

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

September 19, 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

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

Disclosures:

Mike Edgington:

RE: Item #10 (becomes 12 with agenda reorganization). Spouse works for Alyeska Resort. No substantive conflict

Item #17 (becomes 1 with agenda reorganization). Spouse is GTC Officer, ME is past member of GNCS, Member of Imagine!Girdwood and member of Girdwood Alliance No substantive conflict

Amanda Sassi:

RE: Item #10 (#12) Spouse works for Alyeska Resort No substantive conflict

Item #17 (#1) Member of Girdwood Trails Plan subcommittee, Member of GNCS and GTC No substantive conflict

Briana Sullivan:

RE: Item #17(#1) Member of GNCS, review of conflict questions No substantive conflict

Jennifer Wingard:

RE: Item #17 (#1) Member of GNCS and other groups, review of conflict questions No substantive conflict

Agenda Revisions and Approval

September 19 2022 Meeting agenda approved ME/AS Assent

Items #17, #15 and #2 ahead of item #1 for discussion ME/AS Assent

It is acknowledged that the agenda tonight is long and unlikely to be completed. A Special Meeting will be held next week to complete whatever items are not completed this evening.

Motion to approve all minutes below: ME/AS Assent

September 14 2022 GBOS Special Meeting RE: Alyeska Interchange approved

September 7 2022 GBOS Special Meeting RE: HHHAC recommendations approved

August 31 2022 Budget meeting 2 minutes approved

August 30 2022 GBOS LUC Joint meeting minutes approved

August 15 2022 Meeting minutes Approved

July 18 2022 revised Meeting minutes approved

Announcements:

- GVSA Non-profit Recreation Grant Presentations meeting will be held WED Oct 5 at 7PM.

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

Introductions, Presentations and Reports:

1. GTC request for clarification of the GBOS Jan 31 deadline for the Girdwood Trails Plan.(Briana Sullivan)
Motion:
GBOS moves to postpone this discussion to a Special Meeting, to be held next week.
Motion by Mike Edgington, 2nd by Amanda Sassi
Assent vote
2. Discuss training options for GBOS and committees (Jennifer Wingard):
Open Meetings Act
Ethics
Parliamentary Procedure
Group discusses moving this to the Special meeting but determines that this is a conversation that should continue instead at a Regular meeting, which is likely better attended by public.

Motion:
GBOS moves to postpone this topic to the October 2022 GBOS regular meeting.
Motion by Jennifer Wingard, 2nd by Mike Edgington
Assent Vote
3. Legislative Report – Sen. Roger Holland, Rep. James Kaufman: Sen. Holland is attending, no report; legislature is quiet currently.
Assembly members – R. Sulte, S. LaFrance: Both are attending. Assembly continuing work regarding homelessness and housing issues as need for cold weather sheltering and closure of homeless camp at Bicentennial Park is nearing.
Sulte addresses that an MON Community and Economic Development meeting was held Aug 4 with a presentation regarding Holtan Hills made by the developer. Although this meeting was properly noticed, neither GBOS members nor the community were specifically made aware of this meeting, which was of obvious interest to them. Suzanne LaFrance states that staff is working on a plan to ensure outreach to community councils when there are meetings taking place of clear interest to them.
Increase in residential property tax exemption is being reviewed and will likely be on the ballot in the spring election. Mike Edgington points out that this does not necessarily help Girdwood a lot, and may increase rent for those who rent from 2nd homeowners in town as the owner may increase rent to account for tax burden increase on those homes that are not primary residences.

Housing/Homeless meeting Sept 21.
Assembly meeting on Sept 22, Assembly members anticipate special meetings re Eklutna Dam and Emergency Shelter plans as well.
Assembly work session tentatively scheduled to discuss Holtan Hills. Date and time are subject to change, currently planned for FRI Oct 7 at 3:10PM.

It is noted that the materials and information on Assembly meetings is relatively easy to find on the Municipal website. Heritage Land Bank page is difficult to find and find information on. Recommendation that HLBAC meetings are posted more obviously.

Lynne Doran requests that Assembly Members recommend pulling Holtan Hills land disposal from HLBAC agenda on THU Sept 22. The Holtan Hills Housing Advisory Committee is meeting with HLB and CY Investments this week and requests time for those entities to consider the recommendations being put forward prior to land disposal review by HLBAC.

