

TO: Federation of Community Councils  
THRU: Amy Demboski, President  
FROM: Erin Dovichin, Secretary-Treasurer  
SUBJECT: Chugiak Community Council Approved Minutes for Feb 21, 2013

**CALL TO ORDER**

The President called the meeting to order at 7 pm.

**Roll Call**

*Present:*

Amy Demboski, President  
Randy McCain, Vice-President  
Erin Dovichin, Secretary-Treasurer (arrived after roll call, at 7:30 pm)  
David Baldwin  
Benjamin Sherburne  
Harold Parker (alternate)

*Excused:*

Gale Armstrong

**REVIEW OF AGENDA**

**PRESENTATION BY SINGING HILLS**

Baldwin motioned for the Council to resolve to support the Singing Hills project. McCain seconded. Discussion ensued. There was a question about trail use for the public. Technically it is private land but people are welcome to use the trails. There was also a short discussion about security on the premises. Motion to demonstrate general support for the Singing Hills project passed unanimously.

**APPROVAL OF MINUTES**

A motion was made and seconded to accept the minutes from December 2012 (1 McCain, 2 Baldwin). Motion passed unanimously.

A motion was made and seconded to accept the minutes, with a minor typo correction, from January 2013 (1 McCain, 2 Baldwin). 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). These minutes are a summary form of the discussion and key decisions. Audio files of the full discussion are also available on the website, though recording was not available for the Feb 21 meeting.*

**PRESENTATIONS**

Yvette Wilkins from the neighborhood near Eagle River Elementary presented the Council with an overview of the concern of some of the neighbors about a proposed skateboard park near the elementary. Residents did not know about the proposal until they saw people surveying for the park. Worried residents went to the Parks & Rec Board meeting to raise their concerns. They are worried about crime, garbage, drugs and other issues that arose at the temporary skateboard park at TownSquare. They felt they had not been adequately noticed about the project or included in the decision to build a skateboard park. They were told they were only to be consulted about the design of the park and not whether or not the park should exist. After hearing their concerns, the Parks & Rec Board passed a resolution, motioned by Amy Demboski and seconded by Randy McCain, to remove the skateboard park from the design for improvements around the elementary school. Since that time, Randy McCain has written a notice to rescind the motion. Residents from the area are very concerned about this and would like the skateboard park removed from the design and they would like McCain to refrain from offering his motion to rescind. There was discussion about crime associated with skateparks. Dovichin asked for factual reports linking increased crime with skateboard parks. Wilkins said there were several residents who could attest to the problems with the previous parks. Dovichin asked for actual studies that document such association. McCain motioned that the issue be tabled until the Parks & Rec report. Parker seconded. After short discussion, McCain requested the question to be called. Dovichin offered a friendly amendment to bring the Parks & Rec report up in the agenda and do it now. McCain accepted the amendment. Motion passed unanimously.

## **REPORTS**

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

The rules and procedures for the Parks & Rec Board are vague and have never officially been voted upon. McCain is concerned that the Board cannot operate transparently without established rules. For example the current rules and procedures speak do not specify when public notice should be given. Minutes are not always available on the website in timely fashion. There is no guidance on the process and majority vote necessary to rescind a prior action of the Board. Due to this, McCain is noticing a motion to rescind the action removing the skateboard park – not because he agrees or disagrees with the action – but because there was no clear process to take that action appropriately. McCain requested direction from the Council on how he should handle the situation.

Discussion ensued. Wilkins was quite upset and thought that McCain's motion would mean the skateboard park would go back into the design and she did not want the motion to go forward. There was some heated discussion of this. Dovichin suggested that two separate issues were getting confused – the procedural issue on the Parks and Rec Board and Wilkins' request for support from the Chugiak Council for removal of the skateboard park. Dovichin asked Wilkins if she would refrain from bringing McCain's motion into the issue and instead focus solely on requesting that the Council provide support for the removal of the skateboard park. Dovichin further suggested that the requested Council support be added to New Business and the council focus currently only on McCain's concern about the procedural issues on the Parks & Rec Board. All agreed that this was a good course of action. There was further discussion around McCain's motion. There was general support for his direction and several people spoke to the importance of getting the rules and procedures established. A suggestion was made that McCain add notice of a motion to withdraw the skateboard park from the design to his motion to rescind the prior meeting's action around the skateboard park. There was discussion of this idea and McCain said he had the guidance he needed.

