorage in lieu of retention requirements under this section. Nothing in this Agreement is intended to, or does, waive any rights or obligations under the Public Records laws contained in the Alaska Statutes or any discovery request, subpoena or other court order that is a part of a litigation proceeding.

Section 11. Availability of Funds.

To the extent that payments and performance under this Contract requires funds from future appropriations, payments and performance under this Contract are subject to such future appropriations. If sufficient funds are not appropriated for payments required under this Contract, this Contract shall terminate without penalty to either party and neither party shall be obligated to make payments or perform under this Contract beyond those which have previously been appropriated.

IN WITNESS WHEREOF, the parties have executed this Contract on the date and at the place shown below. This Agreement may be executed in counterparts, each of which when executed and delivered shall constitute a duplicate original, but all counter parts shall constitute a single agreement.

MUNICIPALITY OF ANCHORAGE

CONTRACTOR

Kent Kolihase
 Name: Amy Demboski
 Title: Municipal Manager
 Date: 12/22/2022

Jim Hunt
 Name: Jim Hunt
 Title: City Manager
 Date:
 IRS Tax Identification No. 92-0041440
 Tax Status: Taxable () Non-Taxable (X)

APPENDIX A

~Scope of Work~

1. *Officers. Time of Performance.* Whittier will make available to the GVSA for response to police matters within the GVSA no less than two (2) sworn police officers (“Officers”). Both parties agree that Officers are not required to be present in the GVSA every hour of every day. Except as otherwise provided in this Contract, and as practicable within the discretion of the Whittier Chief of Police, Whittier will provide a minimum of three (3) physical patrols lasting not less than 45 minutes each per day in the GVSA
2. *Qualifications of Officers.* Officers shall:
 - a. Hold a valid police officer certificate from the Alaska Police Standards Council; or
 - b. Be actively working toward certification and
 - i. Meet the eligibility standards of 13 AAC 85.010(a) (requiring persons hired by a police department to be citizens, 21 years of age or older, of good moral character, in good mental and physical health, and with minimum educational qualifications) and .010(b) (requiring persons hired by a police department not to have certain disqualifying convictions, certain disqualifying license actions, or to have engaged in certain disqualifying activities related to controlled substances)
 - ii. Have attested and subscribed to the law enforcement Code of Ethics set out in 13 AAC 85.040(b)(5), and
 - iii. Have either successfully completed a basic officer academy meeting the standards of 13 AAC 85.050, or be entitled to waiver and reciprocity under 13 AAC 85.060.

For the avoidance of doubt, no Officer may be provided to the GVSA who has been denied certification, or has had his or her basic certification revoked, unless the denial or revocation has been rescinded by the Alaska Police Standards Council or by the responsible licensing agency of the certificate-issuing jurisdiction.

3. *Substance of Work.* Whittier will provide general law enforcement services to the GVSA, as follows:
 - a. Whittier will enforce State law, including, but not limited to major crimes such as homicide and sexual assault, and may enforce Anchorage

Municipal Code (AMC) Chapter 9.30, Stopping, Standing and Parking Generally, of the Anchorage Municipal Code and any related laws and regulations within GVSA

- b. Officers will respond to calls for service within GVSA, 24 hours a day, 7 days a week
 - c. Officers will work with the State's District Attorney's Office and appear in Court, as needed to support legal proceedings
 - d. Officers will be under the exclusive supervision and control of Whittier
 - e. Officers will provide service for major festivals and events in Girdwood, including but not limited to, New Year's Eve Celebration, Forest Fair, and Spring Carnival.
4. *Equipment.* Whittier, or its subcontractors, will supply all equipment necessary to fulfill the terms of this Contract.
5. *Prisoner Transport.* Whittier will transport to the Anchorage Jail the following individuals, if any, arrested by Officers providing service under this Contract.
- a. All individuals arrested for felonies
 - b. All individuals arrested for crimes of domestic violence as defined in AS 18.66.990(3)
 - c. All individuals with outstanding warrants; and
 - d. All individuals arrested for misdemeanors for which the statewide bail schedule does not permit release on the individual's own recognizance.
6. *Other Individuals Requiring Transport.* Whittier will transport to a suitable facility in Anchorage, individuals within the GVSA, if any, for whom Whittier determines commitment proceedings should be initiated in accordance with Alaska Statutes Title 47.
7. *Telecommunications.* Whittier shall maintain radio systems and any needed Alaska Land Mobile Radio Communications System agreements to permit radio interoperability with the Alaska State Troopers, Anchorage Fire Department, Girdwood Volunteer Fire Department, and the Anchorage Police Department to the same extent and with the same licenses and systems licensed or employed by Contractor on the day the Contract is executed.