Mayor's Office: Brice Wilbanks: Not attending
Anchorage School Board Liaison – Andy Holleman: Not attending
4. Update of housing developments in Girdwood, including Holtan Hills
Update from the Holtan Hills Housing Advisory Committee by Emma Kramer, HHHAC Co-Chair. Emma and Sam Daniel have appointment with developer and HLB on TUE Sept 20. No decisions will be made at this meeting, they will share the recommendations that HHHAC has come up with and provided to HLB and CY Investments last week (see meeting packet for letter). HHHAC will hold a special meeting on WED Sept 21 at 4PM to discuss feedback from that meeting. HLBAC meeting is the following day, Sept 22 at 11:30AM, with HLBAC set to discuss land disposal at that meeting.

The [Crow Creek Neighborhood Land Use Plan \(2006\)](#) has been presented as a guiding document for this development. Mr. Trombley has referred to the paragraph excerpted below from Pg 33 of that plan. HHHAC has used this as the basis for their requests of the developer and HLB in revising the Development Agreement

or adding a Memorandum of Agreement. Bullet #4 is reflected in the request for seed money in the HHHAC letter:

In planning for its future, Girdwood will need to develop its own approach to providing affordable housing. The case studies below provide examples of how two resort communities have dealt with this issue. Key elements of a Girdwood affordable housing strategy include the following:

- Formal commitment to providing affordable housing in Girdwood
- Definition of level of affordability to be addressed
- Creation of a management body, or affiliation with an existing entity equivalent to the housing authorities used in other resort communities
- Definition of a funding strategy, such as requiring new development to contribute to developing affordable housing
- Definition of a target for the amount/level of affordable housing in the Crow Creek Neighborhood

5. Supervisor Reports

Guy Wade – no report

Mike Edgington – on the agenda

Jennifer Wingard – no report

Briana Sullivan – Cemetery resuming monthly meetings in October, heading for vote to bond for construction in Spring 2023 election. New mural at the playground. Discussion with transfer station regarding a possible pop-up recycling event in Girdwood.

Amanda Sassi – PSAC meeting discussing traffic calming and highway interchange (later on the agenda).

Anticipate signing of police service contract in December, possible community event with Whittier.

Kids and Cops Oct 22 at the Ice Cream Shop 10AM

Coffee with a Cop Nov 19 at the Grind

6. Service Provider Reports (5 mins)

Fire – Chief Weston Value of the property that the fire service area protects has increased significantly over the last several years, up \$150M in the last year alone.

Twelve firefighters passed the skills portion of the FF1 course over the weekend.

Mobile Crisis Team is in place through AFD and is now responding to Girdwood; this group is funded via the alcohol tax. 367 calls year to date, in August 33 of 44 calls were EMS related; in September so far 9 of 13 calls were EMS related. Check smoke detectors and get headlamps ready. It is recommended to have 2 weeks of non-perishable goods available in your home if needed. CERT has training on the last MON night each month, come join CERT! 7 new members are joining the department, 5 are from Girdwood.

In October GFR will be requesting GBOS action on resolutions for funding for the CERT team from Emergency Management funds (approx. \$2,000 for reflective jackets) and for Community Wildfire Protection Defense funds, for a replacement brush truck.

Police – Chief Achee Chief is out on medical leave currently. Traffic enforcement recently with Ocktoberfest weekend. Prior weekend, without any large scheduled events, involved some vandalism at the 5K, DUI arrest and several traffic calls. WPD is fully staffed once Achee returns from medical leave.

Guy Wade requests return to more formal reports tracking call volume.

Roads/Parks & Rec

Kyle Kelley reviews that campground is closing in September. Thank you to all the volunteers who have supported Parks and Rec this summer with brushing, down tree removal, trash collection. Trails are very wet and soft, if you are using trails, don't try to avoid puddles, this widens trails and causes braiding. Bridge to replace the hand tram is moving to Project Management & Engineering, instead of Parks and recreation. Project will be going out to bid for design and engineering. Project construction likely in 2024.

Parks and Rec/Trails are completing grants with KMTA for both Stumpy's sign and the Virgin Creek Falls Trail sign.

Roads crew just completed fish culvert on Stowe and is working on several other drainage projects. Winter sand is getting stocked. Budgets are on target.

PUBLIC COMMENT:

Tommy O'Malley: Acquired shovels from the community center/library groundbreaking ceremony and passing them onto staff.

OLD BUSINESS:

- 7. Discuss and vote on 2023 GVSA budgets
Girdwood has lowest tax in Anchorage with full service (roads, parks and rec, fire, police). School is the highest cost for taxpayers at 7.63 mills. Areawide tax was a rebate in 2022 as taxes on other areas provided funding for Areawide services. Service area tax as 4.92 mills last year, projected for 5.5 mills in 2023. Property assessments may once again increase, resulting in decrease in the mill rate.

Fire Dept:

Final budget proposed includes 8% increase in staff salaries and removing capital expense in original budget, to bring staff up to minimum staffing required by NFPA. EMS is subsidized by the Service Area. Supervisors request an amount that is subsidized so that proper funding of this by MOA Areawide can be pursued in the future.

Motion:

GBOS moves to approve the 2023 Girdwood Fire Department budget of \$1,573,265 as presented.

Motion by Guy Wade, 2nd by Jennifer Wingard

Vote via roll call

5 in favor, 0 opposed

Motion carries

Roads:

Increase of \$18,000 related labor costs. Operations costs remain flat. Larger contribution to Roads capital funding so that work can be saved up for and completed. Overall increase of \$93,000 from 2022.

Motion:

GBOS moves to approve the 2023 GVSA roads budget of \$1,385,566 as presented.

Motion by Mike Edgington, 2nd by Amanda Sassi

Vote via roll call

5 in favor, 0 opposed

Motion carries

Motion to extend Budget topic for 30 minutes

Motion by Mike Edgington/2nd by Amanda Sassi

Assent Vote

Parks and Recreation:

Increase in funding for summer crew to make the jobs more lucrative.

Increase to the Roads capital budget is offset with decrease in Parks capital budget.

Motion:

GBOS moves to approve the 2023 GVSA parks and recreation budget of \$301,228 as presented.

Motion by Mike Edgington, 2nd by Amanda Sassi

Vote via roll call

5 in favor, 0 opposed

Motion carries

Police:

New contract in negotiation with 12% increase, but removal of CPI increase. This provides a reliable budget to work with for the next 3 years. Extension for additional 2 years is possible with 8% increase at that time. Other costs are the substation rental and fund for miscellaneous expenses, including towing, signage, etc.

Motion:

GBOS move to approve the 2023 Police budget of \$811,044 as presented.

Motion by Mike Edgington, 2nd by Amanda Sassi

Vote via roll call

5 in favor, 0 opposed

Motion carries

Announce GVSA Non-Profit Recreation Grant applicants (application period ends Sept 16)

As included in the GVSA report from parks:

Four Valleys Community School, Girdwood Art Institute, Challenge Alaska, Glacier Valley Transit, Girdwood Community Club, Little Bears Playhouse have all applied for 2023 GVSA Non-Profit Recreation Grants.

GVSA will receive reimbursement of 85% of the billing from the storm in 2021 from FEMA, this will be about \$650,000 and will drop into the Undesignated fund.

8. **Agenda Item LUC 2201-06:** Girdwood Industrial Park concerns (power, platting). No update. Tabled to October GBOS Regular meeting
9. Update on GBOS Resolution 2020-11 Resolution Against Racism & community forum (Guy Wade)
Discussed with Alaska Humanities Forum and will be providing a plan and funding request for an AHF facilitated discussion.
10. Update on GBOS Request for Legal opinion re: HLB process of RFP to Development Agreement for Holtan Hills. No update since last month, item has been with Adam Trombley for action. Mr. Trombley is moving to serve as Mayor's Chief of Staff, new Community and Economic Development Director is Lance Wilbur. Plan to discuss this with him once he's in place.
11. Follow-up on Alyeska Highway Interchange review and discuss letter to be drafted by GBOS to DOT.
Concept that GBOS would like to have better discussion on is the Tight Diamond. Amanda Sassi has prepared a draft letter of objection and letter to DOT. Item is not time-sensitive, GBOS will review letters and concept further for additional discussion and review.

Motion:

GBOS moves to postpone this topic to the GBOS Special Meeting to be scheduled next week.

Motion by Mike Edgington, 2nd by Amanda Sassi

Assent vote

Motion carries

12. **Agenda Item LUC 2208-05:** Request for GBOS Letter of Non-Objection for Case 2022-0080 Amendment to Special Land Use Permit (SLUP) for Alcohol (Beverage Dispensary Tourism-Duplicate) for The Pond Café and Bore Tide Deli.

