

# 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,*

## **September 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 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 7:06 p.m. Briana Sullivan, 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: Briana Sullivan (BS), Mike Edgington (ME), Jennifer Wingard (JW), Brian Burnett (BB)  
Quorum confirmed

Disclosures: ME is a representative of Imagine!Girdwood and is recused from topic #14.

#### Announcements:

GVSA Non-Profit Grant presentations	MON Sept 30	7PM
Parliamentary Procedure training	TUE Oct 8	6PM
GBOS Rules and Procedure Work Session	TBA late Sept/Oct	
MOA GBOS Quarterly meeting	MON Oct 28	4PM (Girdwood-based meeting)

#### **Agenda Revisions and Approval**

September 16 2024 GBOS meeting agenda approval	ME/JW Assent
Revisions from draft agenda are:	
Removal of items 25, 25 and 30 as the items were handled at SM on FRI	ME/JW Assent
Postpone to a future meeting items 17 and 18 as no new info ready today	ME/JW Assent
Hear updates to items 20 and 22 under Committee reports as they are in process	JW/ME Assent

#### **Consent agenda:**

- Minutes Approval JW/ME Assent  
August 19 2024 GBOS Budget meeting #2 minutes approved  
August 19 2024 GBOS Regular meeting minutes approved  
September 13 2024 GBOS Special meeting minutes approved
- Letters of Non-Objection: None

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

3. MOA Planning/Zoning Items:

**Agenda Item LUC 2409-05:** Dimensional Variance Case No. 2024-0091 which is scheduled as a Public Hearing before the Zoning Board of Examiners & Appeals on 10/10/24. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18049>.

Motion:

GBOS moves to send LONO for this item.

ME/no second

Motion fails.

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

4. Resolutions of Service: Girdwood Fire and Rescue

Resolution for a group of longstanding volunteers who have moved on from GFD service.

Motion to approve Resolution of Appreciation

Motion by BS/2<sup>nd</sup> ME

Motion passes by Assent vote

Resolution recognizing longstanding work in Girdwood and Anchorage by Rich Parry.

Motion to approve Resolution of Appreciation

Motion by ME/2<sup>nd</sup> JW

Motion passes by Assent vote

5. Chief Case, APD

Chief Case introduces himself and discusses that he has met with Chief Achee. They have plans to meet monthly.

6. Legislative Report –

Sen. Cathy Giessel, Rep. Laddie Shaw: Sen Giessel attends and has no report

Mayor's Office: No report

Assembly members – R. Sulte, Z. Johnson: Assemblymember Sulte attends and states that Assembly is beginning budget season, reminds GBOS to put CIP projects in. Sulte is working with AEDC on Project Anchorage. Governor has requested 2 members from each stakeholder group to meet to discuss and advise on Eklutna dam issue.

AOs recently passed:

determine a plan for future alcohol tax project funding

requiring additional data reporting from STR reservation platforms, which will show amount and density of STR use by zip code

requiring reporting on people recycling catalytic converters, in an effort to curb the surge in thefts of them.

Anchorage School Board Liaison – Carl Jacobs

Priorities of the district are reading, math and ensuring that students are college, career and life ready.

Initiating budget process for 2026 includes effort to right-size the school system for decreasing student enrollment. Survey regarding right-sizing was launched this week. [Rightsizing ASD / Right Sizing Survey \(asdk12.org\)](https://rightsizing.asdk12.org)

HLBAC Report – Tim Channon. See written report. Since that writing, the September HLBAC meeting was cancelled. Next meeting is scheduled for October.

7. Supervisor Reports

Wingard: participating in Seward Highway Safety meetings.

JW and ME jointly worked on list for Project Anchorage and submitted it via the website prior to deadline of Sept 15, as discussed at the GBOS Special meeting on Sept 13.

Edgington: Items that were removed from the agenda regarding Section Line Easement were discussed at the Special Meeting September 13 as the deadline for response is September 17. Determination of GBOS was different than the recommendation by LUC at their meeting on September 11. ME will write a letter to LUC explaining the reason for the GBOS decision.

ME advises that Assembly is working on tax exemption for multi-family dwellings that are on public transportation routes. This doesn't include Girdwood currently but it could be expanded as GW is entirely accessed via public transportation.

ME will be attending a housing conference out of state in the coming month.

Sullivan: Solid Waste Services plans to continue THU operation. Alcohol tax has been under discussion at PSAC.

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

GHEC: Brett Wilbanks states that GHEC is working on the final framework to propose for STR registration/regulation under code change to T21C9. GHEC is also working on a progress report to share accomplishments of the committee to date. GHEC has not yet made a recommendation regarding the Housing Implementation Plan later in the GBOS agenda.