8. *Public Safety Committee of Girdwood Board of Supervisors.* Whittier shall make a good faith effort to attend regularly scheduled meetings of the Public Safety Committee of the Girdwood Board of Supervisors. Anchorage anticipates that meetings of the Public Safety Committee will occur monthly, within the GVSA, after regularly scheduled business hours. Public Safety Committee meetings will provide a forum for communication between Whittier and the GVSA. Whittier will at least once annually provide the Public Safety Committee with statistical information regarding calls for service. The Public Safety Committee will exercise no control or direction over Whittier or any Office; the Committee will meet for the purpose for receiving and exchanging information, and solely in an advisory capacity.
9. *Description of Whittier's Allocation of Amounts Paid.* Not later than 30 days after January 1, 2023, or a mutually agreed upon date in writing by both parties, and annually thereafter, Whittier shall provide Anchorage with at least a summary, with at least as much detail as the summary appended to this document as Appendix C, of how payments made to Whittier pursuant to this Contract were allocated by Whittier. Said summary shall, at a minimum, disclose to Anchorage the total amount of money that Whittier spent for purposes of fulfilling this Contract, for (a) wages and benefits, and (b) equipment and supplies, and (c) any risk mitigations or contingency costs. The summary under this section shall not constitute a budget for services under this Contract nor shall Whittier be required to separately account for or itemize costs, fees or services that were expended, paid for and/or procured on behalf of the Whittier Police Department.
10. *Emergencies.* Both parties agree that Whittier will not be deemed to have breached this Contract if law enforcement services agreed upon in this Contract are unavailable due to an unanticipated and ongoing emergency within the GVSA or Whittier that requires immediate police attention. The need for police services shall be determined within the sole, reasonable discretion of the Whittier Police Chief.

APPENDIX B

~Statement of 911 Services~

At the time of execution of the Contract, Whittier receives GVSA 911 calls for service from land lines and cellular calls, and is capable of accepting calls forwarded from other federal, state, and municipal agencies. GVSA 911 calls are received through APD Dispatch which routes the 911 based in GVSA to Cordova Dispatch.

Calls received through Cordova Dispatch are recorded and logged in to Whittier Police Department's Computer Aided Dispatch and Record Management Systems (CAD/RMS) system. All calls are handled through secure encrypted ALMR radio communications.

Whittier maintains a non-emergency local number: 907-783-3223 and 907-472-2340.

