

# Rabbit Creek Community Council Meeting Minutes for Thursday, March 10, 2016

## DRAFT

Location: Golden View Middle School Library

Board Roll Call - Present: Adam Lees as Chair – Ron Devon, Pat Abney, John Isby, Keith Guyer, David Sterling, Nancy Pease, Vivian Mendenhall, Nancy Pease, Phil Fortner, Janie Dusel, Mindy Willis

Excused: Joan Diamond

Board Chair Adam Lees opened the meeting at 7:02 pm

- Minutes: February 11, 2016 minutes copy placed on line and floating around the room for review.
  - **Motion by Keith Guyer & 2<sup>nd</sup> Pat Abney** - To approve February minutes. Passed.
  - **Motion by Pat Abney & 2<sup>nd</sup> Keith Guyer** - To approve today's agenda with some slight modifications. Motion passed
- Membership for 2016 – With new membership conditions, the membership number is always being quantified.
- Attendance - Total 28 people in attendance tonight. The quota is 13 qualified voters; tonight classified as a general membership meeting.

### Announcements & Legislative Reports

- **Assembly Members** - Bill Evans & Jennifer Johnston not present tonight.
- **State Representatives** - Cathy Giessel and Mike Hawker not present tonight.
- **Fire Station 10** – Jim Veach, Clay Hamilton, Nic Constantino – Prop 3 has new ambulance request. Crews are gearing up for Forest Fires on ANC Hillside. With the new budget that AFD is faced with crew sizes are changing downwards. New DeArmoun Fire Station expected to open before May 1<sup>st</sup>, 2016.

### Presentations

- **John Porter - Anchorage Tomorrow – Prop 3,4,5,6 MOA Bonds** – Provided handout and went thru highlights on the list of projects. Total \$49.3 million. Homeowner pay back is \$12 per \$100k. Average home at \$330k = ±\$40 per year. MOA plans to retire \$36 million worth of bonds in 2016.
- **Tam Agosti-Giesler ANC School Board – School Bonds** - Bonds are for major maintenance at various schools. Golden View Middle School Waterline Loop. Described other projects. District wide seismic study. Romig gym & library earthquake damage. 27 buses, first in past 10 years. ASD has 27.5 million square feet of school structures. \$80 million bond maintenance last year. \$200 million in net bond debt retirement in past 7 years. Total bond package equals \$49.3 million. Homeowner cost \$10.86/\$100k valuation. State has a moratorium on reimbursement. School buses are not all contracted out because in Alaska it would be a monopoly, therefore ASD provides about 30% of the buses. Nancy Pease suggested auditing of buses. Bus drivers get 2x minimum wage, which adds \$2million to the budget. Nancy Pease discussed safe walk to school criteria. People Mover uses School I.D. to transport High School students for free.
  - **Motion by Nancy Pease & 2<sup>nd</sup> Pat Abney** – RCCC to send in email of concerns for audit of school bus situation and safe walk to schools issues. Motion passed. Nancy Pease to draft.

### Reports

- **Chair's Report – Adam Lees** – MOA passed bylaws on 2/9/16. Responses from all agencies. Election season is upon us; Democratic caucus on 3/26/16. April 5<sup>th</sup> is MOA election and poll workers are needed. Candidate signs are sometimes placed on property without owner's permission. All should be honorable. Be nice to candidate volunteers. Halo on 3/2/16 has 3 assembly candidates. Most appeared to be knowledgeable about the issues. Treg Taylor was pushing to extend Elmore Road from DeArmoun to Rabbit Creek Road. RCCC has been opposed to that project. RCCC was noted as being the most active Community Council on MOA affairs and Chair wants ideas to continue and extend that effort and be the best.
- **Treasurer's Report** - For March amounts are: Checking \$295.02 + Savings \$228.55 = \$523.57.
- **FCC Meeting – Mindy Willis - Capital Improvement Projects Budget (CIP)** – Because of reduced state and MOA budgets RCCC to choose favorite projects. State expects budget to be \$1.6 billion from oil taxes + \$0.5 billion from other taxes = expected ±\$4.0 billion shortfall. RCCC has combined projects in the past on CIP.
  - **Motion Dianne Holmes & 2<sup>nd</sup> Keith Guyer** - Ask FCC in letter for current mailing lists, bounce lists, statistic reports, and all such current RCCC mailing lists as well as to amend agenda to include Title 21 discussion. Motion passed without opposition.
  - Nancy Pease – MOA needs to adopt procedures for pedestrian access easements. Sometimes shown on a plat, but not identified to the public or maintained. Discussed Title 21.
- **HALO – Pat Abney** – 3/2/16 meeting was Candidates Forum. HALO stands for Home and Land Owners – a local 501(c)(4) that spreads across roughly 8 Hillside-area councils that can participate in a law suit with the MOA, if required.

