

☒ President: Jodi Riddell
☒ Vice President: Margaret Billinger
☒ Secretary: Lisa Behrens
☒ Treasurer: Irene Crowley
☐ Director at Large: David Haggard (notified absence)
☒ Director at Large: Lindy Moss
☒ Director at Large: Michael Dale

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AUG 27 2025

CLERKS OFFICE



PO Box 520931

Big Lake, AK 99652-0931

Executive Board Meeting – May 27, 2025 – 6:00 PM
Susitna Brewing Co. Cafe

MINUTES

1.) Call to Order/ Determination of Quorum

By: Jodi Riddell Quorum: Time: 6:07pm Guests: Bill & Robin Gamble

2.) Pledge of Allegiance

3.) Agenda Approval Motion: Michael Dale Second: Yes

Add grants to unfinished business

4.) Previous Meeting Minutes Approval (February 25, 2025) & (GM April 8, 2025)

2/25/2025 Motion: Michael Dale Second: Yes Copy signed: Jodi Riddell

4/8/2025 Motion: Michael Dale Second: Yes Copy signed: Jodi Riddell

5.) Presentations

1. Bill Gamble - \$26,000 was approved in MSB Budget for Jay Nolfi Park, \$1M for the Lions Club, and significant funding for roads in the Big Lake RSA.

6.) Treasurer's Report Checking: \$34,361.93 Savings: \$3,472.20

Money Market (Jordan Lake Park): \$19,075.73

7.) Correspondence

Grant applications coming in. Request for \$1000 early for Big Lake Belles to plant community beautification flowers. Request approved unanimously by the Board. Check written during the meeting, to deliver to a member of the group.

8.) Unfinished Business

1. Community Revenue-Sharing Grants committee – first grants committee meeting Sunday, June, 8 3:00pm, Floaters. One Board member needed on the committee, volunteers requested.
2. 2025 CIP Grants committee – Jodi Riddell will reach out to last year's committee members

9.) New Business

1. Future speakers for General Membership meetings
 - a. June – Lorene Lynn, Soil Scientist / Restoration Ecologist, Red Mountain Consulting
2. Bill Haller community service recognition – Thank you banner to be placed at the Big Lake roundabout. Also considering a bench at Jordan Lake park with plaque to recognize Bill.
3. Liability Insurance – Needed for both Jay Nolfi and Jordan Lake parks. Jodi Riddell is researching and waiting for quotes to come in.
4. Big Lake Chamber of Commerce membership – See the new website www.biglakechamberak.org \$75 membership fee for nonprofits.

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5. Jay Nolfi Park – Building Rental, ongoing improvements & funding update from Jodi Riddell. Bookkeeper recommends opening a separate account for managing rental deposits, and park improvement & upkeep expenses.
6. BLCC AV resources: Projector, Screen, Camera, Streaming GM meetings? Jodi will work with grant committee to verify amount of available funds that could be applied to purchase AV equipment. Discussed the possibility of streaming BLCC GM meetings with Assembly Representative Bill Gamble. Per Bill, there will be MSB IT support for these types of needs, once the building is purchased.

Motion to table this discussion until September: Irene Crowley Second: Yes

10.) Persons to be Heard (3 Minute Maximum time per person) none

11.) Announcements

Lindy Moss – State shooting championship coming up soon: June 2-7. Seventh Summit will host events.

12.) Board Member Closing Comments

Jodi Riddell: June 28 Ducks Unlimited BBQ at Floaters

Margaret Billinger:

Lisa Behrens:

Irene Crowley:

Dave Haggard:

Lindy Moss:

Michael Dale:

13.) Adjournment

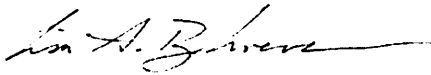
Motion: Michael Dale Second: Yes Time: 6:49pm



Signature – Jodi Riddell, President – Big Lake Community Council

August 25, 2025

Date



Attestation – Lisa Behrens, Secretary – Big Lake Community Council

August 25, 2025

Date

☒ President: Jodi Riddell
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PO Box 520931
Big Lake, AK 99652-0931

General Membership Meeting – July 8, 2025 – 7:00 PM
Big Lake Lions Recreation Center

MINUTES

1.) Call to Order/ Determination of Quorum

By: Jodi Riddell Time: 7:03pm
Quorum: Yes Attendees: 50+ voting members and guests

2.) Pledge of Allegiance

3.) Agenda Approval

Motion: Michael Dale Second: Yes

4.) Previous Meeting Minutes Approval (June 10, 2025)

Motion: Michael Dale Second: Yes Copy signed: Jodi Riddell

5.) Treasurer's Report

Checking: \$29,924.93 Savings: \$3,543.08 Money Market (Jordan Lake Park project): \$20,544.25

6.) Membership Report

Voting Members renewed for 2025: **77** (Plus 3 renewals) Associates (non-voting) renewed for 2025: **7**

7.) Presentation(s) (15 Minutes per presentation)

1. Al Bolea: Waterbody Setback legislation – History of and comments on legislation proposed by the 2024-2025 Waterbody Setback Advisory Group. Roughly 1700 structures in MSB are not in compliance with the existing 75' setback regulation. That equates to approximately \$300-400 million in property values. Mat Su Borough has a long history of non-enforcement. Residents who own noncompliant properties are confused by complicated legislation, and do not have access for assistance in interpreting or navigating the process. Al also introduced and explained the draft letter he prepared for BLCC response to forward to the MSB Planning Department regarding the proposed legislation.

Vote of the membership regarding draft BLCC response letter: Vote passed unanimously

2. Mike Brown: Mat Su Borough proposed gas tax. Introduced staff who will be working at the Big Lake Rec Center. Adam Madson – Building Manager. Cheyenne Heindel – Finance Director. Explained the proposed \$0.07 per gallon fuel excise tax and how it affects Mat Su Borough finances. Intended to reduce property tax increases in the future. MSB will need additional funding for future capital expenditures, including solving our road problems. Additionally, bond debt funding from State of Alaska is expected to continue to decrease and be discontinued by 2036. MSB has the choice of continuing to take on debt in the form of bonds or find other ways to produce revenue. This proposed fuel excise tax is one possibility. Bond debt and property taxes fall entirely on MSB residents. A fuel excise tax would spread the burden among non-residents as well. The tax excludes aviation, marine, home-heating and off-road equipment fuel. Provision 1: "Sunset Provision"...The

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assembly would be required to review and reapprove the tax annually. Provision 2: 30% of collected fuel tax would be applied to RSA funding for RIP (road improvement) projects. IMPORTANT: Approval of a fuel excise tax will require a vote of the public during a general election.