APPENDIX C*~Summary, by Category, of Estimated Expenses~*

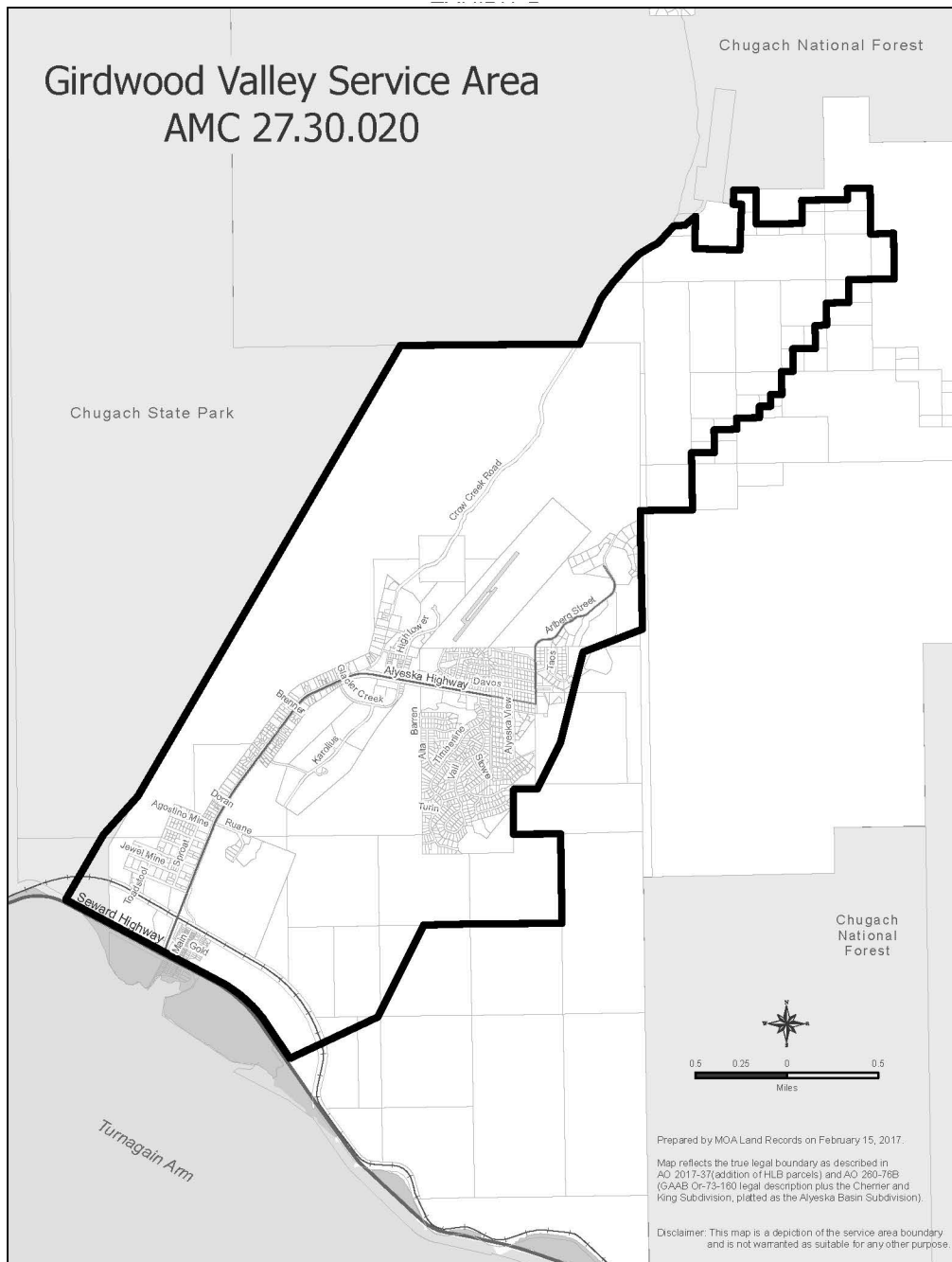
| Summary of 2023, 2024, and 2025 Costs for Girdwood Contract | |
|--|----------------------|
| Officer Wages and Benefits | \$ 531,917.00 |
| Uniform and Equipment | \$ 34,000.00 |
| Liability and Auto Insurance | \$ 21,250.00 |
| Dispatch Services | \$ 30,000.00 |
| Vehicle and Equipment Cost, Including Depreciation | \$ 68,000.00 |
| Vehicle Fuel | 23,620.00 |
| Supplies including Ammunition | \$ 9,550.00 |
| Officer Travel and Training | \$ 6,200.00 |
| Online Services/Storage | \$ 20,500.00 |
| Misc. Expenses | \$3,750.00 |
| Admin Costs | \$ 44,757.00 |
| Total | \$ 793,044.00 |