9. Status of Proposed Girdwood Developments

See meeting packet for updated report. Main item is the decision by DNR regarding the Section Line Easement. Enstar will begin engagement once appeal process is over. No work will be done this year on the SEL. See meeting packet for public engagement coordinator information from Enstar.

10. Service Provider Reports (5 mins each)

Fire – Chief Weston: See meeting packet. E41 is delayed for 1-2 years due to production issues.

Police – Chief Achee: See meeting packet. Working on parking enforcement via EasyPark, maybe ready by end of year.

Roads/Parks & Rec – Kyle Kelley: See meeting packet. Working on funding for Suspension Bridge, received notification on several grants and funding sources for various projects.

Roads work recently has been focused on drainage. Working on getting gravel from highway project once CEA has completed their line work. Working on getting echips for winter sanding, price has increased significantly due to trucking cost. Major projects are culvert at Ruane – getting funding from EPA and planning for fish culverts on Davos in 2025. GVSA is saving up for paving on Timberline, project to begin once funds are accrued.

**PUBLIC COMMENT:**

Ky Holland Running for House District 9. Upcoming forums in Whittier THU 9.26 and HALO Oct 3. Hoping that there will be a Girdwood forum scheduled soon.

Deb Croghan Action was taken by GBOS in special meeting last FRI that does not match the recommendation of Land Use Committee meeting last MON regarding Section Line Easement.

Linda Mankoff New program: Senior Spotlight. Group focuses on concerns of seniors and those who help seniors in the community. Clinic will be at the Rotary Health Fair.

**OLD BUSINESS:**

11. Review and approve GVSA 2025 Budget (co-chairs)

GBOS has held two work sessions on budgets. Girdwood is Tax District 4, Historically the lowest tax of all MOA districts with full services. Group reviews each budget and the reasons for increases reflected in the budgets. Full proposed budgets are included in the meeting packet, as are budgets reflecting the proposed amendments.

Girdwood Fire Board of Directors has approved the budget as proposed for Girdwood Fire and Rescue

Motion:

GBOS moves to approve the proposed 2025 budgets as follows:

Fire	\$1,924,534	(increase of \$113,263 over 2024)
Roads	\$1,547,253	(Increase of \$37,861 over 2024)
Parks	\$530,546	(increase of \$15,000 over 2024)
Housing & Economic	\$80,600	(increase of \$30,600 over 2024)
Police	\$817,411	(increase of \$6,000 over 2024)

Motion by ME/JW (motion is amended, see below for final version)

Amendments to Motion:

Amendment 1

Motion:

GBOS moves to amend Parks budget grants budget to \$65,000, adding \$5,000 more to GVSA non-profit recreation grants.

Motion by ME/2<sup>nd</sup> JW

Amendment passes 4-0 in roll call vote.

Explanation:

These funds will be allocated to Non-Profit Grant Funding and spent on hard funding of Little Bears \$10,000 and Glacier Valley Transit \$7,500. The remaining \$2,500 will be added to the pool of funds for competitive grants.

## Amendment 2

Motion:

GBOS moves to increase the capital fund amount to a flat rate of 1 mill.

Motion by ME/No 2<sup>nd</sup>

Amendment fails

Amended Motion:

GBOS moves to approve the proposed 2025 budgets as follows:

Fire	\$1,924,534	(increase of \$113,263 over 2024)
Roads	\$1,547,253	(Increase of \$37.861 over 2024)
Parks	\$535,546	(increase of \$20,000 over 2024)
Housing & Economic	\$80,600	(increase of \$30,600 over 2024)
Police	\$817,411	(increase of \$6,000 over 2024)

Motion by ME/JW

Amended motion passes 4-0 in roll call vote

### 12. Update on appointment of applicant to GBOS Seat C (co-chairs)

Update from Mayor's office is that Kellie Okonek is to be appointed to Seat C, as recommended by GBOS. Action should take place at the Sept 24 Assembly meeting.

### 13. Finalize topics for Alaska Municipal League Parliamentary Procedure Training (Wingard)

Topics have already been communicated with AML. Training is TUE Oct 8 at 6PM. Training is open to the public. GBOS and it's subcommittees are encouraged to attend.

### 14. Review GBOS response drafted to Planning and Zoning recommendation for changes to the proposed Girdwood Comprehensive Plan (Imagine Girdwood Edgington; Supvs. Burnett/Sullivan)

Rough draft of a resolution for consideration is included in the meeting packet. Briana is eager for feedback and hopes to pare it down some. Draft will return to GBOS for review and approval in October.

