

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

October 17, 2022 **GBOS Regular Meeting** **Minutes Final**

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

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

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

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

Call to Order 7:00 p.m. Briana Sullivan, Co-Chair

Roll Call: Attending are Mike Edgington, Briana Sullivan, Guy Wade, Amanda Sassi, Jennifer Wingard

Disclosures:	Wade:	Wife works for FVCS	RE Item #6
	Edgington:	supporter of many of the grant programs and entities	RE: Item #6
		wife works for Alyeska Resort	Re: Item #18
	Sassi:	works for Alyeska Resort	RE: Item #18
		volunteers for FVCS	RE: Item #6
	Wingard	Involved with non-profits	RE: Item #6
	Sullivan:	volunteer and instructor with several non-profits	RE: Item #6

All of the above have been previously disclosed, no substantive conflicts are found.

Agenda Revisions and Approval

October 17 2022 Meeting agenda approved ME/GW

*Move item #12 to first time in Old Business to allow attendance by Mr. Rice, who is traveling GW/ME Assent vote

October 5 2022 GVSA Non-Profit Grant Presentation Meeting minutes approved ME/GW Assent vote

September 27 2022 GBOS Special Meeting RE: Completion of Sept Meeting Minutes approved GW/ME Assent vote

September 19 2022 GBOS Regular Meeting Minutes approved ME/GW Assent vote

Announcements:

- Chugach Electric Outage: Maintenance requiring power outage on Oct 20 from 11PM-5:30AM
- Kids and Cops at the Ice Cream Shop SAT Oct 22 from 10AM-12PM

Introductions, Presentations and Reports:

1. Update of housing developments in Girdwood, including Holtan Hills

Update from the Holtan Hills Housing Advisory Committee

Emma Kramer updates that the HHHAC sent representatives to meet with Mr. Trombley. He promised a letter of response to HHHAC request for seed money and land, which was received last week. Letter did not address the question that had been asked of MOA. Request was made for an updated letter, which has not yet been received. Overall the MOA has been unable to provide any of the requests made by HHHAC or provide alternatives for community to discuss. HHHAC has a meeting on WED at 4PM to discuss and vote not to recommend the Holtan Hills project. This message will be forwarded to GBOS for them to act upon.

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

Emma stresses that the work produced by the HHHAC has been great, they worked hard and had a respectful process and facilitated a good conversation in the community. Unfortunately, it has not been successful in reaching agreement with the MOA.

There is a poll on line to gauge community sentiment to share with the HLB and MOA regarding the community position on the Holtan Hills project:

<https://poll.app.do/holtan-hills-yes-or-no>

Upcoming meetings are:

HHHAC formalize recommendation to GBOS	October 19	4PM
MOA/GBOS Quarterly Meeting; action on HHHAC recommendation	October 24	4PM
HLBAC Regular meeting; request for land disposal	October 27	11:30AM

GBOS is requested if action can occur now on this item. This will be addressed under items #9 and #17 in Old Business.

HLBAC Work Session last WED discussed the limits of HLBAC and HLB. HLBAC advised that their consideration is primarily financial benefit to the community (ie MOA as a whole), which was corrected to include non-financial benefits to community. Platting action is on-going. This action is to allow HLB to divide 1 tract into smaller tracts, for the eventual purpose of sale of tracts to developer. Ultimately land disposal will be responsibility of Anchorage Assembly. Process as Outlined by Sr. Planner is part of the HLBAC meeting packet, and will be added to the GBOS meeting packet:

[Heritage Land Bank Advisory Commission WS Meeting packet.pdf](#)

2. Legislative Report – Sen. Roger Holland; Matthew Harvey, Staffer for Rep. James Kaufman
Legislature on break, Legislative Budget and Audit completed review of the AK Perm Fund Corp firing of Angela Rodell, no wrongdoing found.

Assembly members – R. Sulte, S. LaFrance

Both are unavailable, sent report to chairs directly. New assembly webpage, sign up for newsletter. Next meeting Oct 25, budget season underway with work sessions planned. Budget should be passed in November.

Mayor's Office: Brice Wilbanks – No report

Anchorage School Board Liaison – Andy Holleman – No report

3. Supervisor Reports

Edgington: Main item is Holtan Hills, on the agenda

Wade: Fire Dept has 7 new members, 5 from Girdwood. 405 calls YTD. 8 members attended Girdwood School event last week for Fire Prevention Month.

Plaque presented to Kyle Kelley for work on flood events last fall and outstanding service to the community.