| Summary of 2026 and 2027 Costs for Girdwood Contract | |
|---|---------------|
| Officer Wages and Benefits | \$ 574,470.00 |

| | |
|--|----------------------|
| Uniform and Equipment | \$ 39,000.00 |
| Liability and Auto Insurance | \$ 23,750.00 |
| Dispatch Services | \$ 35,000.00 |
| Vehicle and Equipment Cost, Including Depreciation | \$ 70,500.00 |
| Vehicle Fuel | \$24,620.00 |
| Supplies including Ammunition | \$ 11,050.00 |
| Officer Travel and Training | \$ 7,091.00 |
| Online Services/Storage | \$ 22,500.00 |
| Misc. Expenses | \$4,250.00 |
| Admin Costs | \$ 44,257.00 |
| Total | \$ 856,488.00 |

APPENDIX D

~Girdwood Valley Service Area Map AMC 27.30.020~



Municipality of Anchorage



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

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

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

April 28, 2025 MOA GBOS Quarterly Meeting Agenda Final

4:00 p.m. via Microsoft Teams & Girdwood Community Room

This meeting is being held via teams with in-person attendance 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 4:00 p.m. Mike Edgington or Briana Sullivan, GBOS Co-Chair

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

Roll Call & Disclosures

Agenda Revisions and Approval

April 28 MOA GBOS Quarterly Meeting Agenda approval

Attendees or designees requested: Becky Windt Pearson, Municipal Manager; Bill Falsey, Chief Administrative Officer; Eva Gardner, Municipal Attorney; Melisa Babb, Planning Director; Amanda Loach, Emergency Operations Manager

Agenda

Welcome and Introductions

1. Role of GBOS/GVSA within the MOA
Review of Legal Opinions
What changes would administration recommend/support?
2. DOT Airport land and Municipal zoning and planning requirements
3. Short Term Rental regulations
Proposed framework under T21C9;
4. Alcohol tax
Funding for Girdwood Services?
5. Funding source for capital
Access to intra-fund loans - Is it possible to use these?
6. Tsunami Signs for Girdwood

Public Comment: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Adjourn

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

Room Tax Q&A for GBOS (Jun 16, 2025)

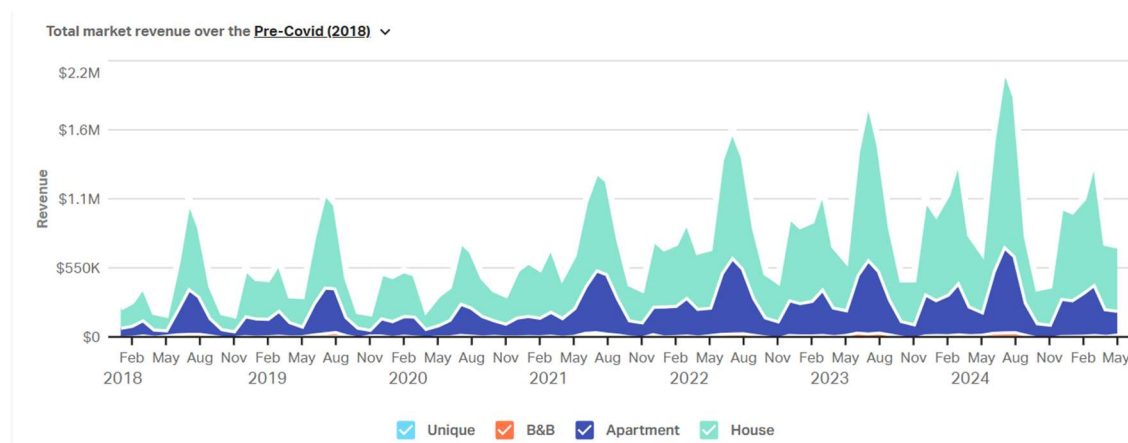
How much room tax is collected in Girdwood?

