
TURNAGAIN COMMUNITY COUNCIL

Council Meeting | March 1, 2018 | 7:00 – 9:00 p.m.

West High / Romig CTE, Student Center | 1700 Hillcrest Drive

Chaired by Cathy Gleason, TCC Vice President & Acting President

WELCOME & APPROVE AGENDA, MINUTES

- The meeting was called to order at 7:03 p.m. About 25 people (members and guests) attended.
- The March agenda was reviewed:
 - **Motion by Joan McKinnon to approve the agenda. Second by Gloria Manni.**
 - **Vote on motion: all yes, 0 no. Agenda approved.**
- The February meeting minutes were available for review and approval.
 - **Motion by Nezir Alili to approve the previous meeting's minutes. Second by Jean Bielawski.**
 - **Vote on motion: all yes, 0 no. Minutes approved.**
- Announcements: *See Attachments flyer available as a handout in the meeting and on the TCC website.*
 - **Vote by Mail:** a reminder that the next municipal election will be April 3, and it is a vote by mail election! Voter registration, which is handled by the state, must be updated by Sunday, March 4—please make sure your address is up to date, if you didn't already take care of this with the postcard that came in the mail! Ballots will start arriving in the mail on Tuesday, March 13, and ballots can be mailed (it requires a stamp) or dropped off at secure locations around town. You can also vote in person on Election Day at the voter center.
 - **Snow plowing status map:** The Muni has posted information about street plowing and maintenance online, a handout was available in the meeting, or check it out online here: <http://arcg.is/2klYk3F>

EXECUTIVE BOARD REPORT

- Check Turnagain CC's presence on Facebook and NextDoor! Join the Facebook group "Turnagain Community Forum" or watch for posts to Turnagain North and South neighborhoods on NextDoor.
- If you have not already done so, sign up for e-mail updates from TCC and other community councils: visit www.communitycouncils.org and scroll down to "Sign Up"!
- **Federation of Community Councils:** Cathy Gleason gave updates from the February meeting:
 - **Capital Improvement Project (CIP) List:** the lists have been sent to all councils, and councils have until May 31 to respond with their priorities and ranked projects. The board circulated a sign-in sheet for those interested in serving on a committee that will meet at least once between now and the TCC May meeting to develop recommendations for the council to vote on prior to the deadline. Contact tccpresident@yahoo.com to sign up.
 - **Motor Fuels Tax:** The tax went into effect today, March 1, a 10 cent tax per gallon on motor fuels (including gasoline and diesel) in Anchorage.
 - **2040 Land Use Plan:** The Planning Department has published a final version of the 2040 Land Use Plan, which TCC engaged with extensively, including regarding park lands within the airport boundary. Thank you to everyone who participated in this process! The plan is available online and can also be requested as a hardcopy. Because it is the most recently adopted plan, the policy decisions and land use map in this plan will supercede previous plans where there are conflicts between them. For example, this will supercede the West Anchorage District Plan for items where the policy has changed.
 - **MOA Historic Preservation Plan:** The Muni has released a draft historic preservation plan for the municipality, and will be holding a public event at the Anchorage Museum on Friday 3/2, 6 to 9 p.m. It will highlight some of the major aspects of the plan, but will also include historical information about our community including a short film.