### 15. Girdwood Housing Implementation Plan – consider allocation of funds

Discussion and recommendations from GHEC (Supvs.Edgington/Wingard)

Project ultimately would create a fuller independent analysis and make recommendations for policies to assist in creation of housing needed by the community.

This funding would initiate the process, which is:

- Drafting of an RFP via RFP Committee
- Approval of RFP by GBOS
- Proposals solicited and contractor identified by selection committee
- Negotiation of final contract between contractor and committee.
- Work on project begins

Motion:

GBOS moves to allocate \$50,000 from the GHEC account toward RFP for Housing Implementation Plan for Girdwood.

Motion by ME, 2<sup>nd</sup> by BB

No vote is taken on this motion, amendments failed.

Discussion

Wilbanks: As stated earlier. GHEC discussed this item but has not taken action yet. GHEC has other projects that they have been interested in funding first, including the RV park and gravel extraction.

Edgington: GHEC is focused on projects that can be achieved in shortest timeline, as they should be. This project will help create strategy for the next layer of projects to facilitate housing. It is the role of GBOS to determine spending of tax generated funds.

Wingard: Requests that project receive direction by the subcommittee before moving forward.

Burnett: \$50,000 would clear out GHEC account, leaving nothing for projects that GHEC has determined as priority projects imminently. Staff clarifies that funds would be encumbered upon a vote taking place but not spent until the project is completed. Funds not spent can be reallocated. Funds allocated in 2025 budget will be available once they've been retained via property tax in 2025.

Proposed amendment:

Motion:

GBOS moves to allocate \$40,000 from GHEC funds and \$10,000 from Undesignated Fund to produce the RFP

Motion by ME/ no second

Motion fails

Staff states that Undesignated Fund is not available currently to draft funds from as it is held for Fire apparatus. Funds could be accessed if there was an emergency, but not for encumbrance for this. Additionally, MOA is late in closing books. Currently closing 2022.

Proposed amendment:

GBOS moves to encumber \$40,000 from the GHEC funds.

Motion by ME, 2<sup>nd</sup> BB

Motion:

GBOS moves to call the question.

Motion by ME/no second

Motion fails

Discussion continues

Motion:

GBOS moves to table the topic to October meeting.

Motion by JW/BB

Motion fails 2 in favor (BS/ME) and 2 opposed (BB,JW) in roll call vote

Burnett and Wingard: Want approval of this from GHEC before voting on it.

Wilbanks: GHEC leans toward other projects that they believe have more immediate impact on housing, such as development of an RV park and acquisition of gravel to offset development costs.

Return proposed amended motion:

GBOS moves to encumber \$40,000 from the GHEC funds.

Motion by ME, 2<sup>nd</sup> BB

Motion fails 2 in favor (BS/ME) and 2 opposed (BB, JW) in a roll call vote

16. Discuss Levees in Girdwood:

California Creek Levee protecting Town Center:

HLB will fund engineering/design on abatement of active erosion at California Creek levee protecting Town Square. This will provide design and cost estimate for work to complete the project. Funding for the actual construction work is pending.

Glacier Creek/California Creek/Turnagain Arm Levee protecting Old Girdwood (Tuttle/Supv. Wingard)

Amanda requests that GBOS write a Resolution of Support for a Watershed Management Plan for Glacier Creek.

This request is new to GBOS and has not been addressed via LUC. Request of the service area needs to be clearly stated on the LUC agenda so that it can be brought forward to GBOS. Item will return to GBOS once LUC has discussed and made recommendation.

HLB meeting in September has been canceled. Amanda says that there is collaboration among entities impacted by the Glacier Creek levee. The levee has gained interest from Senator Murkowski's office

17. **Agenda Item LUC 2406-04:** Request to pursue HLB Municipal Code Requirement to initiate a Land Use Study in the Girdwood Valley (Tuttle/Supv. Wingard)

Motion:

GBOS moves to send a letter to HLB requesting a Land Use Study in the Girdwood Valley and be compliant with 25.40.025.

Motion by JW/2<sup>nd</sup> ME - Motion is withdrawn after discussion

Previously GBOS and the community as a whole have engaged on the issue of Land Use Study as it related to Holtan Hills, resulting in legal opinion that the criteria had been met with other studies. GBOS wants to have a better understanding of the argument begin presented by Amanda and what mechanism will work best to potentially achieve a different outcome than was achieved during Holtan Hills discussion.

Motion:

GBOS moves to table this discussion to October.

Motion by JW/ME

Motion carries by assent vote

18. Consider GBOS resolution to request extension of water mains to Old Girdwood and Mine Roads to AWWU projects list.(Supv. Edgington)

Information and map are provided at the meeting and incorporated into the final meeting packet.