8.) Reports

1. Legislative (State House & Senate)

Senator Shower: not available

Representative McCabe: Update on DNR land parcel discussed two years ago, that now has deteriorated with unauthorized use and occupation. Working with federal entities to bring attention to funding for Port Mackenzie and the rail spur. Also, energy sector efforts underway. Special Alaska legislative session starts August 2. Compliments to West Lakes Fire Department for sending personnel and equipment to fight the Bear Creek fire. Congratulations to Big Lake Chamber of Commerce for successfully reorganizing.

2. Assembly (District 5)

Representative Gamble: not available

3. Fire Service (West Lakes Fire Department – WLFD) not available

4. Road Service Area: no information to provide

9.) Correspondence

1. None

10.) Unfinished Business

1. Lake Setback Ordinance & Waterbody Setback Advisory Board – Update: Addressed during presentation by Al Bolea
<https://matsugov.us/boards/waterbody-setback-advisory-board>
2. 2025 BLCC Grants Committee – Update: All checks have been issued for grants (sign-up sheets on back table and at <https://biglakecommunitycouncil.com/files-%26-downloads>)
3. 2025 BLCC CIP (community improvement projects) Committee – Update: Jodi will work with Cindy (sign-up sheets on back table and at <https://biglakecommunitycouncil.com/files-%26-downloads>)

11.) New Business

1. None

12.) Persons to be Heard (3 Minutes per person)

1. Jim Faiks and Larry McKinstry – Update on Jordan Lake Park project construction progress, and efforts for future funding via grants and community volunteers. Next meeting: Saturday July 12, 10:00am, Big Lake Library.

13.) Announcements

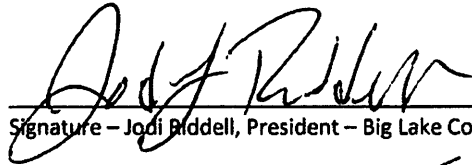
1. None

14.) Board Member Closing Comments

1. Jodi Riddell: Stay off our bike paths with motorized vehicles. Signs coming soon.
2. Margaret Billinger: Big Lake Chamber of Commerce having a pike fishing derby coming up in August. Chamber of Commerce is seeking sponsors. Open house and next meeting July 17, at Susitna Brewing Co. Café. Big Lake Hotel is under contract for repairs and upgrades.
3. Irene Crowley:
4. Dave Haggard:
5. Lindy Moss:
6. Michael Dale: We all know we have people using our roads in reckless ways. Please follow rules of the road, and without distractions. Drive like people's lives (yours and others') depend on it.
7. Lisa Behrens:

15.) Adjournment

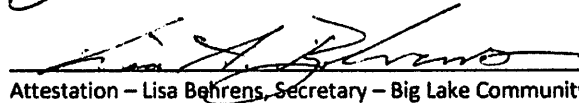
Motion: Michael Dale Second: Yes Time: 8:44pm



Signature – Jodi Riddell, President – Big Lake Community Council

8/12/25

Date



Attestation – Lisa Behrens, Secretary – Big Lake Community Council

8-12-25

Date

Matanuska-Susitna Borough
Butte Fire Service Area Board of Directors
Minutes

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AUG 26 2025

CLERKS OFFICE

Regular Meeting: 9 April 2025

Meeting Time: 10:00 a.m.

Location: Butte Station 21

- I. Call to order: As the meeting was properly noticed and a quorum was present, the meeting was called to order at 10:00 a.m. by Gregory Nilsson, Butte FSA Chair.
- II. Roll Call: Gregory Nilsson, Mitzi Van Asdlan – Present
Fire Department Staff: Chief Michael Shipton, Director Brian Davis – Present
- III. Stood for the Pledge of Allegiance
- IV. Minutes of the 9 January 2025 meeting were read and approved with a correction to the spelling of the name Sean to Shawn.
- V. Reports/Correspondence: Chief Shipton reported the Butte fire service area had a total of 54 calls during the first quarter of the year. We are managing to keep and train a good number of personnel with 26 active at this time. Three personnel completed and passed the Certified Fire Investigator Course and two in the FFI academy have completed and certified at Hazmat Ops Level. Weekly work on communications, report writing, use of ropes, knot tying, firefighter survival and self-rescue are among the things reviewed and practiced. The department continues with it's community outreach of installing smoke alarms and address signs as well as conducting CPR classes and participating in public events.
- VI. Financial: Thermal cameras and radio chargers are being acquired.
- VII. Director's Report: The mil rate for Butte is now 2.912%. Director Davis said the department has applied to Firehouse Subs, a restaurant, for a grant to obtain fire extinguisher training materials for the department.

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Butte Fire Service Area Board of Directors
Regular Meeting 9 April 2025

VIII. Other Business: None

IX. Adjournment: 10:55 a.m.

Respectfully Submitted,

A handwritten signature in black ink, reading "Mitzi Van Asdlan". The signature is written in a cursive, flowing style.

Mitzi Van Asdlan

Assistant to the Chair

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AUG 29 2025
CLERKS OFFICE

**MATANUSKA-SUSITNA BOROUGH
LOCAL ROAD SERVICE AREA ADVISORY BOARD**

REGULAR MEETING by TELECONFERENCE/TEAMS and IN PERSON

July 17, 2025, 7 PM, at Fire Station 73, 10073 W. Parks Hwy

Conference Call Line Number: Dial 1-907-290-7880, then Conf ID 528 881 692#

CALL TO ORDER at 7:00 PM.

ROLL CALL, DETERMINATION OF QUORUM: 12 RSAs were represented for a quorum.

<u>RSA#</u>	<u>Member Name</u>
9	Dan Tucker
14	Terry Dolan
15	DJ McBride
16	Rhonda Stark Charlie Crim
17	None
19	Dan Keane
20	Tom Phillips
21	Andrew Traxler
23	None
25	Jennifer Noffke
26	Jim Stocker
27	Steve Edwards
28	Jeremy Hongslo Chales Conrad
29	John Strassenburgh
30	Donna Massay
31	None
Public Works: Chad Fry (O&M)	
Borough Staff (other than Public Works):	
Assembly Members: None	

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA

APPROVAL OF AGENDA: Dan Tucker moved to approve. DJ McBride seconded. Agenda was approved without objection.