Sassi: No Public Safety meeting in October. Other items are on the agenda

Wingard: Items are on the agenda

Sullivan: GTC completed review of members' amendments. Resuming regular meeting schedule.

4. Service Provider Reports (5 mins)

Fire – Guy Wade and Kyle Kelley on behalf of Chief Weston: 2 new trucks are out to bid. These are command vehicles for chief/deputy chief. New apparatus now on order, approved some time ago but delayed due to shortages.

Police – Chief Achee: Completing full report. Stats from summer are:

May 197 calls for service

June 178

July 113

Aug 143

September 121

Cops and Kids event on SAT from 10-12 at the Ice Cream Shop

WPD will participate in Trunk or Treat event at the school on SAT the 28th

Service Contract now is with Whittier attorney, will return it to GVSA when review is complete.

Whittier Town Council is considering a budget that includes funding for Girdwood Fire Dept to help with capital costs.

Roads/Parks & Rec – Kyle Kelley

See written report in meeting packet. Wrapping up parks and rec projects for summer, including Virgin Creek Falls Trail and Stumpy's sign installation at the 5k.

\$8,000 donation from Dugan family to be put toward trail Map at the 5K parking and a bench.

RFP is out for design of a bridge to replace the hand tram. Morrison Merrily, a firm out of Colorado, is assisting in review of proposals and will remain involved as advisors on the project.

Roads: still the rainy season, working on grading between storms. Received sand for winter traction. Wrapping up summer projects and shifting to winter operations.

Budgets are all on pace for season.

PUBLIC COMMENT: None

OLD BUSINESS:

5. Traffic calming measures for Timberline Dr., Mt. Hood, and Alyeska View. Cody Rice presents issues on speeding in neighborhoods, particularly Mt. Hood and Timberline. Kyle Kelley shows graphic outlining the process for traffic calming in the MOA, which begins with addressing it and requesting help via community council. That is the purpose of this meeting and resolution, included in the meeting packet. Request for study of the traffic volume and speeds is made via resolution. As Mt. Hood is part state/part city, a mirror resolution will be sent to state. Girdwood roads that are unpaved cannot have speed bumps, due to liability concerns. Highest volume and most concerns are summer-seasonal, request that study is performed in summer.

Motion:

GBOS moves to accept the resolution draft in the meeting packet regarding request for study of traffic calming measures by MOA traffic dept on Mt. Hood, Alyeska View and Timberline.

Motion by Mike Edgington, 2nd by Jennifer Wingard

Vote via roll call

5 in favor, 0 opposed

Motion carries

Motion:

GBOS moves to accept the resolution draft in the meeting packet regarding request for study of traffic calming measures by State traffic dept on Mt. Hood.

Motion by Mike Edgington, 2nd by Jennifer Wingard

Assent vote

6. Discuss and vote on 2023 GVSA Non-Profit Recreation Grant disbursements:

Four Valleys Community School	Girdwood Community Club (KEUL)
Little Bears Playhouse Inc	Girdwood Art Institute (Art Camp)
Challenge Alaska	Glacier Valley Transit

Supervisors provide their input on grant amounts, with raised average taken, determining funding.

Motion:

Girdwood Board of Supervisors moves to award GVSA non-profit recreation grants as follows for 2023, pending GVSA budget approval:

Little Bears Playhouse Inc	\$8258
Challenge Alaska	\$8729
Girdwood Art Institute	\$6089
Girdwood Community Club	\$6983
Glacier Valley Transit	\$4941

For a total distribution of \$35,000.

Motion by Mike Edgington, 2nd by Guy Wade

Assent vote

Motion:

Girdwood Board of Supervisors moves to award GVSA non-profit recreation grant of \$25,000 to Four Valleys Community School, pending GVSA budget approval.

Motion by Mike Edgington, 2nd by Amanda Sassi

Assent vote

There is an error in the amount distribution, the first motion will need to be corrected and revoted to correct the error.

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

HLB has not been able to focus attention on the GIP. Prior land manager was working toward sale of the industrial park, but currently resources at HLB are dedicated to land management and development elsewhere; ie Holtan Hills.

Group discusses which supervisor would oversee action on this item, after discussion, it is determined that Land Use Supervisor should.

Group discusses that this is critical infrastructure for community need.

8. Update on GBOS Resolution 2020-11 Resolution Against Racism & community forum (Guy Wade)

Guy is working with the Alaska Humanities Forum on holding one or more community meetings in 2023. He will bring forward budget and concept as new business in November. GBOS will need to discuss how to pay for this, estimated between \$2,500-4,500.