**CBERRRSA Road Board** – R. McCain (229-6009).

McCain alerted the Council that a general proposition bond would soon be on the ballot. This proposition would mix funding for emergency services and bridges and dams with the result that Chugiak, Birchwood and Eagle River residents would essentially get taxed twice for the same services around bridges and dams as our mill rate already pays for things such repairs to the Stoltze and Starner bridges. McCain suggested that if our borough mill rate goes up because the general proposition bond passes than the Road Board should reduce the CBERRRSA mill rate commensurately. Sherburne motioned for a resolution to the Road Board that is the municipal bond passes, the Road Board reduce our mill rate commensurately. Baldwin seconded. Motion passed unanimously.

**Treasurer's Report** – Dovichin motioned to reimburse David Baldwin for the cost of the Council meeting signs (roughly \$170). McCain seconded. Motion passed unanimously. No further report.

**Title 21/Consortium of Chugiak-Eagle River Community Councils** – R. McCain (229-6009).

McCain reported that there is a final Assembly meeting regarding Title 21 tomorrow. Dovichin stated that she wondered whether the Council should officially support the original provisionally adopted Title 21. She said that she was concerned that there had been a good democratic process until the Coffey amendments and then special interests began to undermine the process. She asked for McCain's reflections. McCain shared that though the Coffey amendments and ensuing process had cost the Consortium roughly \$70,000 in additional costs, he and others from the Consortium saw much of that as an extension of the process and not a subversion of it. Dovichin said that though she wouldn't make a motion this late in the game for the Council to support the original provisionally adopted Title 21, she remained concerned and felt there were a number of processes lately where the will of the people was being subverted by development interests in particular. McCain pointed out that there is a fundamental tension in these debates between freedom to do what one wishes with one's land and when that freedom bumps up against the rights of others.

**Legislative Report** – no legislators or staff were present.

**FCC Update** –no report.

## **OLD BUSINESS**

### **Eklutna Monofill**

Michelle Ritter from DOWL HKM gave a short update on the proposed Eklutna Monofill project. They are nearing completion of their draft master plan for the area and they have worked out the ability to categorize uses into four categories: permitted use, conditional use, administrative site plan review necessary and major site plan review necessary. Activities such as a monofill would then require a conditional use permit. Ritter handed out a draft table of proposed uses and their categories for the master plan. DOWL and Eklutna will be back with a draft of the plan at the next Council meeting.

Curtis McQueen, CEO of Eklutna gave an overview again of how they came to this project and their desire to be an environmental business and their shareholders' desire for balance. They are increasingly interested in wetland mitigation banking and McQueen gave a short description of the concept of mitigation banking. Discussions ensued about programs like LEED certification. Several issues were raised about how LEED certification does not always provide a sufficient standard because it does not provide penalties and sometimes gives points for design requirements that don't make sense in a severe climate such as Alaska's.

There was a question about the landfill down near the Birchwood airport. It apparently has caught fire underground. This was a landfill where Central Recycling had been dumping its material. The landfill was not owned or managed by either Eklutna or Central Recycling and is testament to the problems that develop when multiple interests and haulers are allowed to dump at one site in an unregulated manner. The proposed monofill will allow only Central Recycling to bring its inert materials there.

There was discussion of the number of trucks. Ritter said they are willing to consider restrictions on the number of trucks in the conditional use permit. Another resident noted that school buses currently use Kerbow lane to turn around and that will need to be considered as well. There was also discussion of the final elevation of the monofill with the road. Currently is planned to be on the same level when complete.

### **Granite Construction Request**

Granite Construction provided a short overview of their request for a conditional permit to operate at night for an additional 60 days at their gravel pit across from Loretta French ballfields this summer. Granite was the low bidder on the Glenn Highway bike trail project but the work is required to be done at night. Peak operation will likely be in late June to early July. This project will likely be the last gravel from that pit. Granite sent letters to all the residents around the pit describing the project. They are now asking for support from the council for the 60 days of nighttime operations.

Ted Carlson raised the issue of disturbance to the residents of the Senior Center with as many as 180 trips possibly occurring on certain peak nights. Residents may have their windows open at night during the summer. Carlson said the Senior Center would currently oppose this nighttime operation, but if there was a different plan perhaps they might support it. Granite has not consulted with the Senior Center. Winchester will do so, perhaps at their upcoming Board meeting.

There was discussion of the bidding process and how Granite might change its routes or instruct its drivers so as not to disturb the Center residents. McCain pointed out that he could not support the request because Chugiak residents have said time and again that they do not want nighttime gravel operations and he thinks this could set precedent. Dovichin said she would agree with McCain for projects that had benefits outside the community but this project – the bike trail from Muldoon out to the Eagle River/Chugiak area—had specific benefits for our community and the reason they had to work at night was so there was less disruption for our commuters. She said that she was not comfortable in that case exporting the impacts to Wasilla and that doing so would create more environmental impact as trucks used more fuel and had more road impact over a longer distance. There was discussion of this issue.

Dovichin motioned for the Council to write a letter stating it does not oppose the 60 days of nighttime operation. Sherburne seconded. 9 voted in favor; 4 opposed. Motion passed.

### **NEW BUSINESS**

#### **Homestead Road Extension**

Ted Carlson described how there is a project on the CIP list to extend Homestead Road. Five neighborhoods would be tied together with Voyles becoming a collector street if this is done and it would cost \$4 million. These neighborhoods do not want this extension. It was put on Chugiak's CIP list but we did not submit priorities last year, and we have opposed this project in the past. It appears that some of these projects were identified by one man who used to be on the Road Board years ago. They have for some reason stuck despite the fact that our community does not want them.

### **Skateboard Park**

Dovichin motioned for the Council to resolve that the skateboard park should be withdrawn from the plan for park improvements near Eagle River Elementary School until a comprehensive assessment of potential skateboard park locations can be completed and until robust public process with any affected neighborhoods is complete. Baldwin seconded. Motion passed unanimously.

### **Motion to Extend the Meeting Time**

Demboski motioned to extend the meeting 15 minutes past 10 pm. Sherberne seconded. Motion passed unanimously.

### **Election of Board Members**

Karla Bellers has resigned. Five seats, including Bellers, are up for term expiration. Gale Armstrong, though his term has not expired, has also resigned pending filling of his seat. Meredith Mears has also said that she is ready to resign as an alternate but will continue to serve as alternate until someone else can be found for the seat. A slate of Board members was nominated as follows:

Seat 1 Randy McCain

Seat 3 Deborah Jones

Seat 4 Amy Demboski

Seat 5 Ben Sherburne

Seat 6 Maria Rentz

Seat 7 Ted Carlson

Alternate Jake Horazdovsky

Nominations were closed. Parker motioned to vote in the full slate of nominations. Dovichin seconded. Motion passed unanimously.

### **Motion to Extend Another 15 minutes**

Demboski motioned to extend the meeting. Dovichin seconded. Motion passed unanimously.

### **Election of Officers**

Nominations were taken and closed for each officer. Only one person was nominated for each position. All motions to elect passed unanimously.

Treasurer: Deborah Jones (note Jones term will begin at the end of the March meeting, after the 2012 treasurer's report is complete.)

Secretary: Erin Dovichin

Vice President: Randy McCain

President: Ted Carlson

### **ADJOURNMENT**

Meeting adjourned.

### **NEXT MEETING**

The next meeting will be Thursday, March 21, 2013, 7:00 pm at the Elsie Oberg Community Center.

*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 North building, the Elsie Oberg Community Center (18606 Old Glenn Highway).*

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