

Municipality of Anchorage



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

Suzanne LaFrance, Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Kellie Okonek*

December 16 2024 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 Eglhoff 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 7:01 p.m. Mike Edgington, Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call: Attending are Brian Burnett (BB), Briana Sullivan (BS), Mike Edgington (ME), Jennifer Wingard (JW) (7:05) Kellie Okonek is excused.

Disclosures: Brian Burnett is recused from item #12, Power Lines in Town Square due to interest in one of the impacted properties.

Announcements:

- All committees of GBOS will be holding Officer Elections at their January 2025 meetings.
- MOA GBOS Joint Quarterly meeting is scheduled for Jan 27 at 4PM
- January GBOS meeting will be held Jan 27 2025 at 7PM
- February GBOS meeting will be held Feb 24 2025 at 7PM
- GBOS Seat C will be on the Spring Municipal Election ballot. Candidate filing begins FRI Jan 10 and ends Fri Jan 24. Information is available on the MOA Website: [Elections Candidate Information](#)

Agenda Revisions and Approval

December 16 2024 GBOS meeting agenda approved	BB/JW	Assent
Agenda amended to move #14, #18 to beginning of agenda, remove #22	BB/JW	Assent
Agenda amended to move #24 to Old Business due to timing to respond	JW/BS	Assent

Minutes Approval

November 25 GBOS Regular meeting minutes approved	BB/JW	Assent
---	-------	--------

Consent agenda: None

Presentations (10 Min) and Reports (5 Min):

1. Legislative Report –

Sen. Cathy Giessel: Legislators are working on budget, deficit of \$150M; Gov Dunleavy's proposed FY26 budget has shortfall of \$1.5B and no increase in education funding over the prior year. Working to inflation-proof budget items, including PFD. Working on energy concerns including natural gas.

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

Rep. Elect Ky Holland – getting ready to go to Juneau in Jan for session. Working on energy concerns. Holland will have state email address once officially sworn in, currently using private email address.

Assembly members – R. Sulte, Z. Johnson: No report

Anchorage School Board Liaison – Carl Jacobs: budget discussions and closing of schools through right-sizing program.

HLBAC Report – Tim Channon: No report. HLB work and 5 year plans are currently out for public comment.

2. Supervisor Reports

Parks and Rec Supervisor Burnett: Items are on the agenda

Land Use Supervisor Wingard: Items are on the agenda

Fire Supervisor Sullivan: Fire Board meeting this week

Housing and Economic Supervisor Edgington: Property appraisal division has notified increase in valuation of condominiums so that taxed value and property value are aligned. Condo owners will receive letters soon.

3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community:

GHEC Committee chair Brett Wilbanks states that GHEC will seek inclusion of parcel 6-134 in the HLB Annual Work Plan for disposal. GHEC is working on methods for financing projects.

4. Standing Report on Proposed Girdwood Developments: No updated report in meeting packet.

Pomeroy Lodging representative provides update that last summer and fall work began by employee housing with utilities and ground. This will be the location for Little Bears building and approx. 40 units of employee housing. Road and parking was developed for new condo building adjacent to the Nordic Spa. Working with YMCA for community recreation building project with a completion date of 2027.

5. Standing Report on GVSA non-property tax funds: No report

6. Service Provider Reports (5 mins each)

Fire – Chief Weston: See Meeting packet

Police – Chief Achee: See Meeting packet

Roads/Parks & Rec – Kyle Kelley: See meeting packet. Please don't recreate in the meadows. They are not frozen. Prepping for New Years and other events.

PUBLIC COMMENT:

Krystal Hoke: Little Bears Update, architects 100% design should be received FRI and will be sent to planning dept.

Mike Edgington: Girdwood Comprehensive Plan update, Hearing at Assembly 12/17. S version is likely to be introduced, this version includes the items that the community and planning agree upon. It is likely that vote is delayed until January Assembly meeting.

OLD BUSINESS:

7. GVSA Master Planning for Girdwood Parks (Kyle Kelley, Supv. Burnett)

The Boutet Company (TBC) is to manage the Parks planning effort. Goal is to have an RFP out in February.

Motion:

GBOS moves to support the GVSA Master Planning effort.

Motion by BS/2nd BB

Motion carries 4-0 in roll call vote

8. Capital Projects List for GVSA (Kelley/Supv. Edgington)

Updated list is not ready. Priority projects are Fish Culverts and the Suspension Bridge over Glacier Creek.

Motion:

GBOS moves to postpone this to the January 2025 GBOS Regular meeting.

Motion by JW/2nd BB

Motion carries by Assent vote

Chair switches to Briana Sullivan

9. **Agenda Item LUC 2410-05:** Request for LUC recommendation for GBOS Resolution of Support for extension of water mains to Old Girdwood and Mine Roads to be added to AWWU project list.(Edgington)
This action is intended to let AWWU know of the community's interest.

Motion:

GBOS moves to approve resolution 2024-12 as presented.

Motion by ME/2nd JW

Motion carries 4-0 in roll call vote

Chair switches to Mike Edgington

10. Glacier Creek/California Creek/Turnagain Arm Levee protecting Old Girdwood (Tuttle/Supv. Wingard)
This item has evolved into 2 items under new business, based on information received in HLB memo regarding the levee.
Item will be removed from future agendas.
11. Review and discuss GBOS Rules and Procedures edits (All GBOS)
GBOS lets the community know that they have met to determine how to approach changes to Rules and Procedures. Focus will be to match legal and code requirements and current operations.
Item will shift to a Standing Report in future GBOS agendas until it is ready to be noticed prior to adoption.
12. Review letter requesting Chugach Electric underground power lines in town square (Twiname/Supv Edgington)
Brian Burnett is recused from this topic.
Upon advice from MOA, this item is addressed as a resolution instead of a letter. Resolution addresses undergrounding of the power lines as well as addition of Girdwood to the list of locations for future work to upgrade CEA lines.