### Ongoing Business

- **RCCC Accounts – Signers needed** – Four signers are required for RCCC bank accounts. Volunteers requested. Determined that signers will be: Nancy Pease + Adam Lees + Keith Guyer + Barry Matteson.

- **Birchtree-Elmore LRSA: 142<sup>nd</sup> Improvement Resolution** – Road design plans and specifications are possibly completed or near completion for 142<sup>nd</sup> Avenue. Product headed to MOA for final review and approval. No information available; further outreach will be required.
- **Pedestrian Easements – Nancy Pease** - Lots of Pedestrian Easements platted that are not being used. No process for neighbors to start using easements. Nancy recently had meeting with MOA to develop procedures. The non-motorized agency at MOA has no money to develop. To properly familiarize easements, initiation by groups like RCCC might be required. Nancy Pease provided suggestions for various easements like Bear Valley School to Rabbit Creek Greenbelt Trail. There are Boy Scouts who might be able to assist with easement development as a project.
- **Park Dedication** – Adam Lees - MOA Assembly member Jennifer Johnston advised why parks are not dedicated is partially because title to the parks is not available. Since Jennifer Johnston has termed out of the Assembly, RCCC needs to get on our next Assembly member to continue working on this item.
- **AK 80 – Wika Airport – Potentially Illegal Airstrip Issue** - The airport area has been identified as a potential zoning violation.
  - **Motion Pat Abney + 2<sup>nd</sup> Keith Guyer** – Allow for a change in the agenda to allow 5 minute presentation for Greg Wika to describe his project. Motion passed.
  - Greg Wika advised that Nancy Pease sent a letter on Jan 27<sup>th</sup> to MOA Code Enforcement. A Feb 22<sup>nd</sup> letter identified a 90' wide airstrip AK80 on FAA web site. Greg Wika accused Nancy Pease of walking the site at night. After Wika continually threw out antagonistic statements about RCCC members, Lees ruled Wika out of order and informed him that ad hominem was not tolerated and that his discussion could continue if based on specific aspects of his issue that the Council could act upon. Mr. Wika added nothing further. It was later identified that in January the Wika Airport appeared on various web sites as FAA-approved, but that information was recently removed from the FAA website.

## **New Business**

- **Anchorage Land Use Plan Map** - Open House March 15 to 16, 2-5pm; UAA Library Rm 307. RCCC Work Shop will be 6-8:30 pm on 3/15/16. Identified that a color scheme can create confusion. This is a pre-cursor to Re-Zoning of areas.
- **CIP Project List** – Joan Diamond to lead. Will review at RCCC April Meeting. Very little funding available from government entities.
- **Discussion on AO No. 2016-34 – Changes to Title 21 - Dianne Holmes** – AO 2016-34 is a Fast Track Ordinance introduced by Amy Demboski on 3/8/16 intended for a vote on 3/22/16. Four major items on the ordinance. Dianne read through portions of the ordinance. Main items has to do with the size and accessories of garages in relation to lot size.
  - **Motion Dianne Holmes & 2<sup>nd</sup> Pat Abney** - Write a letter to the MOA Assembly requesting a delay of the vote on Ordinance 2016-34. Motion passed unanimously.
  - **Motion Dianne Holmes & 2<sup>nd</sup> Nancy Pease** - Form a committee of 3 individuals who have knowledge of Title 21 for 1 week to investigate and report to the RCCC Board by Friday 3/18/16, and offer testimony at MOA Assembly Meeting of 3/22/16. Motion passed. Committee to be Nancy Pease, Dianne Holmes, and third individual.
- **Heritage Land Bank (HLB) & Wetlands – Dianne Holmes** – Reviewed a map on screen with HLB parcels identified. Potter Valley has several parcels. Described those parcels and HLB wording on what they want to do with some of the parcels. HLB wants to rework their effort to sell parcel 2-144 because it has not sold although it has been on the market for years. There are several conditions for its sale imposed via the Potter Valley Land Use Analysis. Wetlands Mitigation Project – RCCC wants to be a part of the review and process across the board. An idea has surfaced to exchange HLB parcels for other land that offers Chugach State Park access. Dianne Holmes wants Board to review her suggestions. For the HLB's Potter Valley Land Use Analysis, there is a desire to include RCCC in the HLB review.
  - **Motion Dianne Holmes & 2<sup>nd</sup> Pat Abney** - HLB meeting at 12:00 noon on 4/14/2016, same day as the next RCCC meeting. Request volunteers to review Dianne Holmes comments by the end of March and prepare a proposal to HLB from RCCC. Volunteers to be Nancy Pease, Dianne Holmes, Phil Fortner.

## **Wrap up assignments**

- As stated above.

**Motion to adjourn by Vivian Mendenhall & 2<sup>nd</sup> Keith Guyer** - Passed unanimously. Meeting adjourned at 8:59 pm.