We don't have a confirmed number. This is for two main reasons:

- a large part of Room Tax is paid by a single establishment (Alyeska Hotel), so can't be shared publically by code (AMC).
- the MOA does not receive geographic breakdown of room tax from STR platforms. AO 2024-required STR platforms to start reporting tax revenue by location, but the STR platforms refused to comply since the MOA does not have a legal need for that data.

Estimating STR room taxes collected from Girdwood

We can estimate the STR taxes paid by properties operating in Girdwood from an analysis published by AirDNA (airdna.co). A previous unpublished analysis indicated that the AirDNA revenue estimates are fairly accurate across a set of STRs by comparing the estimates against actual market performance provided confidentially by two STR property management business operating in Girdwood. The following graph shows the estimated revenue by property type for the Girdwood submarket, which includes a handful of properties in Indian/Bird.



Since the winter season spans a calendar year boundary, here is the total estimated revenue for the 12 month periods June-May, and an estimate of the STRs paid from Girdwood.

| Season (June-May) | Estimated Revenue (Gross) | Percentage taxable | Estimated Revenue (Taxable) | Estimated STR Taxes(Girdwood) |
|----------------------|------------------------------|-----------------------|--------------------------------|----------------------------------|
| 2018/19 | \$ 6,099,639 | 96% | \$ 5,855,653 | \$ 702,678 |
| 2019/20 | \$ 6,471,849 | 96% | \$ 6,212,975 | \$ 745,557 |
| 2020/21 | \$ 6,603,791 | 96% | \$ 6,339,639 | \$ 760,757 |
| 2021/22 | \$ 9,796,736 | 96% | \$ 9,404,867 | \$ 1,128,584 |
| 2022/23 | \$ 11,643,443 | 96% | \$ 11,177,705 | \$ 1,341,325 |
| 2023/24 | \$ 12,882,856 | 96% | \$ 12,367,542 | \$ 1,484,105 |
| 2024/25 | \$ 13,322,672 | 96% | \$ 12,789,765 | \$ 1,534,772 |

Where does room tax revenue go?

The Anchorage Charter states that the 12% gets split three ways:

- 4% (one third) going to the Convention Center operations and capital reserves
- 4% going to promote tourism and
- 4% going to the general fund

However, the revenue bonds that funded the convention center have multiple clauses that redirected some of the general fund and most of the tourism fund to prop up the revenue bonds. Through FY23 the average payment to the convention center operation and reserves was significantly higher at just over 7%:

Actual split 2006-2023:

- 7.0% to the Convention Center operations and capital reserves
- 1.0% going to promote tourism
- 3.7% going to the general fund
- with the remainder, 0.3%, going overhead costs

Change in FY2024

The clauses in the revenue bonds that redirected more money to the reserve fund expired if the overall room tax receipts reached a high enough level over two consecutive years. They reached that threshold in both 2022 and 2023, so the 2024 revenues and beyond are now split closer to the equal thirds described in the Charter language.

What's next?

There are several proposals being discussed in the administration and among Assembly members. None of these have reached the point of publishing a draft Ordinance.

1) STR Registration

There is a proposal in development to require registration of STRs. This will be similar to the failed proposal from 2023/24 but will allow the MOA to get additional information from the STR platforms. We are expecting to see a draft ordinance in the next month or so.

2) Additional STR tax

Several Assembly members are working on a new STR tax of 5% which would be in addition to the Room Tax and directed to fund housing. This proposal would require a ballot question go the voters.

3) Broadening the interpretation of "promoting tourism"

By Charter, one third of the net Room Tax revenue should go to "promoting tourism". So far this has been through a contract with Visit Anchorage for destination marketing. A broader interpretation of "promoting tourism" could be established through resolution to include items like facility & trails development, public bathrooms etc. But it would need to match the intent of the Charter and could be subject to legal challenges.

4) Update the Charter language for using room tax

The fourth idea is to broaden the Charter language directly to allow room tax to be spent on a wider range of projects. This would require a Muni-wide vote at an April ballot.