- **Community Councils Crime Task Force:** This effort is being organized by Ric Davidge with Midtown Community Council, who reached out to other councils. The first meeting was held on February 20, with three councils attending. TCC members Lorraine Davis and Dan Gleason attended this meeting, but were not at tonight's meeting so they will report back in April.
- **Lake Hood Seaplane Base Meeting:** On February 20, the Airport held a meeting at Lake Hood Seaplane Base to share information about the lease to Ketchikan Airways, and discuss public notice of future leases. Many pilots, including those on the waiting list for a float plane slip, attended the meeting. The Airport provided information about the lease decision process for Ketchikan Airways, as well as ways to improve the public notice process.
- **February 2018 West Anchorage Candidates Forum:** On Monday, the five west Anchorage councils (Turnagain, Spenard, Sand Lake, North Star and Taku Campbell) hosted the candidates forum, including mayor and school board candidates, and had information about the bonds and ballot measures which will be featured on our ballot for the April 3 election. Despite the snowy weather, we had excellent turnout, 78 people signed in, including candidates, and some did not sign in so we estimated a total of about 90 people who attended or participated. We also had students from King Career Center who provided videography for the event, and we will post the video as soon as it's available (about March 8th). Thank you to everyone who helped organize and support this event, and thank you to everyone who attended! Look for the video on our website, Facebook and NextDoor.
Refreshments Reimbursement: Turnagain, Sand Lake and North Star made an initial commitment to split the refreshments cost from the candidates forum, approving up to \$50 from each council's outreach funds (each council receives up to \$75 annually from the Federation of Community Councils to spend on events like this). This decision needs to be officially approved by TCC.
 - **Motion by Kathleen Bielawski to approve spending up to \$50 of our community council outreach funds to reimburse Gloria Manni for food purchases for the February 26 West Anchorage Candidates Forum. Second by Kyle Smith.**
Discussion: None.
 - **Vote: 10 yes, 0 no. Expenditure is approved.**
- **Remembrance for Marty Smith:** A leader with Anchorage West Little League, Marty Smith, passed away recently from cancer—he had attended multiple TCC meetings to share updates about the Little League, and projects in the works to upgrade and improve ballfields in the park. The board was sad to see this news, as Marty had been working with TCC on upgrades and presented some promising projects. The board would like to propose making a donation in his memory to the Anchorage West Little League, in recognition of his good work in our neighborhood.
 - **Motion by Gloria Manni to approve a donation of \$50 on behalf of TCC to the Anchorage West Little League, in memory of Marty Smith. Second by Joan McKinnon.**
Discussion: None.
 - **Vote: 10 yes, 0 no. Expenditure is approved. The board will send a sympathy card and the donation soon.**
- **Lyn Ary Park Memorial Garden:** See previous meeting minutes for details. The Council has discussed adopting the garden, which involves regular maintenance and caretaking of that area, but has not heard significant interest by Council. If you live in the area and would like to volunteer to maintain this garden, please consider joining the committee! Contact tccpresident@yahoo.com to sign up.
- **Officers Report** | No additional reports.

LEGISLATIVE REPORT | SEN. MIA COSTELLO, REP. MATT CLAMAN

- **Joshua Walton for Sen. Mia Costello (via phone)**
 - Joshua called into the meeting on behalf of the senator's office, she apologizes for not being able to attend.
 - The Legislature is dealing with several important issues:
 - Fiscal situation. The Legislature continues to grapple with this issue, including looking at options that have been introduced. One is Gov. Walker's payroll tax

proposal, which would be similar to an income tax, but Sen. Costello is concerned about the implications of introducing any new tax during the recession. They are continuing to look at other options as well.

