

Municipality of Anchorage



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<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

July 25, 2022 **MOA GBOS Quarterly Meeting** ***Minutes Draft***

4:00 p.m. via Microsoft Teams & Anchorage City Hall

This meeting is being held in person at Anchorage City Hall, 8th Floor Conference room and via 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 4:00 p.m. Briana Sullivan or Mike Edgington, GBOS Co-Chair

GBOS attending: Mike Edgington, Briana Sullivan, Jennifer Wingard, Guy Wade, Amanda Sassi

MOA attending: AFD Chief Schrage, Municipal Manager Amy Demboski, Office of Management and Budget Director Courtney Peterson, Office of Economic and Community Development Director Adam Trombley, Deputy Chief of Staff Brice Wilbanks

Staff attending: Kyle Kelley, Margaret Tyler

GBOS Disclosures: none

Agenda Revisions and Approval

July 25 2022 MOA GBOS Quarterly Meeting Agenda approved

Briana Sullivan/Amanda Sassi

Agenda

1. Girdwood Public Safety Contract (Amanda Sassi)

- Status of contract negotiation and request for support.

Current contract expires Dec 31 2022. Whittier is expected to provide changes to the contract, including replacing the CPI increase in the current contract with an increase of 12%. Girdwood PSAC has recommended no substantive changes to the contract yet. Contract will be for 3 years with no significant changes anticipated. Goal is to have the changes to the MOA Legal Dept to draft new contract by the end of August. Prior contract revision was delayed in revision process, GVSA expresses need to have this contract in place well before expiration as it also needs to be signed by Whittier.

GVSA requests Municipal Manager and legal dept assistance through contract revision and review before heading to Assembly for approval by no later than early December 2022.

Municipal Manager says that this timeline will be fine.

2. Fire Department (Guy Wade)

Request update from Anchorage Fire Chief on following topics

- Status of the contract renewal with GFD and issues related to lack of contract

Chief Schrage states that GVSA and MOA are at an impasse as the Girdwood Fire Board will not accept a contract that does not have a firm amount of funding for the amount of work required and MOA is not able to contract with such information in the contract. Funding is the responsibility of the Anchorage Assembly annually. MOA does not engage in multi-year contracts that guarantee a rate of funding.

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

It is noted that MOA does make such a commitment under the Public Safety contract that was previously discussed. Contract states that funding is contingent upon approval of the GVSA budget. Funding for this comes from Girdwood Valley Service Area Taxes, not Areawide Tax.

Group discusses the history of Girdwood Fire, which has been paid volunteer service since incorporation with the MOA. In 1999 Girdwood Fire Dept became a non-profit with Areawide funding being responsible for EMS service including Seward Highway. For many years there was no increase in the amount appropriated for this, while costs increased and the call volume increased. Girdwood Fire Service Area funding from Service Area taxes has covered the shortfall in funding from EMS, essentially subsidizing the MOA area of responsibility.

Group discusses the imbalance of funding for Fire and EMS, which is an Areawide imbalance. 2/3 of funding is technically from Fire Service Taxation, 1/3 from EMS. The costs of those services is opposite, most calls and costs associated are EMS based. This imbalance in appropriation is rebalanced when both services are paid by the same tax base, as in the MOA. However, in Girdwood, as the funding sources are different, the imbalance remains out of alignment.

OMB Director indicates that she is aware of this and may research this further.

Chief Weston requests that if direct funding is not an option, the MOA could include GVSA capital needs in Areawide bonding efforts, for example GFD needs water rescue equipment, extrication equipment, etc which are used in the Areawide activities of the Fire Department. Chief Schrage answers that R41 was part of an Areawide bond that was passed. He will include Girdwood requests for such equipment in his bond requests, however bonding is considered and requests must be approved by the Assembly.

- Girdwood EMS funding appearing as a line items in future Anchorage Budgets

No conclusion on this item.

