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**Bear Valley Community Council (BVCC)
Meeting Notes
BVCC Meeting – September 10, 2008
Compiled by Angie Pinsonneault, Secretary**

The council meeting was held in the Arts & Crafts Room at the Bear Valley Elementary School, 15001 Mountain Air Drive. The meeting started at 7:00 pm, with approximately fifteen people, including three council board members. Thus, a quorum of members was present. BVCC Chair, Cheri Lipps started the meeting, introduced herself, and welcomed guest speakers.

Private Land Transfer to HLB & HLB Update

Bill Mehner from Heritage Land Bank (HLB) spoke about the proposed land swap between HLB and Bob Ballow, a private investor. The land swap would involve 150 acres owned by the Alaska Zoo (50 acres) and the Botanical Gardens (100 acres), formally known as the Stewart Homestead, and a parcel of land on Spruce Street owned by HLB.

The HLB land is approximately 80 acres in total, although the large majority is designated for conservation and easement and is not available for development. Management of the parcel proposed in the land swap application was transferred to the Municipality of Anchorage (MOA) Street Maintenance Division and is designated as a snow dump area. HLB cannot take the land back from the MOA unless an alternative snow dump area is identified. Therefore, HLB cannot currently accept the land swap application.

Bill explained that if HLB were to agree to a land swap for hillside land, their goal would be to keep it open for access to Chugach State Park, including trailheads, parking, etc.

Bill also gave an update on Section 36. Section 36 includes approximately 632 acres owned by the MOA and 8 acres owned by the State of Alaska. HLB plans to make the entire 632 acres owned by the MOA into a park. The final plat is complete, and pending definition of accessible access to adjacent properties HLB will be able to record it. Recording is expected to be complete in approximately a month. Although historical trails are not currently platted, HLB does plan to map and GPS them as part of the master plan. No permitting should be required for the historical trails.

Bill emphasized that Bear Valley community members should stay involved in the master planning process. He said that as soon as title is recorded, BVCC should communicate its preferences to the MOA Department of Parks and Recreation (Parks & Rec). BVCC might also want to consider getting a permit for trail grooming in the interim, either from Parks & Rec or from HLB if recording gets held up.



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Parks & Rec is looking for volunteers for their Master Planning Advisory Committee. Interested individuals should contact Susan Luescher with Dowl Engineering at sluescher@dowl.com.

The settlement agreement for Section 36 includes two wildlife corridors – Bill said that BVCC should actively watch to make sure they get platted.

HLB will not be giving up management of wetlands in Section 36, and they will not be allowing any use of the wetlands.

Update from Parks & Rec

Shawna Popovici, Southeast District Park Manager for Parks & Rec, was in attendance during Bill Mehner's presentation and gave clarification as appropriate on the Section 36 Master Planning project.

Shawna presented various information on other Parks & Rec issues:

- Shawna asked that community members go check out and use the new Bear Tracks Park. She said the park is a wonderful example of what can be accomplished with community involvement.
- Shawna has received a few reports of illegal radio controlled airplane activity at Storck Park. She explained that a local club has a permit to fly there on Sundays, but any other activity can be reported to her and she will confront the individuals. She also noted that paragliding is illegal in the MOA but is legal in Chugach State Park.
- **Please join Shawna at Storck Park on September 18 from 5:30 to 7:00** for the park report card project. She will be training people on how to prepare the report cards objectively. This is a great opportunity for park users to communicate to Parks & Rec what works and what doesn't work in community parks.
- The corner of Clarks Road and Chawa: the corner is Department of Transportation (DOT) land. A few years ago, DOT denied a proposal to place rocks across the corner to prevent people from driving on it because they need to be able to push snow off the road.
- There are two parcels of land behind Storck Park that Shawna believes were donated to the park. Further development of these parcels, as well as other Storck Park land, is being considered but funding is minimal. Storck Park will also be considered for Section 36 connectivity during the master planning.

Cheri thanked Shawna for her help in getting the right of way use permit for the trail at the east end of Paine Road. The permit gives BVCC the ability to hand clear 3-5 feet of right-away, and will take the trail to the end of the property lines. Beyond that is a section line with 66 foot right of way. Cheri is working on getting a permit to clear access for this stretch. The land beyond that is HLB land.



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Cheri invited all community members to partake in the **2008 Paine Trail Hand Clearing Party** on Saturday, October 4 from 10am to noon. It will be a great time, and there will be a potluck at Bear Tracks Park afterwards!

Cheri also invited the community to help with cleanup of the walking trail at Bear Tracks Park on September 20 from 10am to noon.

