

# NECC

Northeast Community Council

Minutes – June 16, 2005

**CALL TO ORDER: 7:05 pm.**

**Approval: Previous Minutes**

Minutes Approved Unanimously.

**Approval: Agenda**

Agenda approved unanimously.

**Treasurers Report:** Total of \$485.75 in checking account, including a recently received \$10 donation.

**Representatives Reports: (in no particular order)**

**Senator Bettye Davis:**

- ? Vanessa Salinas, staff for the Senator was present and took notes. No report.

**Senator Gretchen Guess:**

- ? Megan Foster, staff for the Senator was present and took notes. Indicated that the Senator was awaiting word on the review and approval of the 2005 capital budget.

**Representative Tom Anderson:**

- ? Eugene Hamett, staff for the Representative was present and took notes. No report.
- ? Took questions regarding Alaska State Housing Maintenance back to Tom Anderson.

**Representative Max Gruenberg:**

- ? Caroline Lombard, staff for the Representative was present and took notes. No report, also took the housing maintenance questions back to Max Gruenberg.

**Anchorage Assembly Member Paul Bauer:**

- ? Not present.

**Anchorage Assembly Member Ken Stout:**

- ? Present with nothing new to report.

**Community Activity Reports: (in no particular order)**

? **Anchorage Fire Department – Patterson Station, 267-5006**

- o Not present.

? **Community Patrols** – Not present. Please contact the following individuals with questions, or to volunteer for the Community Patrols. They are really in need of help with patrol work.

- o Aaron Pascas, Nunaka Valley Patrol, 223-4630
- o Michelle Daugherty, Northeast Patrol, 748-7800
- o Other phone numbers of interest:
  - Junk cars - 729-7878
  - Graffiti Busters - 343-4663
  - Streetlights - 263-5483
  - Potholes - 343-6363

? **Northeast Community Center** – Bob Rupke Board Elections were held. Bill Wielechowski was elected to the board. We lost the bid for the new Kroc Community Center. Short discussion on the possible reasons why.

- ? **Weed and Seed** – Tim Sullivan. South Russian Jack has been added to the program. They have received a new grant from HUD of \$50,000.00. The terms of the grant require that 75% of the effort be expended in the Russian Jack area. Weed and Seed is opening offices on Bragaw. The space will include a Police substation.
- ? **Road Construction Updates** – Various people.
  - o Ainslie Phillips-Updates on Turpin Road- Landscaping by MOA to begin Monday, June 20, 2005.
  - o The landscaping “urns” recently placed along Muldoon Road are not up to design standards of the project, and may be replaced. If they remain, it is believed that local community (church groups or maybe Boy Scouts, etc) are supposed to plant and maintain them. Two of the hanging flower baskets on the light poles have been stolen.
  - o Creekside Road Improvements- Bill Coghill - Dowl Engineers- Bid to go out June 30, 2005. Mid July-August to start project. To be completed by the end of September 2005. The signal to be installed late December 2005- early January 2006. Some discussion as to actual naming of the road. No one was familiar with the actual process for naming a road. Mark Pfeffer indicated he had been working with Senator Murkowski to get additional funding for the road project as part of the federal road bill (less than 50% confidence level).
- ? **Federation of Community Councils**– John Floyd
  - o The meeting did not have quorum. Primary business was to ratify the bylaws, but this could not be done.
  - o The FCC now has new offices in the United Way Success by Six building in Mountain View area.
  - o Talked about the UAA Anchorage Community Survey.
  - o Next meeting will be in August 2005.
- ? **Spirit of Muldoon Community Picnic**
  - o No report.
- ? **Green House Property Update – Don Smith**
  - o Don has been working with the Corp. of Engineers, Fish and Game, others, examining the possibility of relocating the creek away from the Debarr intersection. Don is meeting with the same people who helped Mark Pfeffer with the previous creek restoration. Ideally, the creek would be rerouted to the south side of the property, and Muldoon would cross the creek with a bridge rather than a culvert.
  - o Don has a purchase contract with Heritage Land Bank for the park portion of the property.
  - o Bill Wielechowski – has any coordination been made with the other town center properties? Don – has been meeting with Robin Ward at the Mayors Office regarding towncenter standards, and with Mark Pfeffer.
- ? **Anchorage Police Department** – Sergeant Stanton
  - o email: [cstanton@ci.anchorage.ak.us](mailto:cstanton@ci.anchorage.ak.us)
  - o Office hours are 1200 noon – 10:00 pm at Muldoon Community Center.
  - o Answered questions from the members regarding gangs following the release of the Anchorage Community Source Guide 2005. A gang task force is being set up using the detectives from the Robbery and Assault Davison.
  - o Answered questions regarding curfew enforcement. In general APD only enforces the curfew incidentally to other contact activities; APD does not have the resources to regularly enforce the curfew.
  - o Procedures to enforce the nuisance property law have been streamlined. APD can now place a property owner on notice and cite them after 8 nuisance calls to a property.
- ? **New Committee Report – Wal-Mart Development of Miller Property** Multiple Presenters.
  - o Bill Bobrick, Jim Sawhill from Lounsbury and Associates, Greg Johnson with Bond, Stephens, and Johnson discussed proposed retail construction on the Miller Property. Essentially, Wal-Mart has an option on 53 acres of the Miller Property, and is in the planning stages of developing store layouts for the property. Wal-Mart is working with Lounsbury and the Mayors office on standards and requirements for this development. Lounsbury has met with Pfeffer, Cook Inlet Housing, others in the area, and will be working with the NECC committee to address neighborhood concerns. Lounsbury has recommended to Wal-Mart that they work within the towncenter standards, and with other property owners to establish a cohesive style.
  - o Expect to have plans to share with community in 4 to 6 weeks.
  - o Wal-Mart Officials will be in Anchorage mid July to address the community.
  - o Bob Roses: The NECC will be scheduling a joint meeting with Russian Jack and Scenic Park community councils for the purpose of meeting with Wal-Mart. This meeting will be announced via the NECC

