

# Municipality of Anchorage



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

*David Bronson, Mayor*

## GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Mike Edgington & Briana Sullivan, Co-Chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

### **March 21, 2022 GBOS Regular Meeting Minutes Final 7:00 p.m. via Microsoft Teams**

This meeting is taking place via Microsoft Teams:

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order 7:05 p.m. Briana Sullivan, Co-Chair

Roll Call. Attending are Mike Edgington (ME); Briana Sullivan (BS); Jennifer Wingard (JW); Amanda Sassi (AS), Guy Wade (GW)

Disclosures: Item #7 Re Alyeska Resort Employee housing. Both Mike Edgington and Amanda Sassi disclose that their spouses work for Alyeska Resort. No substantive conflict is found, they will hear and vote on this item.

#### **Agenda Revisions and Approval**

March 21, 2022 Meeting Agenda approved	ME/GW	Assent vote
February 21, 2022 Meeting Minutes approved	ME/JW	Assent vote
February 28, 2022 Meeting minutes approved	ME/JW	Assent vote
March 16, 2022 Work session re: HLB Work Plan minutes approved	ME/GW	Assent Vote

#### **Announcements:**

- The Girdwood Health Clinic is working on the design and permitting of a slightly larger Phase 2 of the New Clinic, following the recent Assembly action amending Title 21 to allow a larger health services building in the gC-7 district. The project team is hosting a stand-alone virtual community meeting Monday, March 28<sup>th</sup> at 6:00 PM on the clinic addition via zoom.

ZOOM INFO (Three ways to log in) Use Meeting ID: 812 6104 3625 1. Enter the Direct link to meeting: <https://us06web.zoom.us/j/81261043625> 2. Go to [www.zoom.us](http://www.zoom.us) Enter Meeting ID: 812 6104 3625

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

1. AWWU Presentation (David Persinger, Sandy Baker). See presentation in meeting packet. AWWU says that fluoridation of Girdwood water became intermittent in March 2021 and ended in August. Fluoride will begin again when systems are able to support it safely, likely 2024. AWWU apologizes for lack of information regarding this, AWWU website is up to date now, in the future the community will be updated. Supervisor Sassi requests that additional outreach via social media and/or direct mail is performed to update members of the community on the status of fluoridation.

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

Other items of interest in local operations:

Well Upgrade: Project to provide better resiliency in Girdwood water supply. 2 existing wells, one with substantial groundwater that requires additional treatment, the other has substantial manganese, which also requires additional treatment. Additional treatment and/or additional well are under consideration.

Cost approximately \$6M.

Inflow and Infiltration: On-going project to improve sewer system from filling with groundwater. Project has been under way for several years and will continue thru 2026

Cost approximately \$1M per year thru 2026.

Girdwood water system upgrades: Currently 3 booster stations at Vail, Timberline and St. Moritz. Plan is to combine these into 1 booster station that will be located on Vail/Alpine Meadows (see map in presentation).

Cost approximately \$4M

Cost for AWWU upgrades is paid for through all AWWU rate base (ie not taxes, not only Girdwood water system users).

Customers with concerns about their water can report them to AWWU for inspection.

AWWU master plan considers the need for upgraded systems based on developable land and that upgrades are designed to serve the increased population if such development occurs. AWWU could add water and wastewater service to areas that are currently not served, if the community wants to pursue support for this infrastructure.

2. Update of housing developments in Girdwood, including Holtan Hills  
HLB disposal hearing currently scheduled for May, after that the item will move to the Anchorage Assembly.
3. Legislative Report –Sen. Roger Holland, Rep. James Kaufman: No report  
Assembly Report - Suzanne LaFrance & John Weddleton:  
Reapportionment currently looking at map 11 v2 with amendments. Amendments don't impact Girdwood.  
HLB receiving comments on the Annual Work Plan revisions thru April 8.  
Assembly working on Homelessness and exiting use of the Sullivan Arena by finding other locations to provide better service, including recent acquisition of the Sockeye Inn, for medically complex issues; Brother Francis Shelter increased capacity and investment of \$800,000 toward a 200 person shelter with offices for service outreach, such as employment, etc.  
Anchorage School District Operation Budget approved.  
Tax Exemption for Accessory Dwelling Units is on hold with a new version to consider likely introduced at the Assembly meeting March 22.  
Possible that the Girdwood Airport could be turned over to the city for management, as recently occurred at the Birchwood Airport.  
Settlement for work at the port of \$367M may be appealed. This funding would be used to undo the poor work in place. \$600M is needed to replace docks.

Mayor's Office: Brice Wilbanks

Port funding settlement of \$367M, may be appealed.

Mayor recommending renaming Port of Alaska for late Congressman Don Young.

Election now under way, vote by mail. If there are problems report them to the Clerks office. Final day of voting is April 5.