APPROVAL OF MINUTES of June 19, 2025, meeting. Andrew Traxler moved to approve. Jeremy Hongslo seconded. The minutes were approved without objection.

TRAINING: None.

STAFF REPORTS:

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A. O&M: Chad Fry reported Striping and crack sealing is underway. Some public construction is also underway. All contractors are performing well. All contractors are familiar with the current contract. Two of the five contractors are not using the GIS tracking system although one started today. Chad discussed specifics. Chad also provided specifics on crack sealing and striping.

B. Other Staff reports: None.

BOARD MEMBER REPORTS

A. TAB. None. O&M will provide minutes when available. Next month the board will consider nominations for a new TAB representative.

B. MPO. Dan Tucker reported the MPO is waiting on commercial insurance coverage. The Public Participation Plan update is pending a 45-day review period. Engstrom extension to Tex A1 was recommended. Comprehensive review of road lights and lighting assets is underway. Dan will share a slide with goals and objectives of the MPO. Dan provided an overview of the MPO.

AUDIENCE PARTICIPATION. (Members of the public have 3 minutes to address the Board on any topic.) None.

UNFINISHED BUSINESS. Status of MSB Assembly Ordinance 25-076, an ordinance enacting MSB 3.80, Areawide Fuel Excise Tax, in the amount of seven cents per gallon. Chad reported the legislation was postponed until August 5, 2025. Some discussion ensued. Item will be retained for the next agenda.

NEW BUSINESS: None.

PERSONS TO BE HEARD: (Requires 14 Days Advance Notice. If No Advance Notice Is Given, Persons Wishing to Speak May Do So Under The Audience Participation Section Of The Agenda.) None.

CORRESPONDENCE AND INFORMATION: None.

OTHER BUSINESS: None.

BOARD COMMENTS: Andrew Traxler requested we request the Platting Officer come to the next meeting to discuss cul-de-sac vacation actions. O&M will coordinate this if possible. Rhonda Stark discussed speeding, traffic data collection and traffic calming issues and shared information on volunteering for the Borough. Tom Phillips notified the board of his presence. John Strassenburgh stated he has trouble hearing. DJ McBride discussed a seminar on low volume gravel roads and traffic calming. Dan Tucker discussed the consequences of talking softly during the meeting. Dan also discussed traffic calming. Tom Phillips reported that he felt

the meetings were better in person. Steve requested Tom Phillips be available for the August meeting.

ADJOURNMENT Tom Phillips moved to adjourn at 7:58PM. Motion passed unanimously.

Next Meeting: August 21, 2025, at 7PM (In-person mixed w/ Teams at Fire Sta. 73)

 Stephen Edwards

Stephen Edwards, Board Chair

Terry Dolan Digitally signed by Terry Dolan
Date: 2025.08.25 09:02:30 -08'00'


Terry Dolan, Board Secretary

RSA Colony North 23
Academy Charter School
801 E Arctic Ave Palmer, Ak 99645
Minutes of November 12, 2024

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- I. CALL TO ORDER – 6 pm
- II. ROLL CALL – RSA Volunteer Board members - Carl, Barbara, Austin in Attendance
- III. APPROVAL OF AGENDA – Motion by Carl, Second by Austin
- IV. PLEDGE OF ALLEGIANCE
- V. MINUTES - Approved
- VI. Borough Reports - Dustin Spidal, MSB Road Branch Manager Report – Still on hold for Norman Ave upgrade due to need for land acquisitions for road. The need for guardrails needs to be evaluated. If no guardrails, land needs is reduced.
- VII. Doug, RSA Road Service Supervisor Report – Will work on Smith and Norman Ave intersection to cut back and increase visibility.
- VIII. Adjourned – Motion Austin Grimes, seconded by Barbara Gerard

Motion to approve: Carl Luchsinger
Second Barbara Gerard

Signed and affirmed:  8/12/2025
Signed and affirmed: Barbara Gerard 8/12/25

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North Lakes Community Council
Membership Meeting Minutes
May 29, 2025 – 7 pm
Website: <https://www.nlakes.cc>

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AUG 25 2025
CLERKS OFFICE
Boys & Girls Club Bogard

1. CALL TO ORDER

The meeting was called to order at 7:01 by Rod Hanson. Rod Hanson welcomed everyone. Board members introduced themselves. Quorum verified as 4/5 board members and more than 10% of council members present. Collen Vague, VP was not present at the start of the meeting. The Pledge of Allegiance was led by Jade Laughlin.

2. AGENDA APPROVAL

There were no recommended revisions and the agenda was approved unanimously.

3. PRIOR MEETING MINUTES APPROVAL

There were no recommended revisions and the April 24th minutes were approved unanimously.

4. AUDIENCE PARTICIPATION #1

Rod reminded everyone that this section was for individuals to bring forward any topics that are not already on tonight's agenda. Participants are limited to 3 minutes each. There will be another opportunity for audience participation near the end of the meeting. The following individuals spoke:

- John Miller - informed the council that he had a petition available for audience members to sign to repeal rank choice voting.
- Brian Geary - new stop signs on Cottonwood Loop were not announced and so people are blowing through the signs without stop signs. M. Schweigert indicated there used to be signs at that location.
- George Sikat III mentioned that at the corner of Destin and Sebastian there are vehicles traveling very quickly and using airbrakes, causing problems. He also spoke of concerns of gravel pit operations within his neighborhood and the disruption to his peace. Central Gravel explained that there was no truck traffic from their operations using Sebastian or Destin streets.

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5. CORRESPONDENCE & ACTIVITY SUMMARY

Rod Hanson reviewed the May 29, 2025 Correspondence & Activity Summary report. He drew specific attention to the following items in the report

- Items #9 relates to the ongoing Bogard paving project. Ideally it will be done quickly to minimize impact.
 - Item #17 addresses the desire of our community council to be involved early on in road projects in order to give adequate feedback.
- Colleen Vague, VP and Board member, arrived at approximately 7:20.

6. OFFICER / COMMITTEE REPORTS

- a. President's Report - R. Hanson had no further report.
- b. Treasurer's Report - Jolleen Coleman summarized the balance sheet and budget report as of 04/30/25.
- c. Finance Committee - No Meeting, no report.
- d. Bylaws Committee - No meeting. No report.
- e. Nomination Committee - No meeting. No report.
- f. Road & Traffic Safety Committee - No meeting. No report.
- g. North Lakes Comprehensive Plan Committee - C. Vague reported there was a meeting and a draft resolution is later on tonight's agenda.

7. GUEST PRESENTATIONS

None this month.

