

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

May 15, 2023 **GBOS Regular Meeting** ***Minutes Final***

7:00 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

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

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

Call to Order 7:00 p.m. Mike Edgington, Co-Chair

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

Disclosures: During meeting, ME discloses that the project in item #17 is directly across from his home. As this is introductory at this time, there is no need for GBOS to determine conflict at this time.

Agenda Revisions and Approval

May 15 2023 meeting agenda approved BS/GW

Agenda amended original item #11 to Special Meeting scheduled for May 25, now item 13; Original item #14 moved to New Business, now item 12; Original item #20 moved to New Business, now item 11

Motion to approve revisions to agenda BS/JW, approved unanimously by roll call vote

Amended agenda approved unanimously by roll call vote

April 17 2023 meeting minutes approval

April 19 2023 2022 Budget in review minutes approval

April 24 2023 MOA GBOS Quarterly meeting minutes approval

May 2 2023 GBOS Special Meeting RE: Cemetery Areawide Power

Motion to approve all of the draft minutes above BS/JW Assent vote

Introductions, Presentations and Reports:

1. Legislative Report – Sen. Cathy Giessel, Rep. Laddie Shaw: No report
Assembly members – R. Sulte discusses that new Assembly members have been sworn in, Assembly action regarding homeless camps and future of the Sullivan Arena.
Mayor’s Office: No report
Anchorage School Board Liaison – Andy Holleman addresses that school start times on MON will be pushed back to allow for teacher planning time district wide in 2023/24 school year. In 2024/25 school year school start times will be adjusted to have high school start later and primary school start earlier. It is not yet known how the schedule for Girdwood School as an elementary and middle school will be adapted.
2. Supervisor Reports:
Guy Wade – Fire Dept successful mud rescue of a hooligan fisherman in Turnagain Arm last week.
Briana Sullivan – Assembly was expected to take action on Cemetery as an Areawide power on May 9, however Assembly is working on an S amendment to that action and the item was postponed to June 20.
Assembly Clean Slate strategy spearheaded by Assembly member Rivera is forming. A member will be selected to represent South Anchorage, including Girdwood, in this group.

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

3. Service Provider Reports (5 mins)

Fire – Chief Weston: 167 calls year to date. 6 new members joining the GFD. Mud rescue success: Chief reminds public to call early if help is needed.

Police – Chief Achee: Kyle Kelley reports on behalf of Chief Achee. Discussions regarding how GVSA and Whittier will handle homeless camps in Girdwood under new direction from the MOA. Slush cup was busy. Substation upgrades will be discussed in a meeting with ACS in early June.

Parks & Rec – Kyle Kelley Summer staff began work today, campground hosts will be moving in this week. Trails Plan will go to HLBAC in May. Assembly approved contract funding for engineering and design for Bridge to replace the hand tram, once signed documentation to proceed is received, contractor will begin work. Goal is to have 35% plans by end of summer and be able to hold bid for construction this fall with build in 2024. GTC was successful in getting a KMTA grant for trail crew to work later this month.

Roads – Spring season is about 3 weeks delayed. Crews have been doing preliminary grading, more comprehensive grading and spreading calcium chloride will come up soon as roads dry. Gunnysack road is currently closed due to frost heaving/clay under surface.

Budgets are in line for season.

PUBLIC COMMENT:

Jennifer Wingard: Redistricting board met and affirmed the final redistricting map. Girdwood was deemed a community of interest, generally meaning that Girdwood has specific identity and cannot be randomly partnered with other areas to balance number of constituents.

OLD BUSINESS:

Briana Sullivan takes the chair for items 4-6.

4. Review of remaining Holtan Hills Questions (Land Use Supervisor).

Written response from Lance Wilber is pending. Copy of bifurcation agreement and less redacted Area map have not yet been received or declined.

Response regarding removal of the CCNLUP from use as an Area Master Plan for development purposes is pending response from Lance Wilber and the planning dept.