Anchorage School Board Liaison Kelly Lessons:

AEA and Totem contracts have been signed.

2022/23 budget has been passed.

Anchorage museum exhibit of kids art thru April 1.

Bond propositions on the ballot for ASD for \$111M, retiring \$102M over the same period.

Superintendent search is down to 3 candidates, who will be in Anchorage for introductions March 28 and 29.

School board meetings in April are shifting to Mondays

New ASB representative will be joining GBOS meetings in the future. ASB assigns representatives annually.

4. Supervisor Reports  
Mike Edgington: Stream setback variance discussed at the last meeting still ongoing as Zoning Board of Appeals meeting was postponed.  
Guy Wade: Girdwood Fire Dept EMS contract with the MOA is still not signed.  
Briana Sullivan: Girdwood Trails Committee Special Meeting March 22

5. Service Provider Reports (5 mins)

Fire – Chief Weston

MOA EMS budget shorted by \$15,000 due to total budget hitting municipal tax cap before Girdwood item was adjusted. Chief has been fundraising for items that are to be used outside of the Fire Service Area, including \$500 grant from the NFPA, \$4700 from Forestry for a portable water tank for wildfire suppression; \$13,000 from Hillcorp for extrication equipment. Seeking help and collaboration with Kenai Peninsula communities/resources, including State capital resources (CAPSYS) with help of Sen Micciche. Also seeking help from FirstNet/AT&T to provide cell service in Turnagain Pass. 117 calls so far in 2022, Firefighter 1 class under way

Police – Chief Achee – Kyle provides report that WPD has been working on parking enforcement, writing tickets when needed. Handling repeat offender violations. Planning for spring carnival with staffing and impound. 1 vacant position, looking for an officer with experience

Roads/Parks & Rec – Kyle Kelley. See report in the meeting packet. Grooming is on-going, machines in for repair currently. About 3 more weeks of grooming likely. Thank you to the volunteer groomers and mechanics. Hiring 2 seasonal parks caretakers for the summer season. Thank you Don Davis for volunteering to collect trash and fill mutt mitts. Breakup is here and roads crew is grading and peeling roads. Major projects upcoming are Alyeska Creek Culverts, completion of Ruane and other roads damaged in October storm. GVSA is seeking reimbursement for storm damage from the State. Repair to Ruane is a temporary fix only. We are pursuing FEMA funding for follow-up project to bring the culvert up to fish culvert standards with capacity to handle floods. Budgets are all in good shape for year so far.

**PUBLIC COMMENT:** None

**OLD BUSINESS:**

6. Permitting for Girdwood Forest Fair 2022 (Karen Zaccaro)

GFF Committee is changing site plan as it relates to food vendors for 2022 fair and will present this at the GBOS April meeting. GFF will assist with trash collection in Town Square Park over the forest fair dates, will hire traffic control to handle the crosswalk and is contracting for bus service from Anchorage to mitigate parking/traffic concerns.

7. **Agenda Item LUC 2110-05:** Alyeska Employee Housing II, proposed for Tract B, Alyeska Prince Addition on Northface Road immediately west of Hotel Alyeska, east of existing Employee Housing. Group will be seeking GBOS Resolution of Support for Development Master Plan. (Connor Scher, presenting). 71 units for employee housing in 3 story building across from current employee housing. Development Master Plan requests substitution of exercise rooms for kids play space as this will meet the needs of the people who are expected to live in this housing better. Concerns at LUC were regarding lighting. Lighting plan for this development is to keep the current masts and lighting for parking area. Entry lighting is anti-glare and focused downward to avoid light pollution.

Motion:

GBOS moves to approve resolution 2022-07 as presented in the meeting packet.

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

Vote by Roll Call

5 in favor, 0 opposed

Motion carries

8. Review GBOS discussion of HLB Draft 2022 Annual Work Program and 5 Year Management Plan.

HLBAC work session on March 24; public hearing April 28.: <https://www.muni.org/Departments/hlb/Pages/Plan.aspx>

HLB has requested comments by April 8, however comments can be received later, they won't make it in to the appendix.

GBOS wants to continue discussion and receive input from GTC and LUC on formal comments.

Motion:

GBOS moves to discuss this further at an additional meeting and postpone action until the next GBOS meeting.

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

Motion passes 5-0 by assent vote

9. **Agenda Item LUC 2201-06:** Girdwood Industrial Park concerns (power, platting)

Kyle is working with Chugach Electric regarding power needs to the industrial park lot. The Boutet Co is creating a proposal that will provide a base drawing for Chugach.

Regarding platting, HLB is pursuing sale of Tract II with stipulation that approx. 2 acres are conveyed back to the MOA. This covers the GVSA lot, Fire dept lot and Lower Iditarod National Historic Trail.

10. **Agenda Item LUC 2201-07:** Update on Assembly redistricting/reapportionment of Assembly Seats.

Assembly review is ongoing of Map 11 v2 amendments. Amendments are not related to the Girdwood area, it ties representation to school and other neighborhood boundaries, mainly in east and west Anchorage. GBOS states that they have no additional input to provide to Assembly on this item based on the current discussions.

11. Review draft changes to address Structure of New/Old Business meeting requirement and discuss what is needed for petitioners to receive 1 meeting review.  
Recommended text change to the GBOS Rules and Procedures are shared with GBOS and public. Amendment will be posted on line and at bulletin boards for 30 days; vote at the next GBOS meeting.

Motion:

GBOS moves to post the proposed changes to Rules and Procedures language as presented.

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

Roll call vote

5 in favor, 0 opposed

Motion carries

12. Discuss and act on starting hybrid meetings in April.  
GVSA has purchased and is testing hybrid system in the Girdwood Community Room.  
Survey of the community had 108 responses.  
Results of the survey are in the meeting packet, generally hybrid meeting style with meeting time of 7PM was most desired.  
Materials will be projected on the screen  
Input regarding shorter meetings was also received, GBOS will try to adapt meetings with consent agenda for those items that don't require discussion and written reports.

Motion:

GBOS moves to begin holding hybrid meetings via Teams in the Girdwood Community Room beginning in April 2022.

Motion by Mike Edgington, 2<sup>nd</sup> by Guy Wade

Roll Call vote

5 in favor, 0 opposed

Motion carries

13. Update on GBOS Resolution 2020-11 Resolution Against Racism & community forum  
Guy Wade and Briana Sullivan are working on this item  
Working on a plan to hold such a community forum

14. Discuss GVSA First Quarter Budget Revisions & GVSA capital savings funds.  
The only item for GVSA revision is increase of the Police Budget, which is contractually required to increase based on the Consumer Price Index. The increase in 2022 is 4.9%, or \$33,075.

Motion:

GBOS moves to accept the 1<sup>st</sup> Quarter Revision for increase of the Police Services budget as contractually required, as presented.

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

Roll call vote

5 in favor, 0 opposed

Motion carries.

Group discusses capital budgets as they are currently allocated; 2022 contributions will be moved later in the year.

Fire Dept: \$430,000 in capital reserve

Projects include Engine 41, however with supply chain issues, this item may be deferred.

Other needs are turnouts, and command vehicle

Parks and Rec \$70,000 in Community Room reserve (\$4,000 has been spent on hybrid technology)

\$640,000 Undesignated capital reserve

\$473,000 for bridge to replace hand tram (\$50,000 has been spent in pre-development work)

Roads: \$216,000 in capital reserve

Staff recommends GBOS have a strong review of the capital program. Some of our projects are aging and require maintenance, additional capital needs are on the horizon, GVSA needs to consider how to grow capital funds more quickly as bonding remains an unlikely avenue for GVSA to pay for projects.

Kyle will discuss with supervisors regarding each of their areas (parks, roads, fire, police) to prepare for a future discussion.

#### **NEW BUSINESS:**

15. Consider agenda topics for MOA GBOS Quarterly meeting, scheduled for MON April 25 at 4PM (Girdwood)  
Staff suggests that GBOS and LUC shift April meetings back by 1 week. GTC moved to April 12 to avoid election day.

Staff both have family obligations April 4-11 which will make preparation for back-to-back meetings difficult. This would bring MOA GBOS meeting to the same day as regular GBOS meeting, determination of final agenda would need to take place informally.

Group reviews January meeting agenda and recommends discussion of:  
Update on Girdwood storm damage/reimbursement  
Girdwood Fire Dept EMS contract  
Girdwood Fire Dept 1<sup>st</sup> Quarter revision for extrication equipment thru Areawide funds  
HLB annual work plan revisions  
HLB Girdwood Residential/Holtan Hills  
Glacier Creek Bridge  
AWWU  
Draft agenda will be forwarded to co-chairs for review.

16. Girdwood Service Area Manager review - discuss process  
GBOS leans toward handling in an Executive Session as part of a Regular Meeting or Special Meeting.
17. **Agenda Item LUC 2203-05:** Request for GBOS Resolution of Support for Girdwood Housing Plan to be added to the MOA Planning Dept budget through 1<sup>st</sup> Quarter Revisions (Christina Hendrickson)  
Christina Hendrickson unable to attend tonight's meeting, materials are in the meeting packet. This would need to come about via request of Assembly members to include in the Areawide 1<sup>st</sup> Quarter Revisions. Department revisions were required last month in order for Office of Management and Budget to review.  
1<sup>st</sup> Quarter Revisions are handled at the first Assembly meeting after the April Municipal Election is certified.

**REPORTS:**

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

**Action Item Updates as assigned:**

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

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

**Request for Executive Session:** GVSA Manager Review, date TBA.

**Other:**

Adjourn 9:52PM