

**DRAFT**  
**Turnagain Community Council**  
**Meeting Minutes May 2, 2024**

Cathy Gleason, TCC President, called the meeting to order over Zoom at approximately 6:30 pm.

Zoom recording link: <https://www.youtube.com/channel/UCK3N2zTpF8P8eRKC7bcgzDA>

Action items highlighted in yellow, time on Zoom clock (in parentheses).

**AGENDA**

Proposed action items highlighted

**6:30pm Call to Order/Introductions**

**Zoom Meeting Guidelines + Etiquette**

**(0:00) Approve Agenda:** Approved as amended (recording started after amendments were made)

**Approve April 2, 2024 Minutes:** John Issacs moved, seconded, no objections: approved.

**(1:30) Legislative Report**

Matt Clayman provided report

**Budget:** more coordination between the House and Senate this year

- House passed the operating budget and passed it to the Senate; Senate passed the capital budget and passed it to the House. Reconciling, 13 days left before 120 days (normal last day of session)
- \$680 one-time increase in Base Student Allocation
- Dividend amount still to be determined
- Budget is within means

**Crime Legislation:** As chair, working on a Consolidated Crime Bill with 4 components:

- Drugs
- Competence to stand trial
- Sex offenders
- Grand Jury rules

**(6:09) Announcements**

- May 3 last day to voice preference for location of downtown transit center: Go to: [www.anchtransitcenter.com](http://www.anchtransitcenter.com). Three proposed locations.
- May 14 at 8:00 pm is the last time to vote for the Mayoral runoff election

**(8:50) What's New in Turnagain? Brief sharing, any member**

- No news

**(9:07) Executive Board Report**

- Next TCC meeting will be June 6, then July and August off

- Land Use Committee will be meeting over the summer
- TCC monthly meetings have been downloaded onto the TCC YouTube site for Feb, March, April

**(10:42) Federation of Community Councils Delegate Report**

- April 17 Delegate meeting attended by Cathy
- Powerpoint presentations: Anchorage Economic Forecast and Sale Tax Initiative and the Home Initiative. Available on FTC website

**(12:56) Update: Minnesota Dr. Fencing/Wall Barrier — AMATS Technical Advisory Committee May 2 nd mtg.** AMATS did not see this as something that needs to be removed right away. REcognized need to continue studying safety issues there.

**(16:30) Update: Lyn Ary Park Marston Ballfield — April 23rd Five Diamond Name Signage Installation.** Signage shown. Completed.

**(18:54) Update: Earthquake Park Trail Rehabilitation APF Challenge Grant Application.** Notified April 26 that they received funding.

**(20:00) Update: Bike Alaska — APF Challenge Grant Application for Lyn Ary Bike Racks April 19th Meeting with TSAIA Planning Manager Teri Lindseth.** LynAry Park was one of the sites. Not sure if they received funding.

**(21:30) REPORTS Brief Updates**

- April 19 met with the Anchorage Airport Planning Manager.
  - John Isaacs provided a report. Topics: K-lot, 150 ROW along Lake Hood Eastside airport boundary, Lake Hood Hanger Project, new air traffic control tower parking, Communications Plan.
  - Merel Akers asked why the Land Use Committee was not invited to this meeting.
  - Jon Isaacs proposed that the membership be asked if there are any questions they would like answered the next time there is a meeting between the TCC and the Airport Planning Manager.

**(36:00) Assembly Report**

- Cathy read a report provided by Anna Brawley. Operating budget passed. Community Council Capital Improvement Project Ranking deadline June 16.

**(39:09) Mayor's Report**

- Nobody present to provide report

**(39:21) School Board Report**

- Dave Donley provided a report: Potential school closures - Goal is to close 10 schools, will bring occupancy rate of 70%; Northwood is the closest school to TCC. Academies of Anchorage focuses on careers. Facing massive deficit. Board elected new president.

- TCC members asked a few questions about closing schools.

**(49:05) Airport Report Including Status Updates:** Eric Peterson provided the report. Sara Haley provided clarifications on how to use the web site to get information.