8. STATE & BOROUGH OFFICIALS - UPDATES

- A. Sen. Yundt gave his Freshman year report that there is a budget shortfall of \$200 million due to reduced revenue. There is no allocation for capital projects for any district this year, for the first time ever.
- B. Assemblyman Fonov explained that the mil rate is going down however property values are increasing so it will essentially be a wash for property taxes. Discussions on the CAMP are forthcoming and he encouraged people to come speak at assembly meetings. He also indicated that a \$0.07 excise fuel tax is being proposed to help pay for road projects in the borough.

9. NEW BUSINESS - no new business on tonight's agenda.

10. ONGOING / UNFINISHED BUSINESS

- a. Shaw Elementary School Access Project/ Connection to Foxtrot - R. Hanson gave a summary of the current issues with the Paradise to Foxtrot proposed connection. He gave testimony to the borough about the issue and he included that in the meeting packet. The NLCC will work on finalizing a resolution concerning the project and objections to an increase in traffic at the Caribou and Bogard intersection. The resolution was also included in the packet. John Miller made a motion to adopt the resolution. Randy Hillman seconded the motion. The motion was approved unanimously.
- b. Wolf Lake State DNR Land Disposal/ Community Park Project- R. Hanson reported that there are efforts to purchase the proposed Wolf Lake Land for a potential community park. The project is currently at the planning and research stage. Randy Hillman spoke about the proposed North Lake Community Project progress. Barb Dody spoke that she supports the concept of a park. She explained that there is a Lake Management Plan in place to protect the loon colony and presented the idea of adding floatplane slips to produce revenue for the Wolf Lake Community Association to then develop the park.
- c. Central Gravel Projects - Verbal Update: F. Conaway reported that the berm is being constructed and several acres are currently being worked to get infrastructure set up and road construction. Jade Laughlin from Central Gravel Projects reported that they are currently establishing infrastructure in addition to the berm and making every effort to minimize impact to the community through noise and dust mitigation. George Sikat III expressed significant concerns and Mr. Laughlin agreed to meet with him separately to address his questions and concerns.

<<< John Miller moved to extend the meeting to 9:15. There were no objections. >>>

- d. Engstrom to Trunk Connector Road - R. Hanson reported that the NLCC will continue to support the Southern Route Option.
- e. Waterbody Setbacks- R. Hanson reported that the Borough had a meeting with the Waterbody Setback committee. The issue has been pushed down the road for 120 days through referrals to several boards and commissions.
- f. Welcome Signs update- The NLCC is still working with the borough to get approval for sign installation. Central Gravel Projects will assist in installing the signs.
- g. Comprehensive Plan review, Draft Resolution- C. Vague presented a resolution to be sent to the borough. C. Vague made a motion to approve the resolution. It was suggested that the NLCC increase outreach to develop more involvement in the process. The resolution was approved with an expectation it will undergo one final review, editing, and formatting before signing and submitting.

11. ADDITIONAL AUDIENCE PARTICIPATION

- No additional input

12. BOARD MEMBER COMMENTS

- None this evening

13. ADJOURN - The meeting was adjourned at 9:21 pm.

APPROVAL OF MINUTES:

Signed by: Robb A

Date Signed: 7/31/25

Attested by: W. M. A.

Date Signed: 7/31/25

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AUG 25 2025

CLERKS OFFICE

North Lakes Community Council
Membership Meeting Minutes

June 26, 2025 – 7 pm

Website: <https://www.nlakes.cc>

Boys & Girls Club Bogard

1. CALL TO ORDER

The meeting was called to order at 7:00 by Colleen Vague, Vice President. Colleen welcomed everyone. Board members introduced themselves. Quorum verified as 4/5 board members (Hanson on Zoom; Vague, Coleman, and Conaway at Boys & Girls Club; Smith - excused absence) and more than 10% of council members present. The Pledge of Allegiance was taken by all.

2. AGENDA APPROVAL

There were no recommended revisions and the agenda was approved unanimously.

3. PRIOR MEETING MINUTES APPROVAL

Minor changes were made to the draft minutes to accurately reflect presence and arrival times of Board Members. There were no further recommended revisions and the April 24th minutes were approved unanimously.

4. AUDIENCE PARTICIPATION #1

Colleen reminded everyone that this section was for individuals to bring forward any topics that are not already on tonight's agenda. Participants are limited to 3 minutes each. There will be another opportunity for audience participation near the end of the meeting. The following individuals spoke:

- John Miller - expressed his advocacy and encouraged others to support the Southern Route option for the MSB Project to connect Engstrom to Trunk. He pointed out the significant safety benefit of providing better trucking access to the Central Gravel operations being developed in that area. He also pointed out the significant cost savings to taxpayers of this alternative versus any of the other Northern Route options.
- Rachel Sayen discussed ongoing park activities at Williwaw - 5 days a week.

5. CORRESPONDENCE & ACTIVITY SUMMARY

Rod Hanson reviewed the June 26, 2025 Correspondence & Activity Summary report. He drew specific attention to the following items in the report:

- Items #5 and #11 in the report relates to an ongoing review of the Waterbody Setback Advisory Board recommended code changes by various MSB Boards

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and Commissions. The NLCC continues to participate in public meetings. Our position is that we support the code changes, but recommend reducing some of the requirements that are seen as unreasonable by the public and by members of the Assembly. We suggest the various Boards and Commissions prioritize those items and only recommend the highest priority items back to the Assembly.

- Item #19 relates to the lack of maintenance and care by the MSB at the Cottonwood Lake Park / Lake Access site. Rod reported an in-person meeting that Myron Schweigert, Bryan Gearry, and he had with Assemblyman Dimitri Fonov at the park on 5/31/25 to point out some of the issues. MSB Mayor Edna Devries was in the audience at this meeting and asked if this was a Borough managed park, we indicated that it was.

6. OFFICER / COMMITTEE REPORTS

- a. President's Report - R. Hanson had no further report.
- b. Treasurer's Report - Jolleen Coleman summarized the balance sheet and budget report. Rod Hanson mentioned that the Mat-Su Disc Golf Association has submitted receipts for their \$4,000 Grant Award from 2024. This will be reflected in next month's financials.
- c. Finance Committee - No Meeting, no report.
- d. Bylaws Committee - No meeting. No report.
- e. Nomination Committee - No meeting. No report.
- f. Road & Traffic Safety Committee - Rachel Greenberg reviewed the minutes of the recent committee meeting (in the packet) and spoke to ongoing activities. Franklin Conaway raised concerns about the noise and vibration of the Bogard Road Paving project near Williwaw. (Rachel Greenberg later followed up with the State DOT and it was later confirmed that this was unrelated to the paving project.)
- g. North Lakes Comprehensive Plan Committee - C. Vague reported the resolution has been approved and is being submitted to the MSB. A copy is in the packet.