newsletter. NOTE: This meeting was ultimately scheduled for June 12, at the Anchorage School District school board meeting room.

- Robin Ward, Majors Office: Wal-Mart has been working with Mayors Office to exterior architectural guidelines; has been insisting that Wal-Mart meet with the community; pushing the project to be built to towncenter standards.
- Mayor Begich: Spoke about efforts Mayors Office has been making to enforce development standards upon developers. The city is only interested in high quality development that is an asset to the community. Wal-Mart has already shown themselves to be capable of high quality development in other communities outside Alaska, and only their best will be acceptable in the towncenter. Wal-Mart has about 90 days left in their due diligence process, and the communities must put together their wish list of demands before this process is up, the earlier the better.

Questions / Comments / Discussions from Community Members (No Particular Order):

- ✍ Shelia Howe, Others. Expressed concerns about traffic patterns and capacity of local road systems. 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup> avenue need to be protected from cut through traffic to avoid impacting neighborhoods. Sufficient measures need to be taken to buffer neighborhoods from foot traffic, loitering pedestrians on back sides of residential areas. Elimination of the public walkway behind Fred Meyers needs to be considered. The wishbone road configuration in the towncenter master plan needs to be preserved. Jim Sawhill indicated that they would try and do this, and intended to maintain the traffic light signals shown in the towncenter master plan.
- ✍ Lori Johnston, Others. Inquired about liquor stores being included in the complex. Jim Sawhill indicated that both the Wal-Mart and the Sams Club wanted liquor stores. Other community members commented that they did not have to have liquor stores to be economical viable. Note: this development is directly across from the middle school. Liquor sales and children are not compatible.
- ✍ Kay. Indicated that a portion of the Miller property is zoned R2M. In order for Wal-Mart to build both a Sams and a Wal-Mart, they needed to get this property rezoned. The rezoning, which NECC can influence is key to determining which one (or both) gets built on the property. Kay also brought up issues regarding potential tax abatement for Wal-Mart, if the deferred tax monies were used for offsite improvements in the rest of the towncenter area. Any deal with Wal-Mart must be comprehensive and address what happens not just with the store, but with all of the surrounding associated properties.
- ✍ Ainslie Phillips. The community would be best served if a deal was negotiated with Wal-Mart to build only a Sams Club, with architectural standards, green spaces etc. Sams generates less traffic, has shorter business hours and a higher class of customer, with less of the problems associated with a Wal-Mart.
- ✍ Various members. Discussion of Wal-Mart coordination with the adjacent Fred Meyers.
- ✍ Various members. Discussion of buffers and buffer widths between Wal-Mart and surrounding properties, Debar road. Everyone would like to see wide (30 foot plus) buffers of the existing mature trees retained. Light pollution mitigation should also be required.
- ✍ Various members expressed some disappointment that the towncenter was not going to be fostering small, higher quality businesses with Wal-Mart moving in. Desire smaller stores, not big boxes.
- ✍ Lori Johnston. Remember that no towncenter exists yet, only a proposal from a developer. Whoever builds in the towncenter should not expect us to use tax dollars to pay for something the community doesn't have control over.