- **Airport Communications Plan:** Changed name to the Community Outreach Plan. May 15 deadline for public input. Big changes: Director leaving.
- Alaska Cargo and Cold Storage; Environmental Assessment finding of no significant impact is posted.
- Reviewed how to use the airport web page to find notices, news highlights, and construction.

## **OLD & NEW BUSINESS**

**(1:10:00) Update: Alaska Cargo & Cold Storage Final EA/Finding of No Significance:**

- Jon Isaacs provided a report.
- Addressed Soil removals, dewatering, mitigation for wetlands, noise abatement. Only other concession is not to use Northern Lights for construction.
- TCC will reach out to see if we can meet with Alaska Cargo and Cold Storage to review previous comments. Eric Peterson said he would facilitate this meeting.
- Eric Peterson provided an overview of what this group is designed to do: this facility will allow planes to go back to Asia with Alaska seafood.

**(1:16:24) Approval Consideration Airport Community Outreach Plan Update/TCC Comments**

- Cathy Gleason provided a report and history.
- Contains commitments for the community councils and the airport.
- TCC wants to strengthen the commitment of leasees to receive community input after they receive a lease, but before they build.
  - Jon Issacs moved to approve the language in the amended Airport Community Outreach Plan that was provided to members with the meeting announcement. This language reads: “As a condition of a lease application approval, the Airport will require that at an appropriate time after it has approved a lease application, the leaseholder again meets with community council(s), so that the Council(s) are presented with a much more detailed development plan. This meeting shall occur within a reasonable amount of time after the lease application has been approved, to ensure the Council(s) have adequate time to provide additional input on the development proposal.”
  - Kathleen McCoy seconded the motion.
  - Vote: 9 Yes, 0 No. Motion passed without objection.

**(1:29:46) Update: Lois Dr. Reconstruction**

- Matt Edge of CRW Engineering provided a report.
- 2019 started planning.
- Reviewed funding source and preliminary design
- Another public open house at 65% design.

- Information can be found at: [www.loisdriveconstruction.com](http://www.loisdriveconstruction.com)

**(1:43:00) Update: Forest Park Dr. Surface Rehabilitation I**

- David Darrington, PE, HDL Alaska provided a report.
- 2023 Road Bond approved: \$600K.
- Resurface and provide additional space for pedestrians and cyclists (5' shoulders).
- Drafted design alternatives; construct in 2025.
- Reviewed scope and provided contacts.
- TCC comments: suggest painting shoulder to clarify the bike lane (not parking) and add speed bumps. Would like to pass out postcards to property owners to update them on the project. David said OK, but please pass the draft cards by Brook Blessing or Malinda Kolhaas for review.

**(2:02:00) Approval Consideration 2024 Capital Improvement Program: Form CIP Project Ranking Comm. June 15th Deadline TCC COMMITTEE REPORTS**

- Cathy invited any member who wants to serve on a committee to rank projects.
- June 6 meeting TCC will approve.
- Members who expressed interest in the committee: Sara Haley, Dan Gleason, Marnie ?, Cathy Gleason, Steve Montooth. Cathy will check to see if Pat Redmond would be interested.

**(2:05:25) Land Use Committee | Cathy Gleason and Jon Isaacs, Co-chairs**

**• April 30th Mtg. with Home Initiative proposal Co-sponsors I P&ZC Continued Hearing May 20th**

- Jon Isaacs provided a report
- Assembly initiative to increase affordable housing by consolidating 15 land use zones into 5. Will increase density.
- Assembly action scheduled for mid-June
- Reviewed the initiative; major changes:
  - Dimensional standards
  - Use tables
- Links on the agenda
- Planning Department wants to include maintaining community character as a criteria in permitting.
- At the March 18 public hearing TCC testified continuing the public hearing timeline.
- May 20th 5:30 pm meeting: Individuals can testify. TCC needs to provide feedback. Jon is not sure how to get feedback from the council:
  - Options: Another Land Use Committee meeting, send in comments?
  - Choices: oppose and provide feedback, approve.
  - Merle Akers: Land Use Committee has not taken up a position. Concerned about lots reduced in size.
  - Concerns: parking, character of neighborhood
- (2:24:53) Jon moved to extend the meeting by 15 minutes, Lamar Cotten seconded, no opposition. Meeting extended.
  - Members expressed frustration at the speed that this proposal is moving.

