

NECC

Northeast Community Council

Minutes – April 21, 2005

CALL TO ORDER: 7:00 pm.

Approval: Previous Minutes

Corrections to the Minutes of March 17, 2005:

- 1) Treasurer's report to reflect that \$173.00 is owed to Bob Roses (for light globe materials)
- 2) Representatives Reports – Assembly Member Ken Stout's aid is Jean Hellenthal.

Corrected Minutes Approved Unanimously.

Approval: Agenda

Revisions to the agenda:

- 1) Extend Green House Property Project to 15 minutes.
- 2) Delete Muni Code 21.90.030 Underground utility items (old item)
- 3) Add Dan Bosch w/ Fish and Game Re: Removal of Pike from Cheney Lake, 10 minutes.

Revised agenda approved unanimously.

Treasurers Report:

No Report. It was noted that Bob Roses was still owed \$173.00

Representatives Reports: (in no particular order)

Senator Davis: Amanda, aid from Senator Davis Office, reported that the Senator would be in Anchorage on the 29th for ground breaking on the Muldoon Middle School.

Senator Guess:

- PERS / TRS Bill has passed the senate. This is likely to be a personal savings fund rather than a conventional pension.
- SB 155 (School Funds from the PFD) has passed senate, has moved to the house. Has some concern with using the PFD without an overall fiscal plan. Results in a nominal \$30 reduction in the annual dividend.

Representative Tom Anderson: Not available. Aid, Eugene, had nothing to report.

Representative Max Gruenberg:

- There will be a hearing on extending the school construction reimbursement program shortly.
- HB 116-119 (Various child porn issues) Still working to get these heard.

Anchorage Assembly Member Paul Bauer:

- Work session on tow operator program on April 19th. Pesticide control hearing postponed till May 3rd.
- Chris Birch and Paul Bauer have been sworn in. Anna Fairclough is the new Chair, Dan Coffey is vice chair.

Anchorage Assembly Member Ken Stout:

- Short discussion on pesticide control ordinance.
- Attended Town center project meeting with Pfeffer and Begich. Project still alive, discussions are moving forward.
- Short discussion on Community Councils Ordinance (AO 2005-1). Peggy Robinson: Will there be additional amendments to the ordinance still coming? Ken Stout: The ordinance can be always be revisited, but changes are not likely unless multiple community councils request changes.
- Shelia Howe: Liquor licenses up for renewal this summer? Ken: Yes, but not in the NECC.

- Lori: Will other town center proposals be reviewed (medical park, sport complex, etc)? Ken: Not familiar with these. Other proposals need to be put in writing and submitted to the Mayor. Ken would take these forward if presented to him.
- Lori: Tax Increment Funding – what is status. Ken: not familiar with this. NOTE: this was discussed later under business item “Town Center Update”.

Community Activity Reports: (in no particular order)

- **Anchorage Fire Department – Patterson Station, 267-5006**
 - Burn Permits. Awaiting spring green up, and air quality to improve. Call AFD hotline for info.
 - Discussion of community evacuation plans for senior housing. AFD does not have a specific plan, but the senior housing homes are supposed to develop their own plans.
- **Community Patrols** – Aaron Pascas of the Nunaka Valley Community patrol informed members of a need for volunteers to help with Community Patrols. Interested members are urged to contact:
 - Aaron Pascas, Nunaka Valley Patrol, 223-4630
 - Michelle Daugherty, Northeast Patrol, 748-7800
- **Northeast Community Center** – Tim Sullivan. The community center is alive and well. Sees about 70 children a day during normal periods, increased to about 150 day during spring break in March.
- **Road Construction Updates** – Ainslie Phillips
 - Road weight limits currently in place.
 - Expect to see the retaining walls on Turpin trimmed back, and the remainder of the Turpin Road construction to commence in 4 to 6 weeks.
 - Muldoon beautification and pedestrian amenities will continue this spring.
- **Federation of Community Councils** – Dean Syta
 - City is beginning public involvement for the Anchorage Long Range Transportation Plan Update. Members are encouraged to attend one of the following public meetings:
 - Monday April 25th, 7:00 pm Goldenvue Middle School
 - Thursday April 28th, 7:00 pm Wendler Middle School
 - Wednesday, May 4th, 5:00 pm Mirror Lake Middle School
 - Contact Linda Cyra-Korsgaard at CH2M 646-0205 or Ann Brooks at Brooks and Associates 272-1877 for more information.
 - Parks and Recreation is preparing a strategic action plan for parks management. Interested members should attend the following meetings:
 - Tuesday, April 26th, 6:00 pm Russian Jack Chalet (for the NE Park District)
 - Saturday, April 30th, 1:00 pm Loussac Library Assembly Chambers (all districts, to vote on priorities)
 - The assembly has passed AO 2005 –1(s-1), which revised portions of the ordinances under which Community Councils are organized. There are some changes to the definitions of membership, donation limitations, and organizational structure. Nothing major, but the NECC will need to review and update the bylaws. The NECC has 120 days to comply with the new ordinance.
- **Anchorage Police Department** – Sergeant Stanton
 - email: cstanton@ci.anchorage.ak.us
 - Office hours are 1200 noon – 10:00 pm at Muldoon Community Center.
 - The Community Service Patrol (CSP) which handles much of the City's inebriate program is short staffed. This may result in impacts to police response times, as APD may end up having to spend time responding to inebriates normally handled by the CSP. The City is working to address the problem.