Motion:

GBOS moves to approve Resolution 2024-14 as presented.

Motion by BS/2nd JW

Motion carries 3-0 in roll call vote

13. **Agenda Item LUC 2407-04:** GBOS action on Service Area Short Term Rental (STR) registration and regulation.
(Wilbanks/Schechter/Supv. Edgington)
Proposals came forward via GHEC. GBOS members are working on setting up a meeting with the new Planning Director in January, although the meeting has not yet been scheduled. Currently there is study of the legal status of STR in Anchorage Municipal Code, which may change the approach somewhat.

Chair switches to Briana Sullivan

14. **Agenda Item LUC 2411-08:** Project Anchorage – Girdwood Arts and Recreation Project (Krystal Hoke/Supv. Wingard)
Project Anchorage proposal for sales tax and projects that could be initiated with those funds is at the Assembly for review. It is not currently known if the ordinance proposal will go on the ballot in the spring election, or what projects might be proposed with that ballot initiative if it occurs.
Community input on the Girdwood Arts and Recreation proposal has been generally positive. Input has been received includes:

Elements of the proposal should go through a public process

A priority list of projects should be developed

Long Term Rental Housing is a priority of the community and should be addressed

Motion:

GBOS moves to support Resolution 2024-xx re Girdwood Arts and Recreation as presented.

Motion by JW/2nd BB

Amended motion:

GBOS moves to support Resolution 2024-xx re: Girdwood Arts and Recreation with amendments.

Explanation of how the proposal was developed

Explanation of the community's preference for long term rental housing instead of Artist-in-residency program.

Motion by JW/2nd BB

Amended motion carries 4-0 in roll call vote

Motion:

GBOS moves to change the Rules so that reconsideration on this matter begins when the final document is provided to GBOS for review.

Motion by ME/2nd JW

Motion carries by Assent vote

The draft resolution is to be revised by Jennifer Wingard and Krystal Hoke. It will be shared with the rest of GBOS and the 24 hour reconsideration period will begin.

Chair switches to Mike Edgington

15. **Agenda Item LUC 2408-04:** GBOS Resolution on proposed 3% Municipal Sales Tax (Brice Wilbanks/Supv. Wingard)
Current timing is for assembly to consider Jan 7 and vote regarding putting it on the ballot Jan 21. Next GBOS meeting is Jan 27.

Motion:

GBOS moves to postpone this topic to a Special Meeting to be scheduled before the Regular GBOS meeting on Jan 27.

Motion by JW/2nd BB

Motion passes by assent vote

16. **Agenda Item LUC 2411-06:** Request for LUC recommendation for GBOS Resolution of Support for 10-year community council boundary change to merge Portage Valley CC into Turnagain Arm CC [Planning Application Status - CityView Portal](#) (Supv. Edgington)

Motion:

GBOS moves to approve Resolution 2024-15 re Community Council Boundary, as presented.

Motion by BS/2nd JW

Motion carries 4-0 in roll call vote

17. PSAC and **Agenda item LUC 2411-07:** PSAC recommendation for GBOS Resolution of Support for traffic calming and speed reduction on Alyeska Highway (Patty Wilbanks/Supv Okonek)

Motion:

GBOS moves to postpone this item to the January GBOS Regular meeting.

Motion by BS/2nd BB

Motion carries by Assent vote

Motion:

GBOS Moves to have staff request speed data from DOT for Alyeska Highway.

Motion by BS/2nd JW

Motion carries by Assent vote

18. Appointment to vacancy of PSAC Seat D, term ending Spring 2026.(Supv Okonek)

Motion:

GBOS moves to appoint Sean Marx to seat D of the Public Safety Advisory Committee

Motion by JW/2nd BB

Motion carries 4-0 in roll call vote

19. GBOS comments on HLB 2025 Annual Work Program and 2026-2030 Five Year Management Plan (Supv. Wingard)

[2025_HLBWorkPlan_DRAFT_20241209_PublicReview.pdf](#)

Deadline is Jan 23 2025, prior to next GBOS meeting.

Already received is input to add parcel 6-134 to the 2025 Annual Work Plan.

GBOS discusses meet with LUC jointly on Jan 13 in Joint Session at 6PM (also with Sales Tax item)

Prior to that, GBOS wants to hold a work session on the HLB plans. Poll will be sent to GBOS to set the date for this.

NEW BUSINESS:

20. **Agenda Item LUC 2412-04:** GVSA consider requesting Army Corps of Engineers courtesy assessment of the Glacier Creek Levee in Old Girdwood (Supv. Wingard)

21. **Agenda Item LUC 2412-05:** GVSA consider permit with HLB for use of embankment along Glacier Creek in Old Girdwood for existing use as Right of Way (Supv. Wingard)

22. Discuss agenda topics for MOA GBOS meeting scheduled for Jan 27 at 4PM at Anchorage City Hall, 8F.(Supv Sullivan/Edgington)
STR bed tax funds

23. GBOS goals for 1 and 3 year plan (Supv. Sullivan/Supv Edgington)

Supervisors should send ideas to staff to include in next meeting packet.

24. Lions Club Park: New pavilion construction support service from TBC \$14,415.00 for 2025 (Kelley/Supv. Burnett)

REPORTS:

25. Reports (see packet)

Supervisor reports

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting: (2+ of 2 required meetings completed in 2024, Feb 7; Apr 29):

Request for GBOS/GFR Joint meeting (1 held of 2 required in 2024):

Request for Executive Session:

Other:

Adjourn 9:10PM