3. HLB Topics (Mike Edgington). Request HLB Director to attend to provide information.

- Request date for review of the HLB Annual Work Plan Revisions

Adam Trombley updates that at this point it is unlikely that the 2022 work plan will be taken up again. HLB staff will begin working on 2023 work plan.

- Request date for the HLBAC work session regarding Holtan Hills

This is incorporated in the HLBAC agenda for July 28 at 11:30AM.

Presentation will include information on the status of section line easements and tract platting.

- Discussion of lack of public involvement in the RFP and Development agreement.

RFP parameters were determined under prior administration. It is tricky to do this publicly because HLB could easily create a competitive advantage for a developer who attends such meetings.

Proposals generated from the RFP were reviewed by a committee, which included 3 Girdwood residents.

Development Agreements are not negotiated publicly, HLB is currently working on several within the MOA that are not open to public until signed. Once signed, Development Agreements become public documents.

Following the June HLBAC meeting, HLB engaged with Girdwood Community Land Trust regarding options for acquisition of land for various projects, under a 55 year lease. GCLT and HLB held a pre-development meeting this week.

It is noted that development of this parcel is highly impactful to the community, compared to other agreements in other parts of Anchorage. This project represents an increase of housing of 30%, which would be transformative for the local area.

Group discusses that the prior proposal, Crow Creek Master Plan of 2006 was well supported by the community and included development of up to 1500 units, mostly single-family. This would have been a much larger and more impactful concept for development of the area. Plan sun-setted in 2020 without development occurring.

Crow Creek Neighborhood Master Plan of 2006 was in alignment with the Girdwood Area Plan of 1995. Since then community needs have changed and the Area Plan is in need of update. The Girdwood Area Plan update has been a topic of much discussion in Girdwood and with the MOA as the committee has sought support and funding for the effort.

- GBOS has requested Legal Dept to review the process of the RFP and Development agreement.

This is on Adam Trombley's desk for signature.

He has requested Legal Dept to let him know if it is appropriate for GBOS to make such a request.

4. Solid Waste Services (Jennifer Wingard)

- Request attendance at this meeting from Solid Waste Services staff to discuss the reduction in Girdwood Transfer Station hours and the reasoning behind provide less trash service to Girdwood SWS is not able to attend, however Municipal Manager states that the reduction in service date was based on lack of staffing and effort to reduce overtime.

SWS plans to return Sunday service at the Transfer Station when staffing permits.

- Request attendance at this meeting from MOA legal department to understand if AMC allows GVSA to tax for trash collection.

No representative from MOA Legal Dept is attending. MOA is asked to review the possibility of Girdwood taxing for trash collection. If it is a mistake in code, it should be removed, if it is not a mistake, GVSA may want to act on this option.

5. Secure Trash Regulation Zone (Briana Sullivan)

- Request Land Use Code Enforcement director to attend regarding defective trash cans in Girdwood and efforts to have them replaced under AMC.

No representative is available to attend this meeting. Briana Sullivan has reached out to Brad Larson, who is responsible for enforcement. It is understood that he can post tickets when needed on site.

AMC requires that cans meet specifications for being bear resistant. Supplier received approval but subsequently changed the locking mechanism on their cans, and the newer cans do not meet the test required for being considered bear resistant. AMC does not provide any response for this circumstance, so public is using cans that don't meet the intended requirements and supplier appears to have no obligation to replace the defective cans.

6. Girdwood capital projects.

- Request advice from both Assembly members and Administration in achieving funding critical projects through ARPA:
 - Little Bears Playhouse funding
 - Ruane Road Bridge/fish passage funding
 - Imagine Girdwood (Girdwood Area Plan) funding

Assembly met last week and will meet again on FRI to discuss distributions of ARPA funding. Ruane project has received support from Sen. Murkowski for a direct appropriation of \$1.6M, AWWU is working on match to achieve the full \$2M for the project. This should be settled by the end of 2022.

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.

None

Adjourn 5PM