BUSINESS:

(1) Presentation – Improvement Plans for Turpin Park Steve Beardsley, Commission of Parks and Recreation

- TREErific, a volunteer organization working with the State Division of Forestry plants and maintains trees to beautify areas in Anchorage.
- On May 14th, TREErific will be doing a planting in Turpin Park, located at the corner of Oklahoma Avenue and Peck Avenue. A graphic of the plan was presented. It includes approximately 15 evergreen and 15 deciduous trees, exact quantities will vary with the materials donated to TREErific.
- TREErific asks that the community come out and learn to plant and maintain trees at the park on that day.
- General discussion of tree planting and maintenance.

NECC April 21, 2005 Motion (1):

A motion was made in support of TREErific and the planting plan:

The NECC supports TREErific and the park planting plans for Turpin Park.

Motion passed; 19 in favor, 0 opposed, 0 abstaining.

(2) Presentation – Green House Property Project: Don Smith, Developer

- The green house property is 29.7 acres. Developer is currently working to clean up the demolished structures on the property, and to level the previously developed area. Also working to with the MOA to set aside (by sale to the HLB) 12 acres for parks and ball fields. Developer has a letter of intent [to purchase the land] from HLB. Developer is requesting assistance from the MOA and NECC in developing plans for developing the land. Would like 5-10 minutes at each NECC mtg to present updates.
- Other projects by developer include College Village, and projects near 64th, A Street and Frontier, Lousacc Library
- Zoning is currently B3. Looking at rezoning part of it. Will protect the creek, probably put residential to east side of creek. Type of development (multifamily, single family, etc) not yet set. Developer is interested in other peoples ideas for the land.
- Jeff Judd (Cook Inlet Housing Authority [Mark Pfeffer]) Will you build to the town center design standards? Don Smith: This is being discussed with the City.

NECC April 21, 2005 Motion (2):

A motion was made in support of the purchase of a portion of the Green House property for use as park:

The NECC continues to support the HLB purchase of 12 acres of [Laurel Acres Subdivision] for the purpose of parks and sports fields.

Motion passed; 14 in favor, 1 opposed, 0 abstaining.

An amendment to the motion to include the phrase "provided access issues can be resolved", failed; 4 in favor, 12 against, 0 abstaining.

(3) Discussion – "Spirit of Muldoon" Community Picnic: Ainslie Phillips

- The annual community picnic has been tentatively set for the 2nd weekend after school starts this fall (in September). The NECC is looking for volunteers and donations. The following members volunteered and / or pledged donations:

Ainslie Phillips
Aaron Pascar
Dwight Hovland
Genevieve Holubik
Helen Soares
Rod McCoy (pledged \$50)

Bob Reupke (pledged \$50)
Russell Nogg (pledged \$100)

[Other volunteers and donations are still required].

NECC April 21, 2005 Motion (3):

[Be it resolved that] the NECC Board of Directors be authorized to make a generous donation of up to \$200.00 [for the Spirit of Muldoon community picnic].

Motion passed; 13 in favor, 0 opposed, 0 abstaining.

(4) Presentation – Muldoon Town Center Update: Jeff Judd, VP Development, Cook Inlet Housing Authority.

- Jeff Judd provided a history of the Town Center Property. Mark Pfeffer and Jerry Nesser purchased the Alaska Village Trailer Court. 35 Acres were sold to ASD for the middle school. 24 Acres was bought by Cook Inlet Housing Authority (Mark Pfeffer). Federal grant and personal funds were used to restore Chester Creek. The area was designated a "Town Center" by the MOA. A master plan for the town center development was prepared and presented 3 years ago. It was approved by the planning department and the Anchorage assembly. This included a rezone of the property to "town center". However, the developer has not yet accepted the rezoning because of costs. Development to the "town center" standards is expected to cost 30% more than normal. Developer is still exploring avenues for funding the town center development. Options include:
 - Tax Increment Financing --- essential uses the property taxes on a development to pay for the bonds that were used to build the project. It was determined that this could not realistically be used for the town center project, since there was is no tax base to initially guarantee the bonds until after the project is built.
 - Tax Abatement Funding --- reduction or elimination of property taxes for a period of time. This allows the developer to obtain financing more readily, as the money not used to pay taxes is available to pay for the financing. Option is available under state law, but developer must apply for and obtain approval from the MOA.
- General discussion of TIF and Tax Abatement. Presently exploring tax abatement with the MOA. Two step process: First, the property must be declared deteriorated. The assembly has done this. The next step is for developer to apply to the MOA for tax abatement on this basis. This has not yet happened. This discussion will take place in the next 4 to 6 weeks. If the MOA decides the abatement would have advantages to the public, the assembly will address the issue, and there will be a public hearing.
- The Jack Miller site (Zoned I1) is not currently included in Mark Pfeffers plans. However, other groups are currently looking at this land
- Lori: There are other community proposals for the land and the town center, including a sports complex, technology center and a health center. Why has Cook Inlet Housing not wanted to hear these proposals? Judd: We went to the community to develop a plan and listened at the public meetings. The body of the public found our proposal acceptable. The Salvation Army also has an option to buy up to 12 acres of land from Cook Inlet Housing if the Kroc Foundation grant is awarded.
- Lori: Explain Venture's proposal for tax subsidized alcohol sales? [missed part of question, possible reference to possible inclusion of liquor stores in the tax abated commercial portions of the town center]. Judd: Cook Inlet Housing is not opposed to health clinics or professional offices in the town center.
- Tim Sullivan: Was a site condo developer looking to buy some of the land? Judd: Yes, there was an offer for nine acres. It has not been accepted for now.
- Judd: Mark Pfeffer and Judd will continue to be available for meetings, but can't speak for other land owners.

(5) Presentation – Flowers to Replace Lights on Muldoon, Bob Roses

- Brief discussion of MOA City of Flowers program, will be requesting MOA hang flower baskets on the light poles at the bus stops to replace last winters light globes.

NECC April 21, 2005 Motion (4):

A motion was made in support of the flower baskets:

The NECC supports display of flower baskets to the replace the light globes on the light poles [at the People Mover bus stops].

Motion passed; 12 in favor, 0 opposed, 1 abstaining.

NOTE: Subsequent to meeting, the NECC was informed that flower orders needed to be in by Mid December. However, Transit Department already placed an order, so the NECC area is online for flowers this summer.

(6) Presentation – AMC 21.50.160 Standards for Alcoholic Beverages: Bob Roses

- Alcoholic Beverage Conditional Use Permits allow a group or business to service alcohol without a liquor license for specific functions (First Fridays art gallery series used as an example). However, there are currently no limits on the number of times a group can obtain a conditional use permit. In theory, a permit could be obtained 50+ times a year.
- This ordinance is an attempt to set an annual limit on the number of times an organization can obtain a conditional use permit.
- Isn't clear if there is an problem, or if this is mostly meant to close a loophole.
- Mixed discussion on pros / cons of regulating the permits.

NECC April 21, 2005 Motion (5):

A motion was made to obtain more information:

The NECC requests that the MOA Planning and Zoning Department provide a report on the historic use of conditional use permits, types of problems encountered with conditional use permits, and recommendations for changes to the conditional use permit system.

Motion passed; 9 in favor, 1 opposed, 4 abstaining.

(7) Presentation – Removal of Pike from Cheney Lake, Dan Bosch, Department of Fish and Game

- ADFG planning to gill net Cheney Lake this spring as soon as ice goes out to collect pike as they move into shallow water to spawn. If netting is successful, ADFG hopes to restock the lake with rainbow trout this year. Will be using approximately (10) 48 foot gill nets, will take effort to avoid snaring birds. All pike greater than 18 inches are donated to Beans Café, smaller fish go to the schools for science programs.
- Prior to illegal pike stocking, Cheney lake was very popular, with average of over 5000 angler prior to 2000. This has dropped to less than 1500 angler days after pike were illegally stocked.
- ADFG stocked 161,900 fish city wide in 2005. Estimated expenditure in anchorage by the anglers who catch these fish is \$3.67 million, or more than \$22 per catchable fish brought to the Anchorage economy.

NECC April 21, 2005 Motion (6):

A motion was made in support of removing the pike and restocking the lake:

The NECC supports the removal of pike from Cheney lake, and the restocking of the lake with sportfish.
Motion passed; 13 in favor, 0 opposed, 0 abstaining.

(8) Presentation – Cellular Antenna for Norman Street

- No one present to present. Agenda item tabled.

MEETING ADJOURNMENT: Approximately 9:40 pm.