

Turnagain Community Council (TCC)
 Thursday, November 5, 2020, Meeting Minutes
Held via Zoom Teleconference

Submitted by Sandy Rabinowitch, TCC Treasurer and Acting Secretary for November 5, 2020, meeting & TCC President Cathy Gleason

The meeting began on time at 7:00 P.M. as scheduled, but quickly ran into electronic problems that persisted for approximately 20 minutes. No business was conducted until 7:20 P.M. when most participants were reconnected. On average through the end of the meeting 20 people participated via Zoom.

Call to Order:

Virtual Meeting called to order at 7:20 pm by TCC President Cathy Gleason

Approval Of November 5, 2020, Agenda: *(rearranged to accommodate guest)*

Move to Approve: Kathleen Bielawski; Second: Pat Redmond
No Objection

Approval Of October 1, 2020, Minutes:

Move to Approve: Kathleen Bielawski; Second: Pat Redmond
No Objection

Old Business: (initial)

- **ML&P Merger with Chugach Electric** (Julie Hasquet, CEA Manager, Corporate Communications)
 Chugach Electric Association (CEA) has acquired the Municipal Light & Power Utility (ML&P), as of October 30, 2020; ML&P no longer exists. Information was presented about the transfer and questions answered:
 - All ML&P customer records have been transferred to CEA
 - Former ML&P customers are encouraged to go online and sign up for CEA membership
 - Can also go online to sign up for autopay
 - Have to be a CEA member for one year before running for a Board position
 - Former ML&P area is “North Campus” — rest of area referred to as “South Campus”
 - COVID has slowed down training plan; if having problems with transition, can contact Julie at hasquet@Chugachelectric.com

Executive Report:

- **Still Meeting Virtually**
 - The TCC Board has determined that continuing to hold TCC meetings via zoom, rather than in person, is the best approach for the foreseeable future. This will be discussed in the future and opinions are welcome from all members.
- **Announcements** (Cathy Gleason)
 - Former TCC President Tom Dreyer passed away September 27th; he served a one-year term in 2001. Though reelected to serve a second term for 2002, he had to subsequently decline the position due to his wife’s cancer diagnosis.
 - Nov. 20th is comment deadline for Draft West Anchorage Snow Disposal Site Selection Study
 - *See Announcements Handout for all Notices.*

- **Federation of Community Councils October 21st Zoom Delegate Meeting Report** (Cathy Gleason)
 - Mayor Chief of Staff, Assembly Chair, School Board representative all participated
 - COVID-related funds still available
 - Continuing due diligence on purchase of hotel in Spenard for Transitional Housing
 - Hope to close on all four properties by Dec. 15th
 - Options on seating/electing new acting Mayor discussed
 - A Special Election would cost \$650,000
 - APD working on Body Camera proposal, which they support
 - Delegates approved request to Assembly for \$90,000 operational funding for 2021
 - ASD facilities are open for council/public use
 - Chugach Electric purchase for ML&P finalized on October 30th

Legislative Report:

Legislative reports were given by Katie McCall for Senator Mia Costello, Senator Elvi-Gray Jackson, and Representative Matt Claman. Topics covered included:

- Governor's emergency COVID-19 declaration set to expire November 15, 2020
 - Potential special session to deal with COVID funding would require 40 votes to call for it
- Alaska election status: 40 percent of ballots still need to be counted
- State Labor Dept. disbursement of \$300 unemployment payment delayed; hope to get out soon
- New COVID-19 Screening Process approved for use in Capitol in Juneau; daily screening will be required prior to entering Capitol; closed to public

Assembly Report: (Judy Jessen for Assembly member Kameron Perez-Verdia)

- West Anchorage Assembly Member Austin Quinn-Davidson is now the Acting Mayor and will likely remain in that position until June 30, 2021. There is no requirement for her assembly seat to be filled in the interim period.
- Assembly worksessions are available to stream on YouTube
- Assembly working on 2021 Operating and Capital Projects budgets; will vote on them at their Nov. 17th meeting
 - 40 percent of budget covers police and fire departments
 - Alcohol tax passed in April; will start collection in Feb. 2021 to be spent on specific needs
 - Judy will provide TCC what Turnagain projects are included in Capital Projects budget

No School Board Report provided

Airport Report: (John Johansen)

- COVID-19 testing protocol was made less stringent within the past few weeks for incoming travelers to Alaska. Tests are free; need to quarantine for five days or until receiving a negative test result.
- Airport has multiple positions open for hire.
- Short-term snow disposal lease application with the Municipality at existing site is now out for comment (due Nov. 24th)
- Cathy Gleason stated she received a response from the Airport to her request for a meeting with TCC to discuss the status of multiple, major cargo lease applications that have been submitted and how impacts associated with these development projects could be addressed. Response was that the Airport does not feel it would be productive to meet with TCC to discuss the cargo

developments...but welcomes additional written comments. Cathy expressed that a two-way dialogue would be much more productive and that TCC never receives any response to our written comments, or is provided notice when decisions are made with regard to the lease applications.