AS discussed in August, there has been a change in the way that water line projects can be funded. Now projects that are funded by grants are paid for when users connect to the new line, instead of at the time that the line is established, regardless of the property-owners connection to the line. The grants that create this new flexibility are currently open and not likely to be cyclical, so there is some urgency in pursuing them.

Old Girdwood and the Mine Roads are both still on well systems, which are inconsistent and easily impacted by additional development, water table, earthquakes, etc. Additionally, there are no fire hydrants due to the lack of a water system. Project would involve 2 transmission lines (one to Mine Roads and one extending to Old Girdwood) and two distribution system lines into the neighborhoods. The project is broken up into components as recommended by AWWU based on knowledge of the grants available.

No resolution is available at this meeting. Item will return to GBOS in October for a vote and will be added to LUC agenda as well.

Motion: GBOS moves to extend meeting to 10:30PM ME/JW Assent vote

19. GHEC request for NTE \$7500 for grant writing for an EPA Community Change Grant application funding for gravel extraction in Glacier Creek. (Wilbanks/Supv. Edgington)

Grant application is due November 21 2024. Proposal is to hire a grantwriter to write the grant application. Secondly, a hydrologist will be needed to provide analysis that will be useful otherwise, but also will be used in the grant application.

Service Area Manager can pay for items up to \$5,000. The study and the grantwriter will be paid for separately, with a combined total NTE \$7,500.

Motion:

GBOS moves to approve NTE \$7,5000 to accomplish application for the EPA Community Change Grant from the GHEC fund.

Motion by JW, 2<sup>nd</sup> ME

Motion carries 3-1 (ME) in roll call vote.

Glacier Creek gravel is one aspect of Girdwood hydrology. There are other aspects that are also needed, including flood plain mapping and drainage study.

20. GTC request for GBOS resolution of support for application for RTP 2025 grant of \$200,000 with 10% Service Area match for work on the suspension bridge project.(Staff/Supv. Burnett)

Project is posted for public notice at Library, Post Office and Community Room, as well as at trailheads and hand tram information boards on site. Project is broadly labor for the suspension bridge project. Matching funds for the grant are already in place via other non-federal funding.

Motion:

GBOS moves to write a resolution of support for the GTC RTP grant application in 2025.

Motion by ME, 2<sup>nd</sup> JW

Motion carries 4-0 in roll call vote

#### **NEW BUSINESS:**

21. Consider agenda topics for MOA GBOS Quarterly meeting October 28 at 4PM in the Girdwood Community Room  
Group discusses HLB topics: land transfer, industrial park, Levees, Land Use Study, Hydrology Study including placement of gauge at the levee protecting Old Girdwood; Police: alcohol tax distribution for Girdwood service needs.

22. Shift GBOS meeting to Nov 25 avoid conflicts for subcommittee meetings earlier in the month.

Committees other than GHEC will all be shifting by a week to accommodate Election day and Veterans Day meeting space conflicts.

23. **Agenda Item LUC 2409-06:** Liquor License renewals 2025. Request for public hearing if needed is required by resolution received by October 15, 2024. Otherwise, Blanket Letter of Non-objection is requested.

No concerns related to license renewals have been received. If there is a protest to the renewals it should be brought up by resolution no later than October 15. If no action is taken, staff recommends GBOS issue a blanket Letter of Non-Objection for all.

#### **REPORTS:**

24. Reports (see packet)

Supervisor reports

#### **Action Item Updates as assigned:**

**Request for GBOS/LUC Joint meeting: (1 of 2 required meetings completed in 2024, Feb 7; Apr 29):**

**Request for GBOS/GFR Joint meeting (0 held of 2 required in 2024):**

**Request for Executive Session:**

**Other:**

**Adjourn 10:20PM**

#### **Pending items to return to GBOS as Old Business:**

Review and discuss GBOS Rules and Procedures edits (All GBOS)

Review letter requesting Chugach Electric underground power lines in town square (Twiname/Supv Edgington)

**Agenda Item LUC 2407-04:** GHEC request for LUC and GBOS to consider support for Service Area STR registration and regulation. (Wilbanks/Schechter/Supv. Edgington)

**Agenda Item LUC 2408-04:** LUC recommendation GBOS Resolution of support for exclusion of the GVSA from the proposed 3% Municipal Sales Tax (Brice Wilbanks/Supv. Wingard)

Municipal Room Tax compensation update (Supvs. Edgington/Wingard)

**Agenda Item LUC 2406-05:** Request for GBOS Resolution of Support to pursue declaration of Old Girdwood as a Historic District at the municipal, state and federal level.(Tuttle/Supv. Wingard) - October