9. Update on HLB response to Holtan Hills recommendations

Legal opinion re: HLB process of RFP to Development Agreement for Holtan Hills

Response received from Mr. Trombley did not answer the question of the HHHAC, but it did say that there is no mechanism for MOA/HLB to transfer land to GVSA. No other solutions were offered in the letter.

None of the changes proposed by the HHHAC have been committed to, and no other solutions for the community's concerns about lack of workforce housing or assurance of community housing.

GBOS letter from June 2022 and Resolution from July 2022 make it clear that without changes to address these concerns, GBOS will not support the project:

<https://www.muni.org/Departments/operations/streets/Service/GBOS/GBOS%20RE%20Holtan%20Hills.pdf>

<https://www.muni.org/Departments/operations/streets/Service/GBOS/2022-14%20Holtan%20Hills.pdf>

GBOS will take formal action regarding this at their MOA/GBOS Quarterly meeting on MON Oct 24 at 4PM. Holtan Hills is on the agenda and this will provide MOA and Mr. Trombley another opportunity to update the letter provided to HHHAC to address the questions asked by HHHAC.

Platting board meets on November 8 regarding diving tract ultimately for purpose of disposal of land for Holtan Hills project.

Regarding the Legal Dept opinion regarding the HLB process, the response received via Assemblyman Sulte is that GBOS does not have the authority to make such a request.

10. Follow-up on Alyeska Highway Interchange review and action by GBOS.

Mike Edgington and Jennifer Wingard met with DOT to discuss community concerns about the plan as presented. At the end of the meeting they anticipated received an updated plan that took consideration of the wetlands and viewshed more prominently and was less inclined to maintain traffic speed entering Alyeska Highway. New design is not substantially different than previous preferred alternative.

DOT and AK Railroad have also provided input on the design, requesting that Toadstool access be removed, which would send all I traffic going to the Railroad station, DOT traffic and equipment to and from the maintenance yard through the mine roads neighborhood and requires access to the armory, where DOT stores munitions for avalanche mitigation, via neighborhood also.

Hearing is scheduled for MOA Planning on Dec 5, comments requested by mid-November, although GBOS generally receives leeway on this deadline.

Motion:

GBOS moves to postpone action on this item to the November 21 meeting.

Motion by Mike Edgington, 2nd by Guy Wade

Motion carries by assent vote

11. Discuss ideas for DOT Community Transportation Program, Alternative Transportation Program, and Reconnecting Communities Pilot (RCP) Discretionary Grant Program (Amanda Sassi)

Amanda is submitting pre-application packets for projects by the Oct 31 deadline.

Repave of Arlberg bike path for TAP funding

Vail/Timberline paving for CTP funding

Fish Culvert replacement on Mt. Hood, Davos and Lake Tahoe for CTP Funding.

She will pursue votes at Trails and Land Use to establish community support for the project if needed.

Mark Eisenman with DOT discusses other programs that are now available for fish passages and offers to meet with Amanda and staff on the grants projects.

12. Discuss training options for GBOS and committees (Jennifer Wingard):

Open Meetings Act & Ethics Work Session Scheduled for MON Nov 14 12PM. virtual meeting only

Parliamentary Procedure (Jennifer Wingard). Seeking assistance from parliamentarian.

13. Update on status on Public Safety contract

Contract has been reviewed by MOA Legal and is now in review by Whittier Legal.

Anticipate receiving it back for review and vote by PSAC for recommendation by GBOS and ultimately approval by Anchorage Assembly and Whittier Town Council prior to Dec 31 deadline.

14. **Agenda Item LUC 2209-05:** 2023 Liquor License Renewals in Girdwood. To request legislative public hearing of any licenses, request must be made by resolution no later than October 15, 2022. If no Legislative public hearing is requested, request for GBOS Letter of Non-Objection to 2023 Liquor License renewals.

Motion:

GBOS moves to approve the Letter of Non-Objection to liquor license renewals in 2023 as presented.

Motion by Mike Edgington, 2nd by Jennifer Wingard

Vote via roll call

5 in favor, 0 opposed

Motion passes

15. Girdwood Cemetery request for GBOS Resolution of Support for Cemetery proposition on the Spring Municipal Ballot. (Tommy O'Malley)

Cemetery committee met earlier today and made adjustments to the draft resolution, adding that the cost for phase 1 construction in Girdwood is estimated at \$5M and that the vote in Girdwood for cemetery powers was 68%.

Motion:

GBOS moves to approve the GBOS Resolution of Support for bonding for cemetery construction on the 2023 Municipal ballot as presented.

Motion by Mike Edgington, 2nd by Guy Wade

Vote via roll call

5 in favor, 0 opposed

Motion passes

16. **Agenda Item LUC 2210-06:** Discuss addition of GBOS powers to raise funds for Housing and Economic Stability through vote in the Spring 2023 municipal election. (LUC new business in Oct) (Mike Edgington)

Similar to the Cemetery powers, this would allow GBOS to collect property tax funding to provide assistance in community housing concerns. A different, non-profit entity would be set up to manage housing concerns. This is related to the recommendation within the Crow Creek Neighborhood Plan, and gives power of community housing concerns to the local government. Girdwood's housing situation is different from that in Anchorage, and as only 1% of the population lives in Girdwood, it is unlikely to get the attention needed at the Municipal level.

Motion:

GBOS moves to hold a work session on this topic.

Motion by Jennifer Wingard, 2nd by Mike Edgington

Vote via roll call

5 in favor, 0 opposed

Motion carries

GBOS look for a doodle poll to establish the date for this work session.

17. Finalize MOA GBOS Quarterly Meeting agenda. Meeting is scheduled for Oct 24 at 4PM via teams. In-person attendance at the Girdwood Community room.

Group adds Holtan Hills vote and re-orders items on the agenda. Draft will be posted on Tuesday.

NEW BUSINESS:

18. **Agenda Item LUC 2210-05:** Alyeska Resort license for Glacier Lounge, license number 6095. Item scheduled for Assembly hearing Nov 9, 2022 and approval Nov 21. Petitioner request for conditional LONO approval pending LUC agreement Nov 14. Alyeska Resort GM attends to answer questions. 8th floor to be converted to executive level floor with access only to those who rent rooms on that level. Alcohol service only regular alcohol service hours as required by law. Letter of non-objection is included in the meeting packet. This item will be reviewed by LUC for vote Nov 14. Due to time constraints, GBOS opts to vote on this conditionally with approval by LUC at their November meeting.

Motion:

GBOS moves to approve the Letter of Non-Objection pending approval of the Girdwood Land Use Committee at their November 14 meeting.

Motion by Mike Edgington, 2nd by Amanda Sassi

Vote via roll call

5 in favor, 0 opposed

Motion carries

19. **Agenda Item LUC 2210-07:** Girdwood Community Club Inc. dba Glacier City Radio, KEUL FM 88.9 request for LUC recommendation of a GBOS Letter of Non-Objection or Resolution of Support for a continuation of its Revocable Use Permit, No-Fee Land Lease in Girdwood Park with the Municipality of Anchorage.(Lewis Leonard)

KEUL is seeing Resolution of Support for land lease, 5 year duration, renewed annually. KEUL has provided draft language, included in the meeting packet.

20. **Agenda Item LUC 2210-08:** Request GBOS Resolution of Support for designation for Girdwood, at large, as an Overlay Zoning District as outlined under AMC 21.04.070. (Brett Wilbanks, presenting)

Overlay district provides opportunity for Girdwood to address local control of issues such as short term rental, which are not a priority of other neighborhoods in the Municipality. By defining Girdwood as its own district, Girdwood can determine rules that apply only to areas within the district. Girdwood may also be able to accrue funds from other sources, such as bed tax, for local projects. This would expand funding beyond just that of property taxpayers in Girdwood.

Group discusses adding this topic to the work session regarding GBOS additional power for economic stability and housing, but the motion to do so does not receive a 2nd.

Motion to extend meeting to 10:10PM

Motion by Mike Edgington, 2nd by Guy Wade

Assent Vote

21. GFR BOD request for GBOS resolution of Support for CERT funding from Emergency Management funds not to exceed \$2,000.

Group will discuss this request at the next meeting as Old Business.

22. GFR BOD request for GBOS Resolution of Support for Community Wildfire Protection Defense funds of \$TBA for brush truck.

Group will discuss this request at the next meeting as Old Business.

REPORTS:

23. Committee & Subcommittee Reports (see packet)

PSAC Report

Girdwood Trails Committee Report

LUC Report

Housing Working Group Report

24. 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 (2 held of 2 required in 2022): June/August

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

Request for Executive Session:

Other:

Adjourn