- Proposed constitutional amendment to protect the Permanent Fund Dividend in the state constitution. There have been a number of contacts to her office about this, as a member of Senate Judiciary.
- Crime and concerns about public safety in Anchorage have been the biggest topics of constituents' contacts with her office, and concerns about the impacts of SB 91. Sen. Costello introduced a bill to repeal the changes made in SB91, and is working to get a hearing in Senate Judiciary Committee.
- There is a new senator representing District E in the Mat-Su, Sen. Mike Shower.
- Please call or email her office with any questions, comments, or things you would like to discuss. Phone: (907) 465-4968 Email: senator.mia.costello@akleg.gov.
- **Rep. Matt Claman (via phone)**
 - The budget is a primary focus of the Legislature currently, there will be public testimony continuing today, on Friday and Saturday (March 2 and 3). Please check www.akleg.gov for opportunities to testify about the budget! There will continue to be hearings in the House and Senate Finance committees.
 - There is a bill in the house, introduced by Rep. Tarr, regarding protective orders for gun violence (HB 75). This would allow a judge to issue a protective order for incidents involving gun violence, similar to those for domestic violence. Rep. Claman appreciated Sen. Murkowski's comments to the Legislature last week about needing to be open to having conversation about guns and safety—this is a needed first step to policy change.
 - This Saturday, March 3, there are two events for constituents: please feel free to come to either or both of these events!
 - Anchorage representatives and senators will be available to hear from constituents at UAA, Rasmuson Hall, 2 to 4 p.m.
 - Earlier that day, Rep. Claman has also reserved a portion of City Diner on Minnesota and Benson, 10 to 11 a.m., to meet with constituents—please stop in for coffee.
- **Questions and Comments**
 - *A member asked Joshua whether the Legislature will be addressing the budget challenges for school districts, passing a school budget early enough so that Anchorage School District and other districts do not have to issue pink slips (layoff notices) again this year? This is definitely a perennial issue, since the timing of the legislative session tends to be after school districts have to finalize their budgets for the coming year. There have been multiple legislative solutions proposed, and Sen. Costello is very interested in finding a solution to this. He does not have specific information at hand, but can follow up to provide more. Cathy Gleason suggested posting this information on the senator's website.*
 - *Tim Steele commented that Anchorage School District in particular is in a difficult situation when looking to hire teachers, including looking to recruit out of state. He is concerned about ASD's ability to attract qualified teachers and encourage them to move, and not knowing how many positions will be funded creates another challenge. Josh acknowledged this is definitely a valid concern—he shared that Sen. Gary Stevens from Kodiak is chair of the Education Committee and has introduced a bill to allow the Legislature to pass a budget for school funding specifically, in advance of the rest of the budget passing. This is only a partial solution, since it would still leave funding from year to year.*
 - *Nezir asked whether Sen. Costello supports HB 75, Rep. Tarr's bill for gun violence protective orders. This is a bill to enable gun violence protective orders, similar to domestic violence protective orders. Josh commented that Sen. Costello does support this legislation, it seems like common-sense protections.*
 - *Cathy Gleason asked about the Municipality's proposal for a \$52 million bond funding request to provide funding to upgrade and expand the Clitheroe treatment center. What is the*

status of that request? Josh shared that typically, these type of funding requests are routed to either the House or Senate Finance committee, so it has likely been referred there. Sen. Costello has not taken a position on this yet, but is interested in following this item, and wants to learn more about the specific proposal and any changes that happen during the legislative process before making a decision about her position.

Cathy followed up to ask how much information had been provided to the Legislature, and requested that Josh follow up with TCC to send along anything that has been provided, that can be shared with the public. Josh will look into this—he does not believe there is a great deal of information attached to the request, but he can look into it and send any available info.

- *Nezir asked Rep. Claman whether he supports gun control measures such as banning high-capacity magazines, bump stocks and other proposals?* Rep. Claman appreciated Sen. Murkowski’s comments to the Legislature last week, that we need to be willing to have the conversation. He would like to hear more from people throughout the community before making a decision about this, so he has not currently taken a position.
- *A member asked about proposed legislation to amend the Alaska constitution to limit the session to 90 days, has there been further movement on this?* Rep. Claman commented that his resolution is still being considered, he has some co-sponsors and additional technical information. He has found that the Legislature generally supports the concept, and wants to finish in 90 days, but is not necessarily in favor of a public vote to put this in the constitution. He does not think it is likely to pass, but he continues to push for keeping to a 90 day deadline.
- *Cathy Gleason asked Rep. Claman what if any information he has received about the proposed Clitheroe Center project?* He has not received much detail about the project, and has heard previously that the Municipality’s number one priority is general obligation bond for the Port of Anchorage project.