**Options proposed:**

- Just testify that the TCC did not have adequate time to take a position.
- Endorse Planning and Zoning Commission comments.
- Schedule Land Use Committee before May 20.

**• (2:30:54) Airport Master Plan Update I Stakeholder's Mtg May 29th**

- Presenting Airport Preferred Alternative.
- Coast Inn at 10:00am

**• (2:32:17) Fish Creek Trail Connection/Potential Legal Issues Discussion I LUComm Mtg. date TBD**

- Cathy was contacted by Chuck Kopp who is representing neighbors:
  - U.S Supreme court will be weighing in on Railroad Right of Ways
- Another Land Use Committee meeting to hear from Chuck Kopp regarding legal issues.
- Jon expressed that this is not as time sensitive as Home Initiative, maybe meet in June?
- Other concern is the realignment of the Coastal Trail.

**(2:39:04) Adjourn**

**Dan Gleason moved to adjourn, Steve Montooth seconded, no objections: Meeting adjourned at 9:14pm.**

**(0:00) Call to Order/Introduction Zoom Meeting Guidelines + Etiquette Approve Agenda**

- Introduced board members: Cathy Gleason (President), Karen Pletnikoff (Vice President), John Issacs and Lamar Cotton (At Large), Vacant (Secretary and Treasurer)
- Agenda approval: John Issacs moved, Chris Habicht seconded
  - Cathy proposed following amendments:
    - Quarterly Northrim Bank report (before officer special elections)
    - Announcements (after officer special elections)
    - Romig Middle School Trojan Logo by Carrie Sumner (under Old and New Business)
  - No objections to the agenda as amended

**(5:55) Approval Consideration TCC Officer Special Elections**

- Secretary Nominee: Chris Habicht (through Dec 2024)
  - 14 Yes, 0 No; elected
- Treasurer Nominee: Kathleen McCoy (through Dec. 2024)
  - 14 Yes, 0 No; elected
  - End of Feb statement: \$220.05 in Checking, \$1,617.16 in Savings at Northrim Bank

**(16:30) 2024 Chugach Electric Association Board Election Candidate Introductions/Q&A**

## **Elections: April 17-May 17**

- Candidates Sam Cason, Dan Rogers, Todd Lindley, Mark Wiggin introduced themselves
- (28:30) All candidates answered 2 questions from TCC members:
  - Steve Montooth: What do you plan to do regarding potential Cook Inlet natural gas shortfalls?
  - Dan Gleason: Why didn't kilowatt-hour costs go down following the ML&P/Chugach merger?
- April 17 ballots go out, voting closes on May 17. Annual meeting at ChangePoint on May 17 6:00-7:30 pm

## **(42:19) Legislative Report (moved up due to availability of Matt Claman)**

- Budget process
  - Senate focusing on capital Budget; House focusing on operating budget
  - Top items include: Education, Public Safety, PFD, capital budget for lectrical infrastructure along railbelt
- Will keep in mind TCC capital improvement list
- May 15 end of legislative session, unless extended

## **(46:30) Announcements**

- Open house for Downtown Transit Center Study;
  - 3 downtown sites possible
  - Online April 3 - May 3 ([www@ancransitcenter.com](http://www@ancransitcenter.com))
- Pothole hotline: 907-343-MEND
- NeighborWorks "Paint the Town" - accepting nominees. June 20 ([www.nwalaska.org](http://www.nwalaska.org))
- West High Exceptional Teacher Award accepting nominations until April 15