Motion:

GBOS moves to approve the Letter of Non-Objection as presented.

Motion by Mike Edgington, 2nd by Guy Wade

Assent vote

Motion carries

13. **Agenda Item LUC 2208-06:** 2nd presentation and Request for GBOS Resolution of Support for Girdwood Community Land Trust Ground Lease for Girdwood South Townsite TR G-6, GCLT presenting Girdwood Land Use Committee has recommended this action, Resolution has been revised collaboratively with Mike Edgington and Krystal Hoke.
Draft resolution will be amended to include the vote from Land Use Committee.

Motion:

GBOS moves to approve the Resolution of Support for GCLT Ground Lease for Girdwood South Townsite TR G-6 as presented and amended.

Motion by Mike Edgington, 2nd by Amanda Sassi

Vote via roll call

5 in favor, 0 opposed

Motion carries

14. GVSA staff request for approval of funding for media equipment for the Girdwood Community Room from the GCR Parks and Recreation 406 account Not to exceed \$22,000.
Project will bring equipment in the community room up to date, replacing the screen and projector. Funding will come from the Community Room capital fund.

Motion:

GBOS moves to approve not to exceed \$22,000 for media equipment upgrades in the Girdwood Community Room from the GCR 406 capital fund.

Motion by Mike Edgington, 2nd by Guy Wade

Vote via roll call

5 in favor, 0 opposed

Motion carries

15. GFR request for approval of funding not to exceed \$16,000 for Fire Dept equipment from the GVSA Fire Dept 406 account.
Fire Department capital purchases include Knox box, key safe and data terminals, all of which are out of date and in need of replacement. Funding will come from the GFR Capital account, which has funds to cover this as well as the command vehicle that has been approved, additional capital funding is to be transferred to GFR account as well.

Motion:

GBOS moves to approve not to exceed \$16,000 for Fire Dept equipment from the GVSA Fire Dept capital account.

Motion by Mike Edgington, 2nd by Guy Wade

Vote via roll call

5 in favor, 0 opposed

Motion carries

GBOS moves to address item #17 on the agenda as there is public in the room to discuss this item.

Motion by Mike Edgington, 2nd by Amanda Sassi Assent Vote

16. Discuss and vote proposed Resolution of Support regarding APL Gerrish Library Manager position (Jennifer Wingard)
Co-chairs of the Library Boosters Lynn McNamara and Terry Mercurio address the GBOS on this item. Changes at the MOA related to libraries are concerning, and shift to have a less qualified librarian at the Gerrish Library is unprecedented. Girdwood needs a highly qualified librarian due to the geographic location and isolation from Anchorage. Motivation to downgrade the position is unclear and has not been well-explained by APL leadership. It may be assuming that a more qualified librarian will not apply, but this is pre-emptive. Original librarian, Denise Dargan, had grown with the library and her position, although she did not have a Masters of Library Science, this has become a required qualification and should remain so.

Motion:

GBOS moves to approve the proposed Resolution of Support regarding the APL Gerrish Library Manager position.

Motion by Mike Edgington, 2nd by Jennifer Wingard

Vote via roll call

5 in favor, 0 opposed

Motion carries

Motion:

GBOS moves to extend meeting to 10:30

No 2nd, motion withdrawn

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

Maximum of 2 projects per area, current ideas are:

Arlberg Pedestrian Safety Corridor	Bike Path along Arlberg Rd needs to be rebuilt/repaved	\$500,000
Pave Timberline to Vail and Vail hill	Gravel road unable to withstand traffic	TBA
Fish culverts		

10PM Meeting ended Items tabled and those not addressed yet will appear on a Special meeting agenda for TUE Sept 27 at 5PM.

NEW BUSINESS:

18. Traffic calming measures for Timberline Dr. and Mt. Hood.
19. Public Safety contract
20. **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.
21. Discuss action needed to allow GBOS power to raise funds for housing and Economic Stability (Mike Edgington)
22. Girdwood Cemetery request for GBOS Resolution of Support for Cemetery proposition on the Spring Municipal Ballot. (Tommy O'Malley)
23. Discuss MOA GBOS Quarterly Meeting agenda. Meeting is scheduled for Oct 24 at 4PM via teams. In-person attendance at the Girdwood Community room.

REPORTS:

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

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting (1 held of 2 required in 2022):

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

Request for Executive Session:

Other:

Adjourn 10PM