

TO: Federation of Community Councils

THRU: David Baldwin, President

FROM: Erin Dovichin, Secretary-Treasurer

SUBJECT: Chugiak Community Council Approved Minutes for September 15, 2011

**CALL TO ORDER**

The President called the meeting to order at 7 pm.

**Roll Call**

*Present:*

David Baldwin, President  
Gale Armstrong, Vice President  
Erin Dovichin, Secretary-Treasurer  
Karla Beller  
Amy Demboski  
Meredith Mears  
Randy McCain  
Benjamin Sherburne

**APPROVAL OF MINUTES**

A motion was made and seconded to accept the minutes from April 2011, with minor corrections made by Amy Demboski. (1 Demboski, 2 Mears). Motion passed unanimously.

A motion was made and seconded to accept the minutes from May 2011, with corrections and clarifications made by Linda Kovac. Motion passed unanimously.

*Copies of Chugiak Community Council's meeting minutes and bylaws are available on the FCC's website at [www.communitycouncils.org](http://www.communitycouncils.org) (Click on Chugiak).*

**WALLACE HOMESTEAD DISCUSSION**

Bill Tucker with Colony Home Investments and Till Wallace presented the concept of the municipality or the state acquiring the Old Wallace Homestead at the end of Skyline Road. They stepped the council through the history and maps of the property and the various concepts for its use over time, and they request support for the concept of the property being in public ownership, perhaps a priority on the CIP list. There was a good deal of discussion of the property and its potential uses, its highest and best use, and whether or not the property should be publically owned, and if so by what entity. Parks and Recreation has been having this same discussion. There was general agreement that the homestead is a beautiful piece of

property and that there is strong potential for public use. A resolution was proposed to generally support the concept of the property being in public ownership, but issues were raised and discussed as to whether or not citizens will support using public funds for such an acquisition when there is a good deal of concern about economic issues locally and nationwide. Everyone agreed that feedback from the public was very important in order to proceed. The possibility of a feasibility study and the best ways to outreach to the community regarding the issue was discussed at length. It is unclear what the question about the property really is right now. A motion was made and seconded (after much discussion) for Dovichin to draft a resolution reflecting the Council's concern that we identify the questions to be asked of the public regarding this property and how a feasibility study might be undertaken and that the draft resolution be reviewed at the next Council meeting. Dovichin said she could send out an email to our email list to gain feedback on the property but she needs the developers to provide her information for the email.

## **REPORTS**

**CBERRRSA Road Board** L. Kovac (688-5356). Kovac reported:

- Budget looks good
- Efficiency of the McKenna Brothers is good
- Eklutna Bridge report is out. Load limits have been modified
- Project to use closed circuit tv to see the condition of storm drainages is ongoing.
- Upgrades on our two storage facilities are necessary
- Statute of limitations has passed on the Tablelands drainage issue and so the developer cannot be sued. PNM is exploring other options. A summary of the study of the issue may be presented at the next meeting.
- Official Streets and Highway Plan and the Municipal Transportation Plan are both being updated.

**Eagle River-Chugiak Parks & Recreation Board** G. Armstrong (696-3543), R. McCain/Alternate (229-6009). Armstrong and McCain attended the last meeting. McCain reported:

- At the recent meeting, the Board discussed the Old Wallace Homestead at length as discussed earlier
- The Beach Lake Master Plan was approved by the Assembly in July, replaced the 1974 plan. Armstrong feels it is a good plan, and now that the plan is done they can focus on some development, particularly making it usable to a wider portion of the community.
- Loretta French Park – We will have our own Alaska Baseball League team here in Chugiak. Rep. Stoltz will be assisting with securing some funds from the legislature for a few improvements. A big step forward here for our community.
- Construction of the new building at the McDonald Center is underway. This will make McDonald a real recreation center and not just a hockey rink.
- Beach Lake Lodge will now be managed by Focus, Inc.
- A small portion of the Peters Creek bike path is managed by Parks and Rec at Peters Creek park, and this portion was formerly too steep for paving. Finally they have

worked out the issues by regarding the path. It was rapsealed this summer, and this coming year it will be paved.

**Federation of Community Councils (FCC)** D. Baldwin (688-0123) R. McCain/Alternate (229-6009). No report.

**Treasurer's Report:** E. Dovichin (688-2551) Dovichin reported that there was \$3332 in our account as of the end of June. Dovichin will also explore paying the post office box in advance.

**Old Glenn Project Citizen Committee (ADOT&PF Project No. 52515)** L. Kovac. No report.

**Title 21 Rewrite Committee (Land Use & Zoning Code Rewrite)** R. McCain (229-6009). No report.

**Consortium of Chugiak-Eagle River Community Councils** R. McCain (229-6009), M. Mears/Alternate (622-4077)

The Consortium went in front of Planning and Zoning last month. They gave staff until October 3<sup>rd</sup> to come back with a report. However, the Coffey amendments will also come back to the P&Z at the same time. McCain described the entire process that is underway at the moment regarding Title 21 review. The risk to us was that Chapter 10 might be put to the side or delayed because of the overall Title 21 review. The Consortium asked that Chapter 10 be reviewed step by step right alongside Title 21. It is important for Chugiak residents to attend the Oct 3<sup>rd</sup> P&Z meeting and to demonstrate support for inclusion of the Chapter 10 review within the Title 21 review.

McCain's term on the Consortium board expires in October. A motion was made and seconded to re-elect Randy McCain as our consortium representative and Meredith Mears as our alternate and to combine the Title 21 Rewrite and Consortium as one report to the council. Motion passed unanimously. Dovichin will send a letter to the consortium documenting the election.

#### **Assembly and Legislative Update**

No report.

**On-Site Wastewater System Technical Review Board.** No report

#### **OLD BUSINESS**

*DOT bikepath issue.* Baldwin talked with Representative Stoltz. The governor has talked with the Commissioner. As a result the Commissioner will be holding a "coffee klatch" at the Senior center at some point in the future to hear directly from the community. Beller pointed out that the addition of the rumble strips are an improvement in the summer, but that may not address the issues in the winter time.

#### **OPEN FORUM**

The Eagles are having their fundraiser for the Volunteer Fire Department this Friday and Saturday. The picnic is on Saturday afternoon. Please attend.

Sherburne raised issues of concern regarding the Vet City concept near Eklutna. This is an issue that the Chugiak Community Council should continue to monitor. It is unclear whether or not the plan will meet code and there are concerns regarding whether or not the plan will be followed regardless. A good deal of concern was expressed about this area not being appropriate for this type of development as it is at a great distance from public transportation, job opportunities and support services for the veterans.

Demboski announced that it is Hunger Action Month and there are food bins at Fred Meyers. Please drop some food in the bins.

Sherburne is going on detail and will be out of state during the November meeting.

#### **ADJOURNMENT**

A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 9:15 pm.

#### **NEXT MEETING**

The next meeting will be Thursday, October 20, 2011, 7:00 pm at the Chugiak Benefit Association.

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***The Chugiak Community Council serves Fire Lake, Chugiak, Peters Creek, Mirror Lake, Thunderbird Heights and Eklutna. We meet at 7pm on the third Thursday of the month at the Chugiak Benefit Association's south building (18530 Old Glenn Highway).***

***Matanuska Telephone Association is donating the use of email accounts to Chugiak Community Council officers.***

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