7. GUEST PRESENTATIONS

- a. Michael Bowles, candidate for Assembly District 1 provided a summary of his past experience and his conservative platform.
- b. Mayor Devries spoke about the upcoming Assembly meeting on July 15th, and specifically to the importance of public input on the proposed fuel excise tax. She also spoke about the ongoing CAMP amendment process underway at the Assembly.
- c. Mayor Devries was asked to speak about her plans to run for Alaska Governor. As this meeting was held after normal MSB employee work hours, she agreed there was not a conflict in the discussion. She acknowledged her intent. Audience members expressed support and appreciation for her work as MSB Mayor.

8. STATE & BOROUGH OFFICIALS - UPDATES

- a. There were no updates from State or Borough officials

9. NEW BUSINESS

- a. NLCC Board Elections - Upcoming in October - Colleen Vague reminded everyone that there are three Board personnel (Hanson, Coleman, Conaway) whose terms expire in 2025. All three are eligible for an additional term. Per our Bylaws, a nominations committee will be formed in August to determine the willingness of existing Board Members to run for a second term and to determine if there are any other nominees.
- b. Annual NLCC BBQ Event Planning (Coleman): Date is July 26th, 2025. Timing will be from 11am to 2pm. Jolleen Coleman is working to obtain doorprizes, but finding less support than in recent years. Franklin Conaway moved that an additional \$500 be allocated in the budget to allow purchase of additional door prizes. The motion was seconded and approved unanimously. We will also be getting support from Enstar; they will be loaning us their industrial grade grill trailer, but we will need to staff the operation. Franklin Conaway agreed to serve as "grill master". All board members and others were encouraged to attend and interact with members of the public who show up ... make sure they are aware of what it is that the NLCC does for the community and encourage them to get involved.

10. ONGOING / UNFINISHED BUSINESS

- a. Bogard - Seldon Corridor Access Management Plan (CAMP) Update: Rod Hanson described in detail the ongoing process of review by the Assembly and the multiple amendments that are being considered. The NLCC continues to advocate for adherence to the principles outlined in CAMP and against exceptions to those principles.
- b. Wolf Lake State DNR Land Disposal/ Community Park Project: Rod Hanson referred everyone to the 2-page write-up in the meeting packet and the one-page concept sketch that provides background and current status. He shared that discussions ongoing with the Borough were all encouraging. The survey results indicate 93% of 433 respondents support the concept we have proposed. The MSB is in discussion with the State of Alaska. The MSB Parks, Recreation & Trails Advisory Board is preparing a resolution in support of the concept. Advocacy continues.
- c. NLCC Welcome Signs update- The NLCC is still working with the borough to get approval for sign installation. Central Gravel Projects will assist in installing

the signs. Rod explained that the Borough will only approve 6 locations at this time (only at the boundary where MSB roads enter the NLC area). We also have permit applications submitted to the State of Alaska for an additional 7 locations. We expect approval soon on the MSB locations and will then be organizing work parties to do the installations.

11. ADDITIONAL AUDIENCE PARTICIPATION

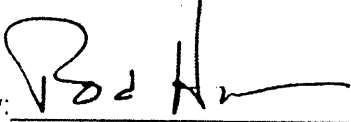
- a. John Miller spoke about the upcoming fuel excise tax debate.
- b. Barbara Doty encourage the MSB to get Community Councils more involved in the future when debating and deciding on Community Council Boundaries. She pointed out that her neighborhood (Wolf Lake) is split by the current council boundary.
- c. Franklin Conaway suggested that the MSB consider sunset clauses on the proposed fuel excise tax. He also suggested outreach to major local businesses as a source of revenue for road maintenance.
- d. Michael Bowles spoke about his perspective on the proposed fuel excise tax.

12. BOARD MEMBER COMMENTS

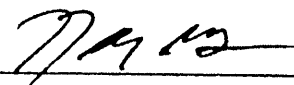
- None this evening

13. ADJOURN - The meeting was adjourned at 9:00 pm.

APPROVAL OF MINUTES:

Signed by: 

Date Signed: 8/2/25

Attested by: 

Date Signed: 8/2/25

RECEIVED

AUG 29 2025

CLERKS OFFICE

**Sutton Community Council
April 30, 2025
Sutton Public Library - 7 p.m.
Minutes**

1. Call to Order: Meeting called to order at 7 p.m.

2. Establish Quorum: Juli Buzby, Earl Houser, Garret Nelson, James Bodolosky, Nancy Bertels, River Charles.

3. Changes to and Approve the Agenda: Remove Adam Crum from Guest Presentations. Juli Buzby makes a motion to accept the Agenda with changes. Earl Houser seconds the motion. Motion passes.

4. Announcements:

a. Update on Jonesville: Jonesville Clean-Up on May 17 from 10-4. Sponsored by Alaska Off-Road Toyota Group. Dumpsters provided by Matanuska-Susitna Borough, outhouses by Sutton Community Council.

5. Guest Presentations:

a. State of Alaska Public Health Nurse Dawn Deaver introduced herself and the services provided by the Mat-Su Public Health Center.

6. Borough and State Reports:

a. **Tim Hale - MSB Assembly District 1** - Spoke about budget process and projects included in the budget (Jonesville, Waterbody Setbacks)

b. **Emily Jordan - Sutton Elementary School** - Testing, end of year field trips, open houses for preschool and kindergarten, Star Showcase, Walk for Prevention, last day of school May 22.

c. **Representative George Rauscher - Alaska State House District 29** - no report.

d. **Senator Mike - Alaska Senate District E** - no report.

e. **Juli Buzby - Sutton Librarian** - Meeting room can be reserved online, seed library is stocked, last afterschool program May 8, online parent survey available, summer programming starts first week of June, community garden planting date - May 31.

7. Officer Reports:

a. **Chair:** Damage of Field at Sutton Elementary from ATV traffic. Tok LLC - Marijuana cultivation establishment at 12001 Jonesville Road application with the state: public comment open for 30 days. Gerrit Van Diest - Alaska Dept. of Fish & Game - presentation on cow moose tags at upcoming council meeting, Joe Metzger- MSB Land Management - Update on Jonesville.

b. Secretary:

Minutes: Juli Buzby makes a motion to approve the SCC March 2025 Minutes as submitted. James Bodolosky seconds the motion. Motion passes.