- TCC membership reaction stressed a meeting is important because TCC is Airport's primary neighbor. Also asked if Airport could provide TCC with regular updates on lease applications.
- **Cargo Lease Applications Updates:**
 - Only one lease has been signed, so far: 6A Aviation has signed a single new lease for land west of the N-S Runway. Initial phase would be between Pt. Woronzof Rd. and the taxiway within the fenced-in active Airport area. Second phase would be in wooded land west of the road.
 - All other lease proposals are "in limbo" for now, but work is being done."
 - A new cold storage facility is in the works for a portion of Postmark Bog and there has been some media coverage about this project.
 - There's a fair amount of contamination in the bog from its use as a fire training area — it's a "fairly significant issue."
 - There was a request to John to provide a map of all the cargo-related lease application locations and an update on each development proposal for our December 3rd TCC meeting and John agreed to do so.

New Business:

- **2021 TCC Officer/Board Elections:**

Annual TCC elections were held. All offices filled had only a single candidate.

Move to cast unanimous approval for slate provided: Pat Redmond; Second: Anna Brawley

No Objection

New officers elected for the 2021 year are:

- President - *vacant*
- V. President - Cathy Gleason
- Treasurer - Jackie Armstrong
- Secretary - *vacant*
- Member-At-Large - Pam Wright
- Member-At-Large - Pat Redmond

- **Development of Old Shell Station at Minnesota Dr. and WNL:** (Cliff Brown, Vitus Energy)

Mr. Brown presented his company's early thinking about the former Shell gas station at the corner of Minnesota & Northern Lights. The company closed acquisition on the property month ago and plans to reopen a gas station and convenience store on the site. Vitus is still in the planning phase and hoping to open early in 2021. They would like input on what other amenities the Turnagain neighborhood would like Vitus to consider including in their development. He explained that they were thinking about a range of services that could include: laundromat, car wash, liquor store (with separate entrance), ice cream and sandwich sales, pull tab sales, and picnic tables. He stressed that final decisions had not yet been made.

TCC members thanked him for asking for our input (as it was not a requirement that they do so).

Various TCC member liked and didn't like individual ideas. One thing members agreed on was retaining the existing landscaping along Minnesota Dr. and at the corner intersection of Minnesota and WNL. This

landscaping was specifically planted by DOT at TCC's request when the addition of a right-hand turn lane was built several years ago, which removed all landscaping previously in that location. One suggestion offered was that he contact the principals of West High and Romig Middle School to ask them for input, since the property is very close to both schools.

Old Business: (continued)

- **West Anchorage Snow Disposal Site Selection Draft Study** (Bill Spencer, HDR Project Manager)
A presentation was provided on the draft study, which is now available for review and comment. He explained various sites considered, with the preferred location being Municipally-owned Connor's Bog wetlands south of Javier De La Vega Park. After comments received and study finalized, next step is going before the Urban Design Commission.

TCC member discussion/input included:

- This wetland area is designated in Municipal planning documents as important natural open space/habitat to be preserved
- Concerns regarding engineering and environmental impacts, including hydrology and pollutant runoff impacts on remaining wetlands and Connor's Lake
- Mitigation should include permanent preservation of remaining Muni-owned Connor's Bog wetlands
- Recommended the TCC Land Use Committee provide comments by November 20th deadline

Committee Reports:

- **Land Use Committee** (Co-chairs Anna Brawley & Cathy Gleason)
 - Zoom meeting was scheduled for November 12th to discuss items, including:
 - R-4A Zoning Code change proposal
 - Draft West Anchorage Snow Disposal Site Selection Study
 - Short-term MOA lease of Airport existing snow disposal facility
 - Heritage Land Bank 2021/5-Year Draft Plan
 - Airport cargo development proposals
 - Vitus development amenity proposals

Meeting Adjournment:

- After approving meeting extension to cover Committee Reports, meeting was adjourned without objection at 9:15 p.m.