

Rabbit Creek Community Council Meeting
Minutes for Thursday, February 9, 2017
FINAL

Location: Golden View Middle School Library

Board Roll Call - Present: Adam Lees Chair, Ky Holland Vice-Chair, Vivian Mendenhall, Nancy Pease, David Sterling, Bert Lewis, Phil Fortner, Janie Dusel, Keith Guyer, Alternate: Mindy Willis

Excused: Joan Diamond, Pat Abney

Board Member Chair - Adam Lees - opened the meeting at 7:10 pm

- Board members in the audience introduced themselves at the request of Chair.
- **Motion Bert Lewis & 2nd Ky Holland** To approve the agenda, with removal of the TBA. Motion passed.
- **Motion Nancy Pease & 2nd Janie Dusel** – January Meeting Minutes motion to approve with some minor corrections. Peoples names added to Transportation and Land Use Committee, January minutes were approved with changes.
- **Membership for 2016** – Ongoing. Vivian Mendenhall passed around sign-in sheets and urged everyone in attendance urged to Sign-in on tonight's Attendance Sheets to attendance, which is the way voting eligibility is established.
- **Attendance** - Total 32 people in attendance tonight. Tonight classified as a General Membership meeting.
- **Motion Nancy Pease & 2nd Bert Lewis** - For Karen and Paul Michelson to be added to the agenda for a discussion about Title 21 issue. Passed without objection.
- **Motion Ky Holland & 2nd Vivian Mendenhall** - To adopt the discussed changes to the agenda. Passed without objection.

Announcements & Legislative Reports:

- **Assembly Members -**
 - Bill Evans not present tonight.
 - John Weddleton – Reported about MOA Assembly recent activities. No vote on red light camera. Bed tax, & Bill Evans sales tax issue. Fluoride is big issue, future discussion about fluoride being removed from Anchorage drinking water. Taxi to issue 100 more permits. John feels the taxi is an odd industry that he is being educated on.
- **State Representatives**
 - Cathy Giessel & Jennifer Johnston not present tonight.

Presentations

- **Pesticide Permit Application - Heather Stewart of ADNR** – Pesticide eradication of Elodea plants recently located in Little Survival Creek above Potter Marsh. Heather provided map showing where Elodea was found on East side of Old Seward Hwy. Do not want it to reach the marsh. Next steps to reach, eradication with short and long term goals. Heather pointed out several projects around the state that have been successful to eradicate using these same principals. Stop the spread with the herbicide Diquat. Non-selective. Moves thru system quickly, then microbial broken down. Used Diquat in salmon bearing lakes in Kenai and worked well. 2nd goal is eradication. Need to kill root structure with fluoridone a systemic pesticide. Prevents production of chlorophyll. Elodea susceptible to the herbicide. Does not affect critters at the low dosage. Will start in spring with diquat. Fluoridone no restriction for swimming. Nancy Pease Questions: Why Diquat – to make sure elodea does not get further into marsh. 2nd question - Activated charcoal never seen used in this type of system, probably not required. Nancy Pease concerned about herbicide attaching to soil. Only attaches to clays.
- **Potter Marsh Property Acquisition - Joe Meehan ADF&G** – Described a 2.2-acre parcel adjacent to the Potter Marsh Boardwalk area that is being offered to ADF&G by the current landowner. Manages statewide refuse program. Looking for letter of support for the project. 2.2 acres part of old air strip used during the 1950's. Zoned R6. 155,000 visits per year to the Boardwalk. Worried about housing going in there if ADF&G does not purchase. Mainly bottom land and cottonwood forest. Not classified as wetlands, but probably would be class 2 wetlands if study done. Landowner – wants to sell airstrip and log home. Airstrips was used for Super Cubs and Ultralights. Homestead landowner passed away and sons want to sell to add to the refuge landholdings. Located just behind old hangar along the road to the Boardwalk.
 - **Motion Dianne Holmes & 2nd Nancy Pease** - Support ADF&G to buy the land. Include points mentioned above. Looking for donations private and federal. \$185,000 is MOA assessment. Price not established with owner. East side of original tract remains with owner's granddaughter who lives there. Motion passed unanimously. Adam Lees will send letter to Joe Meehan.
- **Section 36 Plans/Wetlands Delineation Report - Nicole Jones-Vogel of MOA-HLB** – Wetlands mitigation bank site. Provided handout with questions/answers. Hired consultant last summer and submitted to application to Corps of Engineers (COE) last Fall. Allows to sell credits for wetlands bank issues. Will transfer management to MOA Parks & Rec. Waiting on COE to complete their review of the wetlands. Hope to be working on issues over spring and summer. 75' buffer on one side. What happens next. COE approval + HLB approval the transfer of land to MOA Parks and Rec. Would be a transfer within MOA. Will hold community meeting about development and desires of the community. Plan to partner with Parks & Rec. 250 acres total, wetland around 120 acres. HLB would like to see 300 ft buffers around wetlands while the Section 36 Master Plan calls for 75' buffers. There are threats to the parcel. An example on a Girdwood project, Arlburg Road extension for 1,400' of added roadway, the COE required mitigation of 5.5 acres. HLB banked \$500,000 received for mitigation fee. What is threat to wetlands, development and extensive trails. Other threats will be defined. For HLB inventory, this is #1 parcel in Rabbit Creek watershed drainage area on publicly held lands, #8 in MOA.
- **Anchorage School District - Kathleen Plunkett** – ASD School Bonds and Update with John Boca & Mike Nero ASD Reps - \$58.5 million Bond to take care of what we have, maintenance issues. Handout provided with details of bond. Lots of roof replacement. West High Romig Earthquake damage. Question-Why not get funds out of general fund, Answer: Work is too much to use from savings. Impact to taxpayers - In 2017 paying off old bonds that added \$11.79 per \$100k to

assessments and with new bonds to add \$11.67 per \$100k, net reduction of \$0.11 per \$100k. Until 2020, State legislature won't be providing funding from state. \$32 mil last year \$39.5mil from taxpayers. Savings account size is 3 areas kept in for reserve ~\$25 mil. Debt retired over last couple years equals \$115 mil. Discussed in detail about process of bond trading and obtaining bonds.