ASSEMBLY REPORT | MEMBER TIM STEELE

- **Greenhouse Rooftop Code Amendment:** The Assembly passed an ordinance allowing up to an additional 10 feet above the height limit for a rooftop garden, to encourage more local food production on buildings in business districts.
- **Motor Fuel Tax:** The Assembly passed a 10 cent tax on motor fuels, and this went into effect today, March 1: this will partially offset the tax burden of property owners, who would see a reduction in overall taxes (about \$100 for \$350,000 assessed value).
- **Anchorage Police Department:** There are currently 422 APD officers, and another 30 in training—the Muni has been targeting having a complement of about 450 officers, and is on track to meet this target. This is in part to respond to expanded service needs,
- **School Safety:** Tim wanted to specifically recognize the school resource officers at ASD, who work in all the high schools, and are often visiting the nearby middle and elementary schools. He is always very impressed with their work, and the resource officers have been around for a long time and have made many positive contributions in the schools.
- **Questions and Comments**
 - *Jonathan Galin asked about the status of the accessory dwelling unit (ADU) ordinance?* This is still in process, and has not yet been brought to the Assembly but they anticipate seeing it soon. Tim commented that he felt that in general it is a good ordinance, and believes that it is a good idea, but does understand neighbors’ concerns about potential impacts if a structure is built next to them. Jonathan Galin, Gloria Manni and Cathy Gleason expressed their concerns about the maximum size allowed, the allowance of 2-story buildings, and lack of public notice to neighbors in single-family neighborhoods. Cathy added that the Assembly is anticipating have a couple of work sessions in March on this topic, prior to a formal vote. She encouraged Tim to re-read TCC’s comments to understand the council’s concerns, and will re-send them.

AIRPORT REPORT | JOHN JOHANSEN

- See airport updates on the handout provided at the meeting or online at: www.anchorageairport.com
- **Job Fair:** There will be a job fair on Saturday, April 7, 10 a.m. to 3 p.m. in the North terminal. Employers represented will include the Airport itself, as well as airlines and other businesses that operate in the area. The event is free, and parking at the North Terminal lot will be free.
- **North-South Runway Rehabilitation Project:** This 2-year construction project will begin this summer, and conclude the summer of 2019. The project will upgrade the North-South runway to current standards, including widening the available airfield. This will impact flight patterns for both summers when a portion of the runway is shut down for construction, which will primarily impact residents in Spenard and Midtown, in terms of additional noise. This summer, only the southern portion of the runway will be closed, so smaller planes can still use it but not the larger planes. The following summer, the entire runway will be shut down for the season and will not be used.
- **Communications Plan:** The Airport has prepared a draft and proposed changes to the Airport Communications Plan, which was last formally updated in 2014. Council comments will be due April 15, and the Airport will schedule a meeting with the 3 neighboring councils (Spenard, Turnagain and Sand Lake) after that point to work out any differences.
- **New Airport Manager:** The new manager, Jim Szczesniak, has been working for a couple of months and will be attending the next TCC meeting on April 5. If for some reason he is unable to attend because of commitments to respond to the Legislature, he plans to attend the May 3 or June 7 meeting.
- **Questions and Comments**
 - *Cathy Gleason asked whether John can provide an update on summer construction projects at the TCC May or June meeting?* John gave a brief overview of the North-South runway upgrade project, and noted that this is the main construction project this summer.

CLITHEROE TREATMENT CENTER + HOUSING PROJECT | NANCY BURKE & STEVE FISHBACK

- Nancy shared that this project is in the preliminary stages still, and she reviewed TCC's questions but many of them cannot be answered yet because the project has not scoped out that level of detail yet.
- The Clitheroe Treatment Center is currently operating, in an outdated facility near the Airport which badly needs improvement. The center is making the best of this facility, but needs an improved facility to provide treatment services.
- Part of the Medicaid expansion and reforms implemented in Alaska involved allowing for more ways to provide reimbursement for substance use disorder treatment, and sustainably funding these services. This process is slow, and there are limits in federal and state laws and regulations which need to be worked through in order to ensure this new facility can provide services within the law.
- The Municipality made a funding request to the Legislature, with an estimated maximum cost of \$52 million—this will depend on the scale of the project, and a smaller-scale project could be closer to \$30 million depending on the size and number of units built.
- One challenge for the current facility is, people who complete treatment and are discharged, do not necessarily have a safe place to live. The housing potentially proposed at this site would be transitional housing for people who have just left treatment and are continuing to work to stay in recovery, who otherwise might go back into environments where they are pulled back into their old habits. There needs to be a stepdown location for people to remove from their old situation, establish stable work history, and otherwise start a new life. Currently, people complete treatment but then immediately go back into homelessness or addiction.
- The housing component would be specific for this population, but the project would also need to determine how people would have reliable transportation to other parts of the city. This would not be permanent housing, but would allow people to stay as long as needed before they are ready to move on to independent housing. There are several questions to work through as the planning for this project progresses, so they are unable to answer many of the questions Cathy submitted at this point.