Communication Secretary Report: no report.

c. **Treasurer Report:** Nancy Bertels makes a motion to approve the March 2025 Treasurer Report as submitted. River Charles seconds the motion. Motion passes.

8. Committee Reports: no report.

Am
OG

9. Old Business:

a. Welcome to Sutton Sign/Slogan: Viking IronWorks proposal will be presented to council at next meeting. Community input for slogan using online poll or paper ballot suggestions.

b. Jonesville Clean-Up - see above

10 New Business:

a. Community Clean-Up Days - May 2-12 - Clean up bags available at the library, dumping of bags at transfer site on 2 weekends when transfer station is open.

11: Call for the Good of the Order:

12. Restate motions

13. Meeting Adjourned - Juli Buzby makes a motion to adjourn the meeting at 8: 30 p.m.
River Charles seconds the motion.

Nancy J. Birtels
5/28/2025

A. Janet Nelson
5/28/2025

**Sutton Community Council
Treasurer's Report April 2025**

FISCAL YEAR: 2025

	Checking	Saving	Money Market	CD Civic Club \$
Beginning	9210.43	25.19	50604.60	28972.03
Deposits:				
Expenses:				
Recycling April Draft 731	-200.00			
Alpine Historical FY24 Draft 732	-3000.00			
Interest: 30-Apr	0.38		27.04	
Transfer Money				
Ending	6010.81	25.19	50631.64	28972.03

Community Program Project Update

Project Name	Available Funds			Current Month Totals	
	CAP thru FY24	Donations	Total	Dispersed	Remaining
SCC	5075.64		5075.64		5075.64
Recycle Sutton	1987.48	492.52	2480.00	200.00	2280.00
Jonesville/Slipper Lake	5861.00	68.00	5929.00		5929.00
Sutton Elementary	2766.80		2766.80		2766.80
Alpine Civic Club	27536.00		27536.00		27536.00
Vet Day Dinner	179.14		179.14		179.14
Neighborhood Watch	1739.50		1739.50		1739.50
Library Pavilion Project	3678.00		3678.00		3678.00
Alpine Historical Society	3000.00		3000.00	3000.00	0.00
Totals	48823.56	560.52	52384.08	3200.00	49184.08

Funds Not Yet Awarded:

Remaining FY24 CAP Funds - \$ 3,989.00

Remaining FY25 CAP Funds - \$ 15,789.00

SUTTON COMMUNITY CLEANUP

MAY 2nd—MAY 12th, 2025

FOR CLEAN-UP BAGS

CONTACT SUTTON LIBRARY 861-7640

**FULL BAGS CAN BE DROPPED OFF AT THE
SUTTON TRANSFER SITE 10AM-5PM**

May 4th, 5th, 11th and 12th

Let them know it's for the Borough
clean-up and which neighborhood
you were working on.



RECEIVED

AUG 29 2025

CLERKS OFFICE

**Sutton Community Council Minutes
May 28, 2025
Sutton Public Library**

- 1. Call to Order/Pledge:** Meeting called to order at 7:02 p.m.
- 2. Establish Quorum:** Juli Buzby, Nancy Bertels, River Charles, Julie Morgan, Ezra Walls, Garret Nelson, Earl Houser.
- 3. Changes/Approval of Agenda:** Julie Buzby moved to approve the agenda as submitted. River Charles seconded. Motion passed.
- 4. Announcements:** None
- 5. Guest Presentations:**

Mat-Su Health Foundation: Jess Dean Rogers, Evaluation and Learning Officer and David Wilson, Director of Public Policy spoke about the foundation and programs that are available to local communities.

Richard Cholero, Chickaloon Tribal Response Program Coordinator spoke about the status of the Brownfield Grant for the Sutton Community Hall.

Michelle Huen - Candidate for District 1 Matanuska Susitna Assembly introduced herself and spoke about her campaign.
- 6. Borough and State Reports;**
 - a. Time Hale - MSB Assemble District 1** - no report.
 - b. Emily Jordan - Sutton Elementary School** - Shared end of school activities and test scores,, August 13 - 3-5 p.m.. - Sutton Elementary Open House, August 14 - School Opens for K-5 students in Sutton, August 21 - School Opens for preschool students.
 - c, Representative George Rauscher - House District 29** - no report
 - d. Senator Mike Shower - Senate District O** - no report
 - e. Juli Buzby - Sutton Library** - Shared summer reading activities and progress of the story walk project.
- 7. Officer Reports:**
 - a. Chair:** Spoke about 17 Mile Lake Public Access issue (private drive encroaching on public access and lake). Fill must be removed by June 15. Jason Ortiz, MSB Planning and Land Use Deputy Director. will speak next month on MSB Clean-Up programs including clean up on private property.
 - b Secretary:** Juli Buzby moves to approve the April 2025 Minutes as submitted. River Charles seconds the motion. Motion passes.
 - Communication Secretary Report:** MSB CIP Program closes on August 1, 2025 for FY27 CIP Project Nominations.
 - d. Treasurer's Report:** New Community Assistance funds are now available. Potential projects can be nominated using the application on the SCC website. Nancy Bertels moves to accept the April 2025 Treasurer's Report as submitted. Ezra Walls seconds the motion. Motion passes.
- 8. Committee Reports:** None

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OCL*


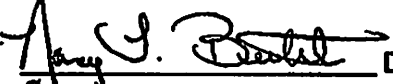
9. Old Business:

a. **Welcome to Sutton Signs:** Viking Iron Works proposal costs: \$5,200 for two signs, approximate size 5' wide X 4' tall. Garret Nelson will also inquire with Arctic Fire Bronze for a potential proposal. Discussion of slogan for the sign and potential community poll on slogans.