- ✍ Jeff Judd, Cook Inlet Housing.— Wal-Mart desires to have part of the property rezoned. This requires public involvement and is not a done deal. The rezone represents the best way for the community to influence the direction of development. Must get Wal-Mart's commitment in writing.
- ✍ Mark Pfeffer, (Koonce Pfeffer Betties, Venture Properties) – Provide some history of his work on developing a towncenter on the property acquired from the Alaska Village Trailer Court, which at one time had included getting part of the trailer court rezoned to commercial, for an earlier Wal-Mart, who then backed out of the deal. The major stumbling block towards the progress of the towncenter development is the additional cost of meeting the towncenter standards, which add about 30% cost premium to the work (equivalent to \$60K on a typical mid-sized house). Pfeffer has been working to implement first, tax increment financing, and most recently tax abatement financing to reduce the cost barrier to development. Tax abatement alone does not appear to be sufficient to build the Venture portion of the towncenter. It might be possible is the Wal-Mart tax base can be used to help pay for portions of the towncenter amenities. Pfeffer developed a

Towncenter Master Plan in 2002, received a resolution of support for this master plan from the NECC in 2003. The Towncenter master plan and standards only apply to the Venture Properties. They do not apply to the greenhouse or Miller properties (they would be only voluntary).

- ✍ Dean Syta, NECC Secretary. Asked that the Mayors Office address concerns that the secondary businesses likely to be built with the Wal-Mart (i.e. the “pad” businesses) may lead to the deterioration of existing businesses on Muldoon. Only retailers targeting underserved or unserved markets in the NECC should be allowed on the pads.

## **BUSINESS:**

### **(1) Discussion, Review and Approval – NECC Bylaw Revisions and Updates, NECC Executive Board**

- ? As discussed in earlier NECC meetings, the NECC bylaws need to be revised to bring them into compliance with a recent passed MOA ordinance that addresses requirements for the formation and operation of the community councils.
- ? A bylaw committee, consisting of Bob Roses, Dean Syta, Peggy Robinson, Troy Carlock, and Terry Cummings (who was later unable to participate) reviewed the bylaws, and recreated a working document that was presented to the executive board. The entire nine person executive board reviewed and approved the changes individually.
- ? The draft bylaws were distributed electronically to all members on the NECC email list, and have also been posted on the NECC page of the Federation of Community Council website (see the agenda for the address).
- ? Many members had left after the Wal-Mart discussion. At this point in the meeting, approximately 15 members were present. Questions about the bylaws were answered and / or discussed. Some members were concerned about proposed changes, and did not want to approve the revised document as a whole without review it further. Questions were asked and answered regarding the duties of the secretary to keep the sign in log, and regarding the requirements for boundary changes.
- ? Secretary Dean Syta and President Bob Roses pointed out that vast majority of the changes were made to comply with Municipal law, and that their was a deadline for submitting the NECC bylaws to the Assembly, with Bob Roses indicated was within the coming week.

#### NECC June 16, 2005 Motion (1):

Troy Carlock made the following motion:

*Be it moved that the revisions to the bylaws be considered as a consent agenda.*

Motion failed; 5 in favor, 8 opposed, 0 abstaining.