- **Questions and Comments**

- *Gloria Manni commented that she supports the Clitheroe Center and provision of treatment services, but she is concerned about the appropriateness of this location and its distance from the transportation network.* Steve shared that the team looked at over 50 locations in the city, including vacant land available, but there is no easy solution for the location issue and every neighborhood has concerns about this type of facility in their area. Nancy noted that the team is still in the relatively early stages, and working through regulatory issues that will help inform the design and scale of the project in order to comply with that. She also shared that many people like the separation and quiet of the current location, it is secluded and allows people to remove themselves from their previous life in order to work toward recovery.
- *Jonathan Galin asked how many people this would provide services for, and whether they would be free to come and go on the campus?* The number of beds and services will be determined by a needs assessment, which will tell the project team what will best meet the community's needs. The proposal may have as much as 200 housing units, but this was envisioned as an upper limit and will again depend on the results of the needs assessment.

PROPOSED SALE OF ML&P TO CHUGACH ELECTRIC ASSOCIATION | ML&P AND CHUGACH STAFF

- This item will be on the ballot for the April 3 election, as Proposition 10.
- The process of considering this change has been several years in the works, with discussions about consolidating utilities happening for the last 30 years. Most recently this discussion was started by public concern about rate increases as a result of the new ML&P plant coming online. The item was brought to the Anchorage Economic Development Corporation, who formed a working group and evaluated the options. Merging the two was complicated by the fact that they are two very different organizations (one is a municipally owned utility and the other is a member-owned cooperative), so a sale of ML&P is proposed. The Muni received multiple bids for the sale, including out of state companies, but in the end felt that consolidating the utilities was more efficient rather than having two companies still operating.
- The group agreed some of the concerns about creating a monopoly: utilities, in most if not all areas of the country, are regulated monopolies meaning that they are the only option for someone living in a particular area. Their rates must be approved by a state regulatory authority and there are many other rules governing how they can operate, so this is intended to prevent the risk of too-high prices like what might happen with an unregulated monopoly.
- ML&P and Chugach Electric have worked together for several years, including joint ownership of a new power plant and interest in the Beluga Gas Field, as well as jointly owning (with MEA) the Eklutna hydroelectric project. They have continued to look for efficiencies, and many of the efficiencies that can now be achieved would require consolidating duplicate services including dispatch centers, customer service, and other administrative functions that both organizations provide separately now.
- Chugach Electric has estimated that there will be significant savings by consolidating these functions and having a single utility, and those savings are likely to exceed the costs of the deal.
- There is also a timing issue regarding financing: the Federal Reserve is likely to increase interest rates soon, making financing more expensive. It is advantageous to secure a deal before these rates increase, which will also save ratepayers money. If the April 3 ballot measure passes, the deal will continue to move forward, with a tentative date of September 2019 to complete it. However, the actual consolidation of the two companies would take several years, including allowing natural attrition and retirements to reduce overall staffing, rather than laying people off. The two utilities are committed to
- There is a lot of misinformation available, particularly online—the representatives strongly encouraged attending upcoming public meetings, reading the available information, and further researching what you may have heard that may be inaccurate.
- There will be a Chugach Electric members open house, also open to the public, on Tuesday, March 13 from 6 to 7:30 at the Center. Please join us to learn more!

