

HALO Board of Directors Meeting Agenda

Thursday, September 2nd, 2021 7 pm Zoom & In Person Meeting

I. Call to order and Welcome. The meeting was called to order at 7:01 pm by Katie Nolan, President.

Board Members present were: Julie Coulombe, Peter Johnson, Nancy Kaufman, Mike Kenny, Christine Monette, Lizzie Newell, Katie Nolan, Frank Pugh, Carmela Warfield **Board Members absent:** Pat Abney, Sarah Denison, Brena Doolen, Marc June, Gail Morrison, Rodney Powell, Susan Richards

II. Agenda. September Agenda - no changes or additions

III. Presentations -

A. Assembly - John Weddleton. Homeless sheltering in Sullivan arena may continue through this winter using federal emergency funds but looking for alternatives; something better and cheaper. Hopefully a decision within the next 3-4 weeks. Assessors evaluating vacant land - not consistently valued. Will try to have private appraisers come in for further details. Land Use Code Title 21; tweaking to make that work better. Also, a long term transportation plan. Sky Ridge rezone is also an issue. Our first step is the most critical part: changing the Land Use Plan and also the HSDP to allow for higher density, from R6 to R7. Traffic issue did not get much traction. Q. My concern is water - maybe 30 additional wells; who is responsible if not enough water, shouldn't they have done some flow rate testing? A. Would be useful to gather that information; believe that happens during platting. Rezone is likely to happen. Q. What about water rates? A. 5,000 gallons a day per household is used as a benchmark. Q. Secondary access should be out to Lake Otis anyway to promote that? A. Worth considering, we can only do 8% grades and other real challenges. C. Change to HDP disappointing people who live and invested in this area are being overrun. How easily this is being adjusted. Q. What happens when the sons of Holquist try to build all the way up the hill? What prevents them from satisfying individual developers - us homeowners are not really happy about that! HDP committee organized this plan together, and our Assembly today is not concerned about what has happened. A. Worth the fight but we do lose ground, but we'll keep working at it. Q. Changes to Title 21, anything that would affect HDP? A. Mostly streamlining of building codes. Q. How to apply, through Muni or the State? A. Katie will provide a link to look up this information. Q. Homeless situation; statistics reflect that 85-90% are AK Natives. What has been done to have the Native Corporations assist with this problem? Why must we carry the full burden? A. They will help shareholders get back to their village. Native Corporations are businesses, not tribes. They are involved, but don't have exact numbers.

B. State - James Kaufman, State Representative, House District 28.

My recent vote on HB 3003 appropriation bill has angered some because I did not vote yes on larger dividend options that were offered as amendments. The reason was that the larger amounts create a funding gap that needs to be closed by new revenue before I can agree. I promised to work for balanced budgets, and did not promise full dividends during my campaign. A dividend of \$1100.00 was included in HB 3003 and was passed by the House Majority, but the funding source they chose may not allow appropriation of that actual amount if they don't fix the funding source (SBR) in the Senate. The Senate may include a larger amount that would then be considered in the finance conference committee. The funding gap that exists if we can't cut state spending and issue a dividend larger than

around the \$1100.00 mark will require new revenue/taxes to fully fund our budgets if we conform to 5%POMV. Rather than increase tax on existing activity (like income or sales taxes) would prefer to find new revenue sources/opportunities. This could include gaming opportunities, lottery, corporate tax reform such as Hilcorp. We need a new fiscal model to control spending/fund budget, and need new taxes with the desired size of PFDs. Sponsoring appropriation limits legislation to control future spending. Still in my caucus, haven't jumped ship, just trying to stay true to my campaign promise of working to balance the budget.

Contact: Rep.James.Kaufman@akleg.gov or call #907-465-4949 and newsletter: akrepkaufman.com

Roger Holland, State Representative, Senate District N.

Working toward a common end to our fiscal problems. SB 64 has a lot to do with market value and it is helping to push the argument forward. Q. A new revenue source? A. You may hear more ideas tomorrow 9/3. The Governor did say he would veto an income tax. C. The PFD we've seen returns 9% - 12%, we underestimate the power of these funds; we should be able to use some of those funds. Suggest considering more conventional values such as a tax. C: Agree in principle; take advantage of windfall because of the earnings - but with caution because what goes up, must come down.

Contact: #907-465-4843 or rep.roger.holland@akleg.gov

Eric Gunderson, aide to House Representative Kelvin Schrage. Contact:
#907-465-4931

Dirk Craft, aide to State Senator Josh Revak. Budget bill just passed the house and revenue bills SB 3002 will raise motor fuel tax, decrease tax for oil, and address loopholes - next Tues 9/14. **Contact:** #907-465-3879

C. ASD - Andy Hollerman - School back in session with mask mandate for everyone at all times. Status page on ASD website if there are any classrooms closed. There is a shortage of bus drivers; actively seeking new drivers. Will be looking at a Capital improvement Bond package this spring. Gruening and Eagle River schools are back open - almost recovered from the 2018 earthquake. Q. Why can't we get Covid cases broken down by school? A. We prefer to distribute information on a need to know basis to avoid identifying individual students. Q. What is the criteria used to cut the bus routes? A. A socio/economic component built into the decision. More factors in the formula and will ask the Superintendent.

D. APD - none present

E. AFD - none present

IV. Minutes August - no changes

V. Treasurer Report - Current savings/legal account balance is \$15,637.41. The current checking account balance is \$385.87. Membership dues of \$10.00 can be sent to: P.O. Box 110096, Anchorage, AK 99511

V. Community Councils

A. Abbott Loop - Lizzie Newell - elections will be held at our next meeting.

Discussed Whisper Faith Kovach Park with the necessity of filling in holes because of all the dog droppings. Also discussion about a straight-away on Vanguard.

B. Bear Valley - none present

C. Glen Alps - none present

D. Hillside - Carmela Warfield - We passed a Resolution for Hilltop Beer & Wine licenses. They've been good partners and neighbors since 1983. Setting up a hybrid meeting in September to allow our Juneau delegates to attend. Also representative from AFD to attend our September meeting.

E. Huffman/O'Malley - Julie Coulombe - Consumed with Sky Ridge development. The new owner of Sonic is supposed to be at the September meeting. Talked about bylaws and started a new education committee to see how we can support our schools - specifically traffic problems.

F. Rabbit Creek - Mike Kenny - We did not meet in August - no news to report.

VI. Committee Reports

A. Firewise/Resilience Committee - Will continue our meetings with wind storms in Sept and earthquakes throughout the year; it is important to know how to prepare.

B. Sky Ridge Rezone - Julie and Katie went to the latest Assembly meeting - Weddleton defended Hillside District Plan but it was overwritten. The rezone Sky Ridge rescheduled to 9/28 to open up public hearing again to hear protests.

C. Land Use - Purchase of Heritage in Stolle subdivision to access the Honey Bear Roads. Some people worried about rezoning and trails on private property. C Any more interest in joining this committee? A. Still looking for volunteers for this committee. Contact Frank Pugh.

VII. Old Business

A. Property Tax Appraisals - Weddleton stated that we learned inferences to "Value" if we ask that is on our personal homes, the actual land itself. We get that information out in a newsletter.

B. Shepherd of the Hills: Carmela motioned and Wayne seconded the motion to write \$100 check to offset their costs for meeting space at Shepherd of the Hills. Motion accepted. Also, Peter motioned and Wayne seconded the motion to transfer funds from Legal account to checking account \$500. Motion accepted. Christine to write checks for these two items.

IX. New Business

A. Validity of Area and District Plans (HDP) Look at more emphasis on District Plans in code so people cannot ignore it to make changes. John stated there are currently 7 criteria for rezone; maybe we could make it 8 or 9 criteria to strengthen plans. C. Concern is a complete discard for neighborhood sovereignty and the Assembly doesn't follow this. Not following proper city planning and destroying neighborhoods. Assembly disregarded our input, and the HDP. A. The Planning commission approved it and the Assembly went along with them. A. The Planning Commission are not even elected, why should they override the desire of the residents in the neighborhood? C. We want to maintain the character in our neighborhoods. C. Various individual neighborhood plans should all be written. C. Recommend that Christine and Monette participate in the Land Use Committee.

B. December 2nd Founders Forum - Reach every community founder and contact them and invite them to share with us at the meeting.

IX. Open Forum

Randy Sulte from Hilltop: Secretary here since 2006. The new bike park and remodeling our kitchen and working on a beer/wine license to add more value to the community. Running for Assembly for District 6. Expressing his view that Hillside is unique, and not a place for high density housing.

Randy Sulte contact: #229-2977

Cathy Geisel: Busy serving on several non-profit boards and volunteering in school based clinics.

Action items:

- Design HALO media material - have prepared for October Meeting and also send your ideas to presidenthalo@gmail.com.
- Contact Frank - volunteer help needed on Land Use Committee
- Members reach out to elders to present at our December Founders Forum

The meeting adjourned at: 8:27 P.M.

Respectfully submitted,
Nancy Kaufman, Secretary