- **Motion Janie Dusel & 2nd Ky Holland** - Extend 10 minute time allotment for 4 more minutes – approved.
- \$58 mil on hook for whole amount, no reimbursement from the state. \$24 mil not yet sold qualifies for reimbursement. Some school roofs in this bond are 25 years past life expectancy. DOE offering grants that ASD has pursued. Pursuing/exploring alternative financing. Pulled off ADA and fire suppression alternate financing recently. Question from audience about 99 teachers being laid off and discussed that process.
- **Karen & Paul Michelson - Anchorage Home Builders Assoc** – MOA Assembly next Tuesday - Title 21 Issues formed various committees to continually work on P&Z process. 4 things-1st Establishes building height currently 35' high. 2nd Removes Class A zones. 3rd Limited to 3 stories-Pleased with that but not happy with new show house that could not be built. The way the new ordinance is written want 3 story structures 4th To have foundation issue go away. Paul Michelson & daughter never seen a foundation failure due to slide on Anchorage Hillside. Engineered Foundation Design instructions should be in Title 23, not Title 21, which is a zoning title. Zoning enforcement is in Title 23. Not against it, just needs to be in the correct code. Paul described how to measure the 35' height on a house. Basements used to not be in the equation. 35' from grade to point at peak of roof. Dianne Holmes, HDP is what she references. 20% to 30% slopes. Concerned about hydrology and failures.
- **Motion Frank Pugh & 2nd Janie Dusel** - To extend this discussion for 5 minutes. Motion passed.
- Nancy Pease confused about how the measurement is to be made. Method to determine grade per current code back to original title 21 until average topographical height and average out the height. Very expensive, needs survey. Asking for a letter of approval for the adoption of what they have described tonight.
- **Motion Frank Pugh & 2nd Janie Dusel** - To support the Michelson's proposals as presented tonight. Nancy Pease 35' height of house is per code from uphill side of house. Now the basement comes into the equation. Not had an adequate presentation of what we are authorizing. Wants an extension for RCCC decision. Ky Holland concerned about past work being negated. Paul Michelson offered to have a special meeting before next Tuesday. John Weddleton MOA Assembly having a Monday morning 2/13/17 at 9:00 am discussion at 4700 Elmore Road, meeting on this subject. Vote by count of voting members - 7 yes 12 no, motion defeated.

Ongoing Business

- **Campaign and Election Signs** – Candidates placing signs without permission along roads. RCCC sent out letter to candidates.
- **Motion Dianne Holmes & 2nd Vivian Mendenhall** - To send out letters again to candidates about illegal election signage. Motion passed.
- **Parks & Rec SA Expansion** - Proposal to endorse. Anyone want to oppose it?
- **Motion Dianne Holmes & 2nd Janie Dusel** - To endorse proposition for passage in April. Motion passed unanimously. Nancy Pease – concerned about areas. Dianne offered generic list of issues this could resolve.
- **Motion Vivian Mendenhall & 2nd Nancy Pease** - To extend this meeting for 10 minutes. Took verbal vote. Passed unanimously.
- **OSOCC: Alaska Railroad ROW Issue – Support for HB 93** – Adam Lees described.
- **Motion Nancy Pease & 2nd Bert Lewis** - To table this issue until next meeting. Motion passed.

New Business

- **Social Media Presence** Took interest poll – Facebook account yes, No Twitter, No Instagram
- **Motion Vivian Mendenhall & 2nd Janie Dusel** – To establish a RCCC Facebook account. Move to table until next meeting. Issue is tabled. Committee needs to make a plan. Mindy Willis described problem with a church that had problems. No opposition to table discussion until next meeting.
- **Septic System Issue** - No discussion tonight. Withdrawn by requestor.

Reports

- **Chair's Report** - Communications Lists and Statistics Request to FCC – Map of RCCC area acquired. Dr. Scott of Bird TLC recently passed away
- **Motion Vivian Mendenhall & 2nd Keith Guyer** - To send a letter of condolence to Bird TLC
- **Treasurer's Report:** For February - \$343.21 checking + \$166.63 savings = \$509.86 + 75.00 = 584.86 total.
- **FCC Report** – Mindy Willis – Check for reimbursement – John Weddleton extending park boundaries which will be on the ballot in April. ADEC asking for feedback on priorities in the city financial planning.
- **Lands Committee** - Nancy Pease – Bird TLC has issue with plat for connection.
- **Outreach** – Janie Dusel – unaware that she is on that committee.
- **HALO Report** – Adam Lees – annual election forum on 1st Thursday of April. Mike Kenny wondered if March 9th is a viable date for that HALO meeting since it overlaps with RCCC meeting on the same day. HALO requesting funding.
- **Motion Dianne Holmes & 2nd Vivian Mendenhall** - To send \$25 donation to HALO. Motion passed.
- **Police dept looking for surveys in the area.** Enough survey and the area gets more police time. Squeaky wheel get the oil.
- **ASD school tours this month at any school.**

Candidates

Albert Fogle – Running for MOA Assembly - Described his life. Mr. Fogle decided to run for Assembly so that an average person is part of the assembly. Wants full police protection. Website: www.fogleforassembly.com or contact phone-406-1499.

Wrap up assignments

- As stated above.

Motion to adjourn by Ky Holland & 2nd Keith Guyer – Meeting adjourned at 9:07 pm.