#### NECC June 16, 2005 (2):

Bill Wielechowski made the following motion:

*Be it moved that all items as required by the Assembly ordinance as discussed here be approved.*

Motion Failed; 2 in favor, 8 opposed, 3 abstaining.

- ? Motion was made to table review and approval of bylaws until the August meeting.
- ? Motion passed with clear majority, and item was postponed till the August meeting.

#### NECC June 16, 2005 Motion (3):

Dean Syta made the following motion:

*That the NECC Secretary be allowed to send the proposed NECC bylaws as a draft to the Anchorage Assembly, for the purpose of maintaining compliance with the MOA Community Council Ordinance, with the understanding that the bylaws be identified as a draft, subject to refinement in at the August NECC meeting.*

Motion passed; 8 in favor, 0 opposed, 3 abstaining.

## **NEIGHBORHOOD CONCERNS:**

None presented, moved straight to executive board report.

## EXECUTIVE BOARD REPORT:

### Executive Board Action on Miller Property Subdivision:

- ? Bob Roses presented the NECC position from the June 2<sup>nd</sup> Executive Board Meeting, addressing the pending subdivision of the Miller Property. At the time, the Executive Board, believed that this subdivision was part of the Wal-Mart development plan for this area. As the Board had inadequate information available at the time, the NECC passed a motion requesting the platting board delay action on the subdivision case until such time as development plans for the property had undergone appropriate public process.
- ? Jack Miller, the owner of the property, explained that the subdivision only dealt with a small approx 1.5 acre piece of property fronting Debarr Road that Alaska USA Federal Credit Union was interested in purchasing for a branch office. Furthermore, he indicated that this had nothing to do with the Wal-Mart development, and he presented documents showing that this property was already zoned B3 in 1994.
- ? General discussion of credit union development.

**9:55 Procedural Vote to extend the meeting past 10:00 pm. Passed, 7 in favor, 4 opposed.**

#### NECC June 16, 2005 Motion (4):

Ainslie Phillips made the following motion:

*Be it moved that the NECC position be amended to support the subdivision of the Miller Property, provided the property be subject to public site plan review of the proposed {credit union} development.*

- ? Motion was ruled out of order by the parliamentarian. This topic was not listed as a business item or otherwise properly noticed, and as such, official action was not allowed by the NECC bylaws.
- ? Bob Roses did indicate, however, that the NECC executive board was still empowered to act in behalf of the NECC in this matter, and could revise the NECC position as suggested by Ainslie at the next executive board meeting if Jack Miller so desired. Jack requested the NECC take no action until he found out the status of the platting board review of his case, as earlier in the meeting the Mayor had indicated the Mayors office was postponing this case. He did ask that the NECC check with him before taking future action on items like this. Bob Roses apologized for any trouble the NECC caused Mr. Miller.

## FOR THE GOOD OF THE ORDER:

- ? Sheila Howe: The Assembly is revisiting portions of the MOA sign ordinance. They are considering adding grandfather rights to the ordinance. This would effectively gut the ordinance, as it would allow all of the non-conforming signs on Muldoon to remain forever. This is a time critical issue, as this is scheduled for the next assembly meeting.

The following motion was made:

#### NECC June 16, 2005 Motion (5):

*The NECC opposes any further changes to sign ordinance amortization schedule.*

Motion Passed; 8 in favor, 2 opposed, 0 abstaining.

- ? A member voiced concerns about the manner in which the Wal-Mart Development Report and subsequent discussion had been handled; she was concerned that there hadn't been enough time to ask Pepper or the Mayor questions. Bob Roses responded that he did his best to ensure that everyone who wanted to speak got a chance, but that only so much time was available for any given subject.

The following motions were made:

#### NECC June 16, 2005 Motion (6):

- 1) Requesting a status report on council boundary changes as recommended by the FCC;
- 2) Establishing speaker time limits;
- 3) Establishing a speaker sign up list.

Motion(s) failed for lack of a second.

**MEETING ADJOURNMENT: Approximately 10:30 pm.**