- **Questions and Comments**

- *A member asked if a separate vote is required on behalf of Chugach Electric members?* No, there is a required vote of Anchorage voters because ML&P is a municipally owned asset, but this doesn't require a vote of Chugach Electric members because it is a purchase of an asset not a change to its governing structure. Chugach has a board of directors who would need to approve the deal, these are elected positions chosen by members.
- *Nezir Alili asked the estimated total savings for this deal?* The estimated net savings to ratepayers in Anchorage is about \$220 million over the long term, after factoring in related costs and savings from this deal. This does not mean that rates would never go up in the future, but separate utilities would have higher rates over time than a single utility. Additionally, financing the deal at a higher interest rate would impact total savings, if interest rates increase, as they expected to in the near future.
- *Jonathan Galin asked how much of the deal is using equity versus financing?* The total value is estimated to be \$1 billion, but this includes financing, and longer-term financing. The actual payment upfront would likely be about \$712 million, part of which will address some of ML&P's debt (\$525 million) as well as equity for its assets. The \$712 million would be issued in bonds, but the Municipality would be paid over time as well with additional payments for the remainder of the value.

ANCHORAGE SCHOOL DISTRICT BONDS | THOMAS FENOSFF, ASD

- Thomas shared information about projects which are on the ASD school bond, including roof improvements at Lake Hood Elementary School. He also provided information about recent facility upgrades paid for by bonds, including the West High and Romig Middle school improvements and seismic safety upgrades.
- This bond is especially important because the state stopped the reimbursement program for school improvements in 2015, and will phase out for current obligations in 2020. These are important facilities that need to be maintained, including deferred maintenance: for example, many roofs need replacement and are more than 30 years old.
- The Municipality will also be retiring debt. The district is retiring \$56 million in debt this year, and requesting new \$50 million in bonds, with a goal of retiring more debt each year than adding new, in order to reduce overall debt obligation over time while still meeting ASD's maintenance needs.
- **Questions and Comments**
 - *Jonathan Galin asked why the maintenance projects are primarily for roof replacements or improvements, rather than other mechanical upgrades?* This is true, but a lot of the roofs have integrated drainage systems that may be leaking or need replacement, and can have other damage to the building over time. Additionally, some roofs are old and need asbestos abatement or risks for seismic damage that need to be brought up to current code. *Also, how is the estimate produced?* ASD uses a rough order of magnitude estimate to determine costs, and uses competitive bidding from contractors. They have several years of historical information about previous school projects to inform their cost estimates. The total cost may be lower if bids go lower.

COMMITTEE REPORTS: LAND USE, LICENSE & PERMIT REVIEW COMMITTEE

- **MOA Stream Setback Ordinance:** The Planning and Zoning Commission heard testimony on February 5, and heard from 15 people through public testimony. The commission wanted to resolve outstanding conflicts with the Hillside District Plan, and closed the public hearing but did not take further action and will bring it back to the meeting.
- **Accessory Dwelling Unit Ordinance, Amendment Updates:** See notes above in Assembly report.

HLB 2018 WORK PROGRAM & FIVE-YEAR MANAGEMENT PLAN | CATHY GLEASON

Turnagain Community Council

- Cathy Gleason shared that she submitted comments to HLB, similar to those sent in the past and especially regarding HLB's land at the Airport. She also submitted an inquiry about public notice to community councils, and was able to confirm that notice was not being provided directly to councils, only through the FCC mailing list which was not always reaching the relevant councils in time to comment before the deadline. The HLB Advisory Board agreed that this needed to be addressed and that HLB staff should send notice directly to councils in the future.
- Action on this item was postponed until the April TCC meeting, as many TCC members had left the meeting at this point.

AIRPORT COMMUNICATIONS PLAN UPDATE | CATHY GLEASON

- The Airport Communications Plan is now being updated. The Airport released its draft changes and is requesting Sand Lake, Spenard and Turnagain CCs do the same by April 15th. TCC comments are based on previous recommended changes submitted to Airport in 2016, and Cathy has identified additional comments that TCC may want to make in light of the Airport's proposed changes. She is in the process of drafting an updated letter for the council to consider—with the deadline change from April 1 to April 15, she anticipates bringing the draft comments to the April 5 meeting.

PUBLIC COMMENTS

- No public comments.

CLOSING

- The meeting was adjourned at 9:10 p.m.
- The next regular meeting will be on **Thursday, April 5, 2018.**

Minutes prepared and submitted by Anna Brawley on 3/7/18,

Minutes approved by Turnagain Community Council at its regular meeting on 4/5/18.