10. New Business: None

11. Call for the Good of the Order: None

13. Adjournment: Juli Buzby makes a motion to adjourn the meeting at 8:12 p.m. River Charles seconds the motion.

 Date: 6/25/23  Date: 6/25/23
President Secretary

Sutton Community Council Meeting Attendance

Purpose of Meeting: May Monthly Date: 5/28/25

	Name (Please Print)	Email address (If you want to be on the SCC email list)
1	Richard Chidese	rechidese@chickadee-nsh.gov
2	David Wilson	dwilson@healthywatsu.org
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**Sutton Community Council
Treasurer's Report May 2025**

FISCAL YEAR: 2025

		Checking	Saving	Money Market	CD Civic Club \$
Beginning	1-May	6010.81	25.19	50631.64	28972.03
Deposits:					
Expenses:					
May Recycle	Draft 735	-200.00			
Interest:		0.29		27.96	
	31-May				
Transfer Money					
Ending	31-May	5811.10	25.19	50659.60	28972.03

Community Program Project Update

Project Name	Available Funds			Current Month Totals	
	CAP thru FY24	Donations	Total	Dispersed	Remaining
SCC	5075.64		5075.64		5075.64
Recycle Sutton	1787.48	492.52	2280.00	200.00	2080.00
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Sutton Elementary	2766.80		2766.80		2766.80
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Vet Day Dinner	179.14		179.14		179.14
Neighborhood Watch	1739.50		1739.50		1739.50
Library Pavilion Project	3678.00		3678.00		3678.00
Totals	48623.56	560.52	49184.08	200.00	48984.08

Funds Not Yet Awarded:

Remaining FY24 CAP Funds - \$ 3,889.00

Remaining FY25 CAP Funds - \$ 15,789.00

**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645**

CC 16
SUTTON COMMUNITY COUNCIL
PO BOX 344
SUTTON, AK 99674

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Officer will consider the following:

PETITIONER/OWNER: CHRIS ROSE / C.W. ROSE REVOCABLE TRUST

REQUEST: The request is to create three lots from Lot 2, Block 4, Sutton Estates, Plat No. 72-34 to be known as **ROSE SUBDIVISION**, containing 19.63 acres +/- . The property is located north of the Matanuska River, south of N. Moki Drive, and directly south and east of N. Glenn Highway (Tax ID # 4009B04L002); within the SE ¼ Section 29, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1.

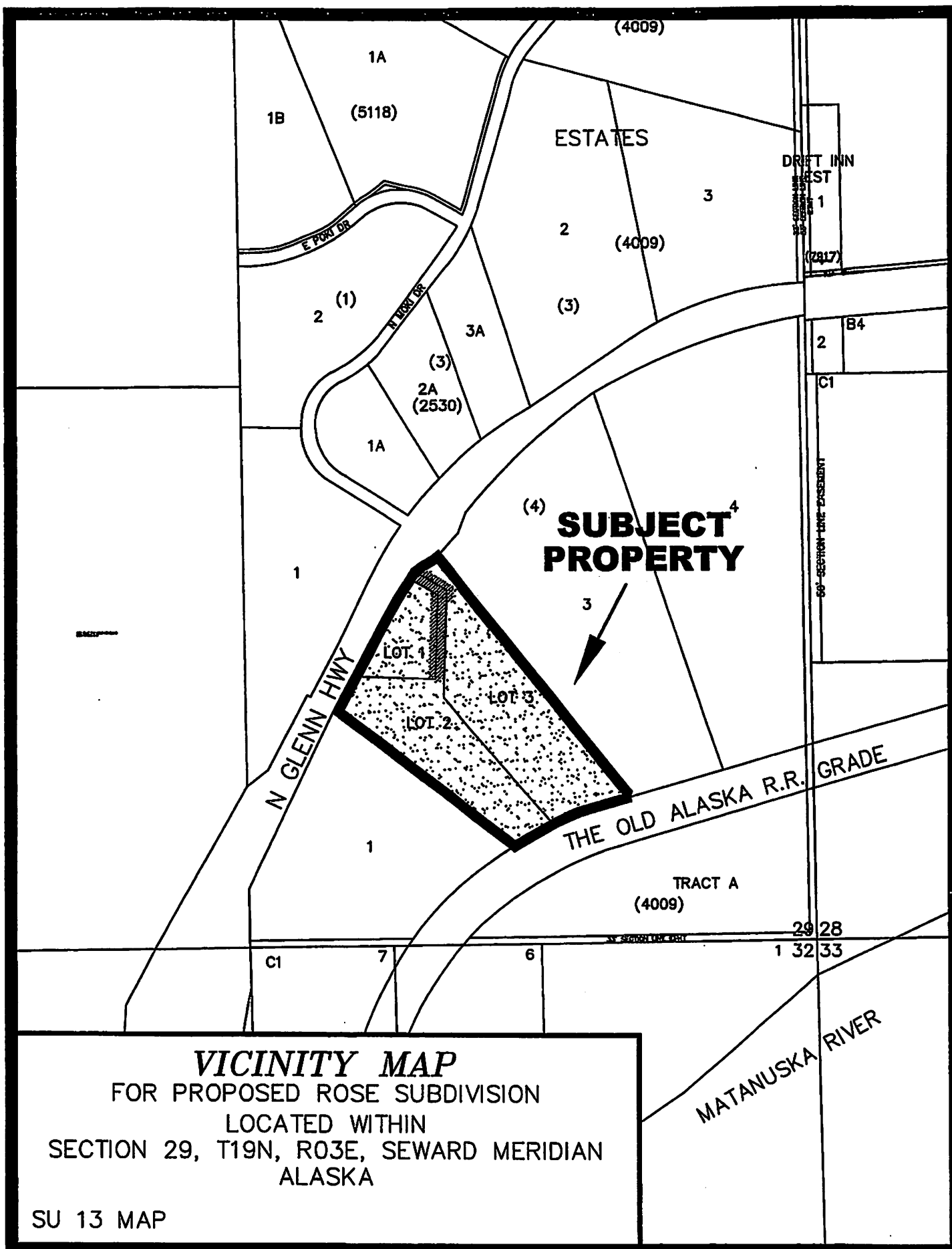
The Matanuska-Susitna Borough Platting Officer will hold a public hearing in Conference Room 110 at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. The public hearing is scheduled for June 11, 2025, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. All public comments are due one (1) day prior, by 12:00 p.m. To request additional information please contact the Platting Technician, Matthew Goddard at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [] Concern

Name: _____ Address: _____

Comments: _____



Sutton Community Council Meeting

28 May 2025 - Sutton Community Hall Project Update

Presented By: Richard Chiolero, CVTC Tribal Response Program Coordinator

1. Project Recap and Background

(ALL DOCUMENTS ARE AVAILABLE UPON REQUEST)

- Sutton Community Hall has been the focus of CVTC's environmental investigation efforts due to its historic use and current structural condition.
- Past efforts have included a Department of Environmental Conservation Brownfield Assessment and Cleanup (DBAC) Grant from the State of Alaska; Phase I and Phase II Environmental Site Assessment (ESA) and a limited Hazardous Building Materials Inventory (HBMI) from BGES, Inc (the environmental contractors who were selected by the state to do the work in the DBAC).
- In Spring 2025, CVTC coordinated a professional walkthrough with Wolf Architecture, including a licensed architect and structural engineer, to assess building safety and viability. They submitted a SCH Structural Assessment Report.