5. **Agenda Item LUC 2303-07** New Committee of GBOS has been formed. Members are pending confirmation of voting registration in GVSA, which is required as this group will potentially make recommendations for service area residential tax expenses. Members are: Brett Wilbanks, Brooke Lavender, Tim Cabana, Erin Eker, Krystal Hoke, Matthew Schechter, Thomas Meding. Staff will confirm voter status and will reach out to members to set up organizational meeting. Group will initially work on review of the HLB report of developable land and financial mechanisms to support residential development.

6. **Agenda Item LUC 2201-06:** Girdwood Industrial Park concerns (power, platting and others) (Land Use Supervisor) HLB has new staff and has set up a meeting to familiarize themselves with Girdwood on THU this week to meet with staff, which will be a step toward holding a meeting with Industrial Park Lessees. GVSA is moving forward with project to bring electricity to the road service lot.

Mike Edgington returns as chair of the meeting.

7. Discuss and update Girdwood Capital Projects list

List is included in the meeting packet.

Parks top projects are:

Bridge: Design and build of the bridge to replace the hand tram. This is funded at \$1.2M.

Lions Club Park Pavilion: in partnership with Lions Club in honor of John Trautner. Design docs are complete, project is shovel ready.

Master Planning: Alyeska Playfield and Girdwood Park.

Roads top projects are:

Fish Passages: designs are complete, projects are shovel ready. Moose meadows creek culvert will be completed this year under contract with Western.

Rehabilitation of Pedestrian pathway along Alberg: This may be handed by Western.

Power to the Industrial lot – currently project is being initiated.

Pave Timberline/Vail to Loveland – GVSA is working with The Boutet Company to create design documents to get the project to shovel-ready status.

Fire Dept:

Vehicle Replacement: Utility 41 and Chief 41 have just arrived and will be outfitted with radios, etc by mid-summer. Engine 41 replacement is later on the agenda.

8. Girdwood Forest Fair 2023 Permitting (Karen Zaccaro)
GFF request for Letter of Non-Objection and confirmation of fee waiver for 2023 Forest Fair.

Motion:

GBOS moves to address this item at the May 25 Special meeting.

Motion by BS/GW

Motion carries by Assent vote

9. Timberline Road improvements to Alpina and Vail/Loveland intersection (staff/Roads Supervisor).
Previously discussed under capital projects. Working toward design documents including estimated cost for project.

10. GFR request for NTE \$3500 from the Fire Dept 406 account to purchase a 2-place trailer for Fire Dept (staff/Fire Dept Supervisor)
Trailer was hit by plow this winter. Western will compensate for the value of the trailer @ \$1500. Estimate for new replacement is \$3409, so the amount that will be needed from the Fire Dept 406 account is \$1900.00.

Motion:

GBOS approves expense of Not to Exceed \$1900 from the Girdwood Fire 406 account for trailer replacement.

Motion by BS/GW

Motion carries unanimously by roll call vote

11. Discuss proposal to lease 11 acres of state land at Girdwood airport to Glacier Valley Lodge LLC for up to 150 short-term lodging units and ancillary facilities

Tim Treadwell and Andrew Faulkner present that their plan is to create a hangar for a fixed base operator, lodging with employee housing, and a year round recreational facility. Project site is just past the existing new hangar condo complex. Project would include upgrades to the airport, including lights and other navigation aids, likely increased security to keep non-aviation uses off the runway and taxiway while providing access to upper valley trails. Comment period is 30 days, ending June 5.

Questions/comments are encouraged at this meeting and also via email: info@glaciervalleylodge.com.

There is incongruity of this project on State land with Municipal process. There is a case under study in Anchorage regarding Ted Stevens Airport land and the MOA, pending decision. According to State, this is the only opportunity for public comment on the development; Municipal process involves many more requirements for input. Developers are interested in continuing conversations with the community regardless of State requirement.

Comments:

Mt. Hood is a rural standard road and impact of development of hangars recently was heavy impact on the neighborhood and community.

Impact of construction and post-construction activity on existing roads/neighborhoods

Impact of traffic: air and road

Impact of noise and light pollution

Drainage needs to be designed to go out to Glacier Creek as directly as possible. Prior projects have diverted drainage water into other hangars and neighborhood.