## **(50:10) Executive Board Report**

- Next TCC Board Meeting: Date TBD - any member can attend, let Cathy know if you want to
- Carolyn Hall posted all Zoom meetings on TCC YouTube; Chris Habicht will take over the posting duties once he learns the process
- Federation of Community Councils Delegate Report Update from March 20:
  - Mayor vetoed Short Term Rental ordinance
  - Sullivan Arena opened on March 9
  - Arctic Winter Games in Eagle Valley
  - Reviewed election
  - No Assembly report
  - UAA professor presented on Anchorage Housing Thoughts up to 2022; posted on FCC website
  - Pat Higgins provided a School Board report focusing on funding
  - Jessica Parks provided report on Next Step Initiative -Anchorage Coalition to End Homelessness
  - Arianna Bellizzi is new FCC Executive Director; Acting Manager, Jean, will

retire April 30

- Minnesota Dr. Fencing/Wall Barrier: AMATS Community Advisory Commission passed a resolution March 11 mtg to remove the fence/barrier. AMATS told them that there is funding for Minnesota sidewalk improvements, but out at least a couple of years.
- Lyn Ary Park Marston Ballfield: Committee Approval/Installation of 5 Diamond Name Signage has gone through formal naming process. Diamond name signs will go up after snow melts.
- Bike Alaska Proposal for Lyn Ary Park Marston Ballfields Turnagain Street. TCC found out about Anchorage Parks Foundation Challenge Grant for bike racks, and TCC Board wants to collaborate incorporating existing Master Plan
- Anchorage Transportation Fair on March 28
  - Possible Turnagain Street improvements by Muni
  - More covered in following agenda items

### **(1:01) Assembly Report**

- Anna Brawley provided written report:
  - Mayor's race will be a run-off: April 30 ballots go out; election May 14
  - Incumbents for School Board likely won
  - Most bond props are passing except Cemetery and Public Restroom bonds
  - House Finance Commission added \$4M for continuation of congregate shelter at old Solid Waste Services Building, otherwise would have closed May 31
  - HOME Initiative: and John testified for TCC, another comments meeting May 20, Work Session scheduled for May 6
  - Still waiting for audited Financial Statements for 2022, but plan to set property mil rates by end of April

### **(1:06:00) Mayor's Report**

Nobody from Mayor's office

### **(1:06:25) School Board Report**

Dave Donley not present

### **(1:06:35) Airport Report**

Eric Peterson provided the report:

- Anchorage Job Fair went well and well attended
- Anticipate 6% passenger growth this year
- South Terminal parking garage 4th floor will be under construction April 15 to July 31; if you have a car parked there it will be towed
- Current lease applications:
  - Alaska Cargo and Cold Storage: requested another year for construction: 2025 to 2026
  - Lake Hood Hangers Association: requesting 8-year extension to build up to 3 new

hangers. Comments due April 25. Discussion followed regarding best use of this property. Current lease goes to 2053. Legal issues will need to be addressed with changes to current lease. Cathy said that TCC is unlikely to support this extension.

- (1:17:00) Airplane Hangars Inc. Two adjacent leases and leasee would like to move the line between the two leases (one gets larger, one smaller) so that they can build a hangar on the current dividing line. One hangar and racks for floats exist now. Comments due April 28.
- Other updates
  - (1:21:15) Security fencing will be replaced this summer along the north end of airport property from UPS property to the north end of the N/S runway.
  - Gravel road will be added north of the E/W runway, west of the N/S runway to follow closer to the perimeter fence. Security fence not being moved.
  - K-Lot development: Lease was signed and development moving forward. TCC comments were incorporated into the lease and a treed buffer will extend 170' from the eastern boundary. At this meeting, TCC requested evergreens as the trees of choice. Will be years before environmental review and design complete in preparation for development.
- (1:29:30) Airport Communications Plan
  - Comments due May 15: TCC plans to submit the same comments as submitted in 2020, if Plan has not changed. Cathy asked Eric to verify that Plan has not changed.