2. RFP Process and Contractor Proposals

- CVTC released a Request for Proposals (RFP) in April 2025 for both interior and exterior resampling work, as well as development of the ABCA.
- Proposals from qualified contractors were received just yesterday (May 27),
- Next step: The Sutton Community Hall Working Group will serve as the scoring committee to review proposals and select a contractor to perform both interior/exterior sampling and draft the ABCA (Analysis of Brownfields Cleanup Alternatives)(see #4 below).
- If all goes smoothly, we hope to select a contractor soon and begin scheduling fieldwork for this summer (2025).

3. Current Timeline and EPA Fiscal Year Considerations

- CVTC's Tribal Response Program (TRP) is operating on EPA FY2024, which ends September 30, 2025.
- The draft ABCA is scheduled for completion by this date. (see #4 below)
- CVTC has coordinated with EPA to sign a Supplemental Amendment Agreement that extends our program into FY2025 if needed.

4. What is an ABCA and Why It Matters

- The ABCA (Analysis of Brownfields Cleanup Alternatives) is a required document in the Brownfields cleanup process. It comes after sampling and testing, but before any remediation work begins.
- It outlines possible cleanup options and evaluates each one based on feasibility, effectiveness, cost, and community preference.
- The ABCA also incorporates technical sampling results, site reuse planning, and public input.
- The draft ABCA should be presented to the community this fall, with opportunities to provide feedback before finalization. For more information on the ABCA process, please visit:

<https://www.epa.gov/brownfields/programmatic-requirements-brownfield-grants>

Section 4. Environmental Cleanup Responsibilities:

1. Analysis of Brownfield Cleanup Alternatives (ABCA)

5. Community Input: What Comes Next

- The SCH Structural Assessment indicates that demolition is likely the safest and most cost-effective outcome.
- If the building is removed, the site could still serve the community in a meaningful and inclusive way. This meeting is a chance to begin imagining what that could look like.
- Possibilities include a new multi-use structure, outdoor pavilion, community green space, or other infrastructure that reflects Sutton's shared needs and values—including opportunities for cultural gathering, recreation, and education that honor the area's full history.
- To preserve the legacy of the original hall, we could install an interpretive panel or sign telling the story of the building and its role in the community over time.
- Some salvaged materials might be repurposed into meaningful art: for example, cutting portions of the corrugated metal roof into mountain silhouettes as a backdrop for an accent wall featuring historic photos and captions.
- These ideas are just a starting point—community input will guide what happens next.
- We're inviting community members to start visioning what they would like to see here—recreation, gathering space, cultural activities, infrastructure, or something new entirely. Your ideas will directly inform the ABCA and guide the site's future redevelopment.
- This early input can shape a formal planning approach known as "Vision-to-Action." For more information on the "Vision-to-Action" process, please visit: <https://www.cclr.org>

6. Opportunity: National Brownfields Conference Perfect Pitch 2025

- CVTC has an opportunity to apply for the "Perfect Pitch" competition at the National Brownfields Conference, August 5-8, 2025.
- This program offers selected communities up to \$50,000 in expert redevelopment consulting.
- Even if not selected for 1st place, all finalists receive significant support to advance their projects.

- We believe Sutton Community Hall is a strong candidate, and your community engagement strengthens our pitch.

7. Action Points:

- A. We invite Sutton residents to stay engaged, attend the ABCA presentation this fall, and share ideas.
- B. The future of this site depends on community input and vision.
- C. Thank you for your partnership and continued support.

CONTACT INFORMATION

Richard Chiolero
Chickaloon Village Traditional Council (CVTC)
Tribal Response Program (TRP) Coordinator
rechiolero@chickaloon-nsn.gov
907.761.3908 (direct)
907.745.0737 (general)

Report Oil And Hazardous Substance Spills

Alaska Department of Environmental Conservation (ADEC) | 1.800.478.9300 | ReportSpills.alaska.gov

2022

3 AUG

Initial Sutton Community Hall Working Group (SCHWG) meeting to discuss potential renovation and community involvement.

22 OCT

2nd Meeting - Continued discussions on potential assessments and next steps.

15 NOV

3rd Meeting - Further discussions and community engagement.

13 DEC

4th Meeting - Initial community feedback collected regarding contamination concerns, site history, and possible reuse.

2023

24 JAN

5th Meeting - Survey results reviewed, showing majority support for assessment and cleanup. Discussed securing letters of support.

25 JAN

Chickaloon Village Traditional Council (CVTC) drafts a resolution to support and seek funding for Phase I & II ESAs and cleanup efforts.

25 JAN

Sutton Community Council (SCC) issued an official letter supporting the DBAC application for site assessment and cleanup planning.

31 JAN

6th Meeting - Survey response count updated; historical discrepancies in site ownership and building relocation were discussed.

9 FEB

Draft DEC Brownfield Assessment & Cleanup (DBAC) application submitted for state funding consideration.

17 AUG

1st DEC Meeting - DEC confirmed DBAC funding and selected BGES, Inc. as the environmental contractor to conduct site assessments.

30 AUG

EPA formally approved funding. DEC and BGES conducted an initial site walk-through to assess site conditions.

3 OCT

Finalized work plan for Phase I & II ESAs submitted and approved by the DEC. Included plans for sampling and hazardous material assessment.

5 OCT

BGES, Inc. collected soil and hazardous material samples, focusing on potential contamination from past site uses.

30 DEC

BGES submitted reports confirming contamination, including benzene, naphthalene, asbestos, and lead-based paint.

2024

30 JAN

7th Meeting - Findings from Phase I & II ESAs reviewed. Discussed contamination risks, cleanup needs, and potential reuse challenges.

8 NOV

8th Meeting - Draft RFPs for additional site characterization and structural assessments reviewed; next steps for cleanup planning discussed.

Discussions on remaining DBAC funds, historic preservation concerns, and planning for community visioning process.

2025

29 JAN

Structural assessment conducted. Findings will determine if the building can be preserved or if demolition is necessary. Discussed securing the site due to safety hazards.

Current Projects

- Review Architectural & Engineering Report and present findings to councils and the public for community input.
- Research the Alