

**Eklutna Valley Community Council**  
**August 27, 2014**  
**Meeting minutes**

The meeting was presided over by council president Rick Sinnott and began at 7:05 p.m. The council met at the new Eklutna ranger station. Thirteen council members attended: Steve and Cheryl Remme, Tena and Skip Cheely, Heather Marks-Cheely, Debbie and Steve Thon, Vicki and Keith Darby, Margan Grover, Dan Thompson, and Lisa and Rick Sinnott.

The minutes of the June 26, 2014, meeting were approved with no changes. Lisa reported \$466.64 in the council's funds.

**Vet Village.** The Alaska Veterans Foundation has proposed building a village for homeless veterans on Eklutna Lake Road just east of the AWWU water treatment facility. The 80-acre property would be leased from Eklutna, Inc. The foundation had hoped to obtain 80 acres of adjacent private property. That deal fell through, but they haven't given up hope for a future acquisition. They estimate about 80-90 homeless vets in Anchorage. They plan to build a 25-unit apartment building and 75 cabins, with associated mess hall/meeting area, offices, and maintenance garage. To provide employment for the vets, they plan to build a lumberyard (and possibly a sawmill), commercial greenhouse, and water-bottling factory on the site.

The emphasis is on "village," not subdivision, because they hope to get a waiver from complying with the municipal subdivision regulations to keep costs down. Cabins would be sized to accommodate one or two residents or a family. All cabins would have wood stoves and be expected to use them to supplement Toyo heaters. The site doesn't have city water or sewage, so they plan to provide a well and septic system for the apartment building, with an additional well and septic system serving groups of 10 cabins. The property is zoned R-10 at present. They hope to have it rezoned to accommodate their plans.

The foundation's executive director, Ric Davidge, emphasized that they will proceed slowly, but hope to expand in the future by building more cabins and bringing in homeless vets from other parts of Alaska. At this time they plan to secure funding and all necessary permits/waivers and be ready to start building in late 2015. Mr. Davidge couldn't come to the community council meeting due to a previous commitment; however, he'd like to come to our next meeting to answer questions.

Rick said he would compile a list of questions and concerns. If anyone wants to share their questions and concerns, pass them on.

**Neighborhood Watch program.** Some interest has been expressed in joining the municipality's Neighborhood Watch program. An APD officer would advise homeowners on what types of crime to watch for and all participants would receive a small sticker to affix to a window or door. A Neighborhood Watch sign would also be erected in the subdivision or other suitable location to inform criminals, which should help deter crime. The sticking point is at least 13 households need to be involved, which includes attending a meeting with the APD officer in charge of the program. Someone from the community council will contact you to ask if you want to participate.

**Updating the community council bylaws.** The Assembly required all of the municipality's community councils to update their bylaws. A draft of the new Eklutna Valley bylaws were read and discussed at the June 26 meeting. Several revisions were suggested and tentatively approved. That version of the bylaws was distributed to all council members. Because the bylaws require that any vote to revise bylaws be conducted at a second community council meeting, we brought the issue back to the table at this meeting.

The draft bylaws had been sent to the Municipal Ombudsman, Darrel Hess, who's coordinating and advising councils on whether their bylaws follow Assembly guidelines. Mr. Hess recommended revising three paragraphs, and a draft of the bylaws with those changes was provided by email to council members before the meeting. Members tentatively approved all of those revisions.

A motion was made and seconded to amend Article VII(B) to allow nine (instead of 10) council members to petition for a special meeting and Article VII(H) to allow nine (instead of 10) council members to constitute a quorum for meetings and special meetings. The rationale was that we had to work particularly hard to drum up at least 10 members for this meeting and several people attended who had other plans. Also, a quorum of nine would represent over 10 percent of eligible council members, which is still a high standard compared to other community councils. The motion passed unanimously.

A motion was made and seconded to amend Article VIII(B) to include the following: "All electronic votes shall be cast within 10 days." The rationale was to allow members time to read their email and respond, without dragging the process on too long. The motion passed unanimously.

Finally, a motion was made and seconded to adopt the bylaws that were tentatively approved at the last meeting with the changes recommended by the Municipal Ombudsman and the amendments that passed at this meeting. The motion passed unanimously.

**Election.** Our next meeting will likely be in October or November and we will hold an election for council officers.

The meeting adjourned at 8:00 p.m.