Importance of Class A wetlands to the environment. Recommend moving hotel site away from wetland.

Access to trails in the upper valley

Interest in airport improvements including extending taxiway, lights, gas station, airplane and vehicle parking

Questions about Noise mitigation for hotel.

Possible access via unbuilt alternate route from Arlberg as shown in airport master plan.

DOT should follow their own Girdwood Airport Master Plan from 2020 prior to construction to create infrastructure for this and other development: lengthen runway, pave existing access road, create new access via Arlberg.

Concern about increased flight ops from Girdwood Airport and increased traffic at the airport, both aviation and vehicle. Need for more tie-downs and parking for all traffic.

Buildings must be sprinklered. Girdwood has no ladder truck, which should be considered in design of structures. Review flood hazard map.

150 rooms is about 300 guests requiring likely 100 employees to run. Seeking percentage of employees that are intended to have lodging on-site in order not to adversely impact housing situation.

Concern that completion of employee housing will be delayed, deferred as project gets going.

Concern of impact on water pump for snowmaking.

Question if bed tax for the MOA is generated from this project – answer is unknown.

Lodging vs permanent housing. Lodging is allowed on airport property, permanent housing is not.

Odd that airport has been restricting public access to trails from the airport but is now entertaining 300+

Few clear details on key elements such as total rooms for lodging, number of flight operations, number of guests however it is likely that these elements are known, just not shared at this time. Developer offers that upon securing the lease, they can share more, however this is a competitive lease process and sharing too much could negatively impact their project. Information shared is that this is a 55

year lease with annual payment plus 10% of total sales and 5% bed tax returned to the state each year.

Motion to extend discussion on this for 30 minutes longer. Motion by BS/2nd GW Assent vote

Treadwell states that he plans to keep an open dialog with the community throughout the permitting, Army Corps study, Utilities. He plans to make access available to trails while also mitigating trespass on airport land as required by the FAA. If awarded the lease, the developer has 2 years to completed design and permitting phase.

Lack of clarity on what is required, how the developers are obligated to the community and how the community can participate as the project moves forward. Several community members express concern about this arrangement and seek clearer understanding of the relationship of city requirements and state ones on projects on state land within the MOA, which is apparently a legal discussion for which there is not a known answer at this time.

GBOS states that there has not been time or opportunity for the community to discuss this and form a cohesive opinion and more time than that allowed in the state's 30 day review period is needed. Questions to be resolved are:

Future community input opportunities

MOA and SOA relationship in zoning/taxation/permitting

Developers prefer not to have extension as this increases opportunity for other bidders to bid on the land who may not be as dedicated to projects that involve the community.

Motion:

GBOS moves to request an extension of the comment period for ADA09547 to June 30 2023.

Motion by JW/2nd BS

Motion carries unanimously by roll call vote

Item will be added to the Special Meeting on May 25 to discuss success of extension request and consider any information that has come forward from the questions that the community has.

12. [Agenda Item LUC 2305-05](#): Review of HLB 2023 Work Plan and 5 year Management Plan [DRAFT 2023 Annual Work Program & 2024-2028 Five-Year Management Plan](#), comments due by June 9: LUC request GBOS ask for extension to June 23.

Items to discuss and perhaps generate comments from:

Guy states that he has questions about the developable land that has been identified and how it has been vetted.

Comments previously shared by Brooks Chandler to GBOS

Mis-statement about the cemetery project in the plan.

Group decides that this item should be addressed at the Special Meeting on May 25 and members of GBOS should prepare a list of comments to be included in their input.

Motion:

GBOS moves to request HLB extend comment period to June 23 to allow adequate time for community review.

Motion by JW/2nd BS

Motion carries unanimously by roll call vote.

NEW BUSINESS:

13. GBOS Reorganization:

- Assignment of roles for 2023: Public Safety, Roads; Utilities, Fire Department; Land Use, Parks and Rec; Cemetery, Housing and Economic Stability
- Establish co-chairs

Meeting is scheduled for May 25 at 12pm and includes other items on the agenda as well.

14. GBOS discussion on mid- and long- term goals of the new housing committee to be formed under Prop 7.

Short term goals have been discussed and were included in the call for nominations. Mid and long term goals may be determined by them. One element that remains is the request by LUC for a facilitated strategic planning workshop. Staff will coordinate a kickoff meeting in the next month to get the committee formation started.

15. Consider PSAC request for funding assistance for Cyber Bullying workshop to be held in October 2023

PSAC will provide more information on budget. Public Safety budget is not adequate to encumber the full cost of the officer's travel, lodging and compensation PSAC is working on finding partners to share the cost.

16. Staff request for approval of expenses related to review process for the Girdwood Trails Plan by Planning and Zoning.

Two part request: P&Z application is \$4000 at the time of the application. Pre-ap meeting provided some information and requests that will require help from Huddle AK. Proposal from Huddle AK is for \$4950. There is still \$1600 remaining from funds encumbered for the GTP, so the request for funding for Huddle professional services is \$3350 from the GVSA Capital fund

Agenda Item LUC 2305-06: AWWU request for LUC recommendation of GBOS Resolution of Support an Intra-Government Permit (IGP) between Girdwood Parks and Rec and AWWU for a proposed project to create a substation at Vail Drive Mike Edgington discloses that this project is directly across the street from his home. This is informational only at this meeting and a determination of conflict will be made at a future meeting.
Multi-million dollar project to improve water system up Max's Mtn area. Project would replace the 2 booster stations lower along the water line.

17. **Agenda Item LUC 2305-07:** Alien Species Inc request for LUC recommendation for GBOS Letter of Non-Objection for weed spraying on MOA land in 2023 and 2024.

Tim Stallard has worked with the GVSA for more than 8 years to handle invasive weeds. Hand pulling and other methods are preferred, but some types of weeds are really only mitigated by targeted spraying. Presentation next month will discuss signage, information and toxicity of herbicides.

18. Girdwood Fire Dept request for purchase of a new Pumper Truck est \$1,152,000; funded through GFR 406 account and loan. This project was delayed when opportunities came for other vehicle replacements, however truck will be 25 years old at the time of its retirement, which is over 10 years past anticipated lifespan. AFD is purchasing 5 trucks, GFR can join in the order, which lowers the cost per truck. Specs will be the same as AFD trucks, GFR will move as much equipment from existing engine as is possible. Ordering now will bring the truck into service in 2024.

Kyle addresses the funding mechanism. Girdwood Fire 406 account has \$496,000 currently available. 30% down on the truck will be \$351,000, leaving \$800,000 to finance on a 10-year loan via Quarterly Payments of \$26,000. No penalty to pay off early. Currently 5.5% interest rate, although this gets locked in at the time the loan is purchased.

19. GBOS Land Acknowledgement (Sullivan)

Briana suggests that GBOS consider a land acknowledgment, as LUC recently adopted one.

20. Consider support for proposal to update the Girdwood Transportation Plan under DOT 2024 Annual Work Program
Information on upcoming grant cycles for community projects: PROTECT and RCCP

Mark Eisenberg presents that the Girdwood commercial areas and Transportation plan is fairly limited in scope as it was a community plan not addressing DOT assets such as the airport and Seward highway. A more comprehensive view would be helpful in supporting the community through growth possible in the coming years. If accepted into the work plan for 2024, DOT will likely seek funding from other stakeholders. Lead on the planning project would be determined later.

Links are provided to other funding sources:

PROTECT fund is open now thru August and focuses on infrastructure resiliency. Resiliency plan funding doesn't require a match, and the plans created are required for application for related construction grants with an 80/20 match. This would be helpful for fish culverts and other drainage projects.

RCCP grant will also be open this summer and may be of help for drainage projects as well.

REPORTS:

- 21. Committee & Subcommittee Reports (see packet)
- 22. 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 (3 held of 2 required in 2023): January 4, January 9, April 10

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

Request for Executive Session:

Other:

Parliamentary procedure training for GBOS and Committees

Alyeska Interchange project status

Adjourn 10:30PM