## **Update OLD & NEW BUSINESS**

### **(1:31:48) Proposed Airport Hardstand Development/Road Realignment in West Airpark**

- Jon Isaacs provided the overview:
  - West side perimeter fencing and access road will be moved westward to accommodate new cargo hardstands (airplane parking spots)
  - Existing hardstands are not adequate
  - Would like to know when the new hardstands are moving forward
- Eric:
  - Airport has been pursuing for a while - need new PUBLIC spaces
  - 2027 or 2028 earliest start date for this development
  - Leaseholder further south is preventing that space from being developed
  - Exact road alignment and timing not set yet
- Cathy
  - Getting mixed messages on the timing and extent of the project. This meritts a Land Use Committee meeting and meeting with the airport Director. Director slated to retire and end of this month

### **(1:48:45) Update: Fish Creek Trail Connection — Coastal Trail Realignment |**

- Jon Isaacs provided an overview:
  - Anchorage Transportation Fair had a station dedicated to this project



- Federal matching funds tied to Parks and Recreation Bond - likely passed
- Preferred alternative chosen:
  - West side of RR ROW from south end to north, just before Coastal Trail
  - Move Coastal trail northward into the mudflats to accommodate junction with Fish Creek Trail
  - South end: trail will be located at the toe of bluff with retaining wall, but full details unavailable
  - Community Council briefing now through August
  - May be doing with a “Categorical Exclusion”, which will require no more public comments
  - Construction starting in 2025
- Cathy Gleason
  - Have not heard anything for a year
  - Big surprise about moving the Coastal Trail out into mudflats
  - Concerns with removal of trees along the RR ROW
- John Haxby (TCC member and property owner near the proposed south end of the trail)
  - Proposed: In the bank up the slope to the west of the existing pipeline
  - RR ROW is an easement over other people’s land - not owned by the RR
  - Stated purpose of the easement is “RR, telegraph, and telephone”
  - Not clear that they can put in this trail using this easement
  - Maybe better conversation for the TCC Land Use Committee meeting - need to schedule before the end of June - John will take the lead on scheduling meeting

**(2:04:00) Romig Middle School Trojan Logo**

Carrie Sumner provided an update

- 30’ Trojan logo on the front of Romig Middle School is 50 years old and in need of renovation/update
- Remove, repaint with more contrast, and add background mural
- Romig art teacher, art students, and contracted artist from the Valley (done mural work before)
- Dr. Bishop provided seed funds and PTA raised more funds, so fully funded
- Prototypes ready in next few weeks, work will be going at the end of April, beginning of May, back up before school starts
- Just giving the heads-up. Prototype not ready yet

**(2:11:00) Approval Consideration Anchorage Recreational Trails Plan Citizen Advisory Group**

Kathleen McCoy offered to serve

- Kathleen said that she would keep Council and Executive Board updated
- No opposition to this nomination - so name will be forwarded to Advisory Group

**(2:14:30) Update: HOME Initiative**

- Jon Isaacs provided an update
  - 15 residential zones to 5 residential zones
  - Allow smaller lot sizes, larger buildings, and different uses
  - TCC said going too fast, need to extend comment period to May 20
  - Staff report is detailed and includes concerns
  - Assembly agenda in June
  - Jon provided testimony at the Planning & Zoning Commission public hearing March 18
- Cathy Gleason
  - Needs much more discussion
  - TCC needs to decide when they want a presentation from P&ZC in preparation for submitting comments by May 20

## **COMMITTEE REPORTS**

**(2:21:27) Cathy proposed extending the meeting to 9:05, Jon Isaacs moved, Pat Redmond seconded.**

**(2:22:00) Land Use Committee: West Anchorage Snow Dump in Connors Bog**

Cathy Gleason and Jon Isaacs, Co-chairs provided update

- Table at the Anchorage Transportation Fair
- Funding in Roads and Drainage Bond, which looks like it will pass
- TCC was opposed to this project due to placement over Class A protected wetland
- Still open for comments: Not sure there is any value to providing any more, given the project stage (design ongoing, permitting done, and scheduled for construction in 2025/2026). Karen Plentikoff will think about whether it is worth submitting any more comments.
- They did take into account some TCC comments: Minimized vegetation clearing and added natural filtration interception
- TCC and Spenard Community Councils asked the Muni staff at the Anchorage Transportation Fair if the fence could be painted green, and they agreed to do so

**9:06 (2:31:30) Adjourn**

Cathy proposed, Dan Gleason moved, Steve Montooth seconded, no objections

Respectfully submitted,

Chris Habicht, Secretary