Please join the fun for these community activities! It is a great way to do something good for your community, get to know your neighbors, and have fun!

Update from Assembly

Rodney Powell moved to allow Assembly woman, Jennifer Johnston to speak next.

Jennifer gave a quick update on her research on getting in lieu of taxes for service areas. She is in the preliminary stages of researching this and will keep the Council posted.

She also discussed the Alta Court, Hazel Street & lower Carl Street properties (approximately 28) in Bear Valley that are having to pay additional taxes because they have been deemed to be in a Building Service Safety Area rather than the Land Use designation that the majority of Bear Valley is. She said probably the best solution is to get the properties annexed.

Cheri thanked Bill, Shawna, and Jennifer for their time.

Bear Valley & Rabbit Creek View Heights LRSAs Joint Quarterly Meeting

Cheri introduced Jerry Pineau, Service Area Coordinator for the MOS Street Maintenance Division. Cheri also asked the present LRSA board members to introduce themselves:

Bill Ennis – Bear Valley LRSA

David Lipps – Rabbit Creek View Heights LRSA

Kathleen Rice – Bear Valley LRSA

Dan Stone – Rabbit Creek View Heights LRSA

Unable to attend:

Dee Fuller – Bear Valley LRSA

Leonard Stanley– Rabbit Creek View/Heights LRSA

Jerry gave an update on the current status of the Bear Valley and Rabbit Creek View Heights LRSAs road maintenance contractor. He explained that the two LRSAs have shared a road maintenance contractor for many years. The contractor that we have been using for the past year and a half has been encouraged to step aside. The contracts are also being rewritten and modernized, and are expected to be finalized any day (pending the MOA Purchasing Department).

Jerry is working to get an immediate short-term contract in place to fill the gap until a “permanent” contract can be put in place, but the LRSAs will need to negotiate what they want done. The soonest

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that a contractor could be hired and able to do work is in about three weeks. Jerry made note that it is illegal to do unauthorized work or plow MOA roads.

Currently, there are three new contractors who are considering bidding on the contract, but all three are quite busy and one would have equipment staging issues. Jerry emphasized that no matter who is awarded the contract, the LRSAs need to be very specific about what they want done, and need to document everything in writing.

Jerry also discussed how road maintenance money is accounted for. LRSA funding is put into an account dedicated specifically to the LRSA. Unused money does not go away at the end of the year – it stays in the LRSAs account. The recent funding issues have been caused by hard winters – the funding allocated to winter maintenance has not been sufficient and so some of the summer funding has needed to be used for the winter work. LRSAs are able to vote in a higher tax rate to accumulate more funding but it is not likely to happen. RCVH LRSA is currently at the cap and BV LRSA would have to petition to raise the mill on the next municipal election.

BVCC Updates

HALO Update: Rodney Powell gave a brief update on the Hillside Area Land Owners Association (HALO).

Assembly Update: Dan Stone noted that there is “nothing bad” to note from the Assembly front.

Mailboxes Update: Cheri gave an update on the new mailboxes, which will be put in as soon as the beautiful Anchorage weather allows. Interested households need to fill out a conversion request form and submit it to Cheri ASAP (forms are available on the BVCC website or contact Cheri directly). The one-time cost for the new secure mailboxes is \$315.

The Jamie Avenue mailboxes will be put in a little further to the west. All of the mailboxes will be relocated to that location, and a pullout will be added.

Other Updates: No other updates were discussed.

Guest Attendee

Jill Nissel asked for permission to speak briefly, and thanked the Council for listening. She explained that she is a Bear Valley frequenter, although not a Bear Valley homeowner. During one of her trips to Bear Valley to go hiking, she was confronted by a homeowner at the end of Paine Road. He tried to run her off and said that he was in a fight with the Council. In the interest of avoiding confrontation, she left the immediate area and went hiking elsewhere, but she wanted to let BVCC know what had happened.

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Cheri explained the tense situation to her, told her about the new trail and the planned trail clearing, and invited her to continue to use the trails. Cheri thanked her for the information and apologized for the inconvenience.

David Lipps moved to adjourn the meeting at 9:00pm.

The next Bear Valley Community Council meeting is scheduled for **Wednesday, October 8, 2008, at 7:00 pm in the Arts & Crafts Room at the Bear Valley Elementary School.**

This meeting is also the annual BVCC Board elections. All seats are up for vote this year. Members are encouraged to view the Bylaws on the BVCC website which include Board member descriptions, qualifications and voting requirements. Nominations will be accepted at the meeting and a vote will be held for each position.

Meeting minutes, notes, agendas and other BVCC topics of interest can be obtained by going to the BVCC web page at www.communitycouncils.org