

Call to order: 7:08pm

Board members present: Mary Pedlow, Bob Reupke, Clinton Hodges, Peggy Robinson, Bill Cox, Stuart Grenier, Pete Peterson, and Ron Rivas

Approval: Previous Minutes: April and May 2008 minutes approved.

Approval of the Agenda: yes

Treasurers Report: account currently stands at \$1,682.61

Representative Reports:

Tom Obermeyer, staff for Senator Betty Davis: AGIA, mental health issues, aging, the homeless, assaults, special education, nurses overtime bill, the S-chip program and education's drop-out issue;

Assembly representative, Sheila Selkregg: Wal Mart, pike and \$ for a district plan is a concern, Title 21's chapter 5 before the assembly in the second week in July, would like to see revisions to the big box and site condo ordinance;

Assembly representative, Mike Gutierrez: Assembly Public Safety Chair and recycle drop-off points in the works;

Executive Board Report: The agenda for the meeting was set, items for the meeting room were discussed and the towers at Centennial Park;

Community Activity Reports:

Federation of Community Councils: Bob Reupke reports that the federation is now located at 1057 North Fireweed Lane, the community center is doing well, many children are receiving free lunches and issues with children in the hallways is being addressed; Glen Clary reports that the Title 21 sub-committee will meet prior to the Assembly meeting on Title 21's chapter 5;

Business:

1. Chester Valley Elementary School remodel: Michael Carlson presented the schematics of the proposed remodel to include an expanded parking lot, relocation of the hockey rink, redeveloped playground, 18 classrooms, the schematics will be presented to the school board June 23rd, concerns regarding the cost overruns in excess of the bond amount, 10% cost fluctuation the gym will have 23' ceiling; **Motion to approve the schematics as presented passed 28 y, 0 n, 1 abs.**

2. Cheney Lake pike removal: Dan Bosch, Ak. Dept. of Fish and Game, mid July for public process, no bag limit on pike, lowering lake to freeze them wasn't feasible, three species of fish, northern pike, sickle back and black fish, preference is stickle back, liquid rotenone will cost \$7,000.00 and would be applied in the fall to avoid adverse impact on birds, concern regarding the affect on local wells in the area, assured this wouldn't be a problem, would eventually like to stock with trout, approx 70% of dead fish would fall to bottom of the lake and the remainder would be skimmed from the surface.

3. Wal Mart: Jennifer Spall, Wal Mart's Senior Mgr., Public Affairs and Government Relations, Duane Adams and Jim Sawhill with Lounsbury and Associates and many Wal Mart associates were in attendance, covered some of Wal Mart's short history serving Alaskans. Store sizes: Sam's Club 136,000sq/ft and supercenter 192,000sq/ft, stores today are 25% more energy efficient than in the past, white roofs will be utilized.

Access to the store will be off Debarr and Creekside, a new bus stop will be situated on Debarr, the

pedestrian pathway (Patterson ROW) that ends at East 10th will be extended to Debarr, Patterson Street will be built to serve the stores and eventually East 10th to Creekside, bollards will be erected at the east end of 10th and 11th where they presently end at the Patterson right-of-way, Patterson and Debarr will be signalized. At present there are no plans to deal with cut-through traffic using 10th and 11th and the church parking lots to gain access to the stores. Tomas said the cut-through isn't Wal Mart's problem but Jennifer said that she would get with the church officials to deal with this problem; it was mentioned that the church would be in violation of its conditional use permit to allow access to the stores through their parking lots. Wal Mart acknowledges that the church needs access off of Debarr.

The architecture for the store consist of earth tones down to the human level, emphasis on the entrances, stones and other amenities not scene in previous stores, a new direction and effort to work with communities they serve. Some areas will be covered to facilitate loading.

Landscaping will exceed the requirements of the code and will be compartmentalized. Native trees will be utilized and they won't be the little 1 ½" thick trees we are used to seeing being planted around town. Wal Mart's "iconic tree" will grace the front of their store.

Lighting will be directed and any complaints regarding the lighting will get their attention and resolved. Led lights are being considered and it is hoped, due to costs, that purchases can be combined with other entities to keep costs down.

They expect 1500 vehicles per peak hour and will have 1300 parking spaces for a 4.0 ratio. Bollards in front of the stores will be lighted.

The R-2M parts of their property will remain zoned as is and sold off.

Delivery trucks will arrive twice each week with roughly 10-15 trucks going to each store...this doesn't include trips by local vendors.

There will be no overnight parking and the stores will have 24hr security.

Minimal sidewalks will be provided for pedestrians moving from one store the next or from the bus stop to the stores.

Dumpsters will be keep from view with most of the trash created will be backhauled to the lower 48.

Arterial landscaping will be provided as required by code. Most of the parking will be below grade and not visible from Debarr.

Snow storage is dealt with daily and removed as needed so that it doesn't conflict with parking.

Anticipate breaking ground next spring with completion in 2010. Bioremediation is above the threshold and another attempt will be made to get it below the threshold. The development will not adhere to any of the town center concepts mandated by the 2020 Comprehensive Plan. Wal Mart feels it is giving us more than we are entitled too.

Motion: That, "The NECC support the presentation to the Planning and Zoning Commission, except for the two liquor licenses to be brought back to the NECC at a later date. Wal Mart and the Muldoon Community Assembly will resolve the issue of vehicular traffic using East 10th, 11th and 12th cutting through the church parking lots for access to the stores before the presentation." 25y, 8n, 3abs.

Senator Bill Wielechowski and Representatives Bob Roses and Max Gruenberg arrived late due to the AGIA hearings in downtown Anchorage. Bob doesn't support Sarah's proposal today but might tomorrow. Bill and Max are keeping an open mind until they are certain but are leaning toward being in favor of AGIA. Max went on to say a few things about traffic calming at 3rd and Lane.

Adjournment: 9:58pm respectfully submitted by Clinton Hodges, Secretary

Other Important Notes and Announcements:

Presentations and subjects are timed. Please wait to be recognized by the chair.
Please sign in when attending meetings. If possible choose to be notified by e-mail by e-mailing
info@communitycouncil.org

The NECC has a web page maintained by the Federation of Community Councils. Minutes for the meetings and other NECC documents and NECC contact information are available on-line at
www.communitycouncils.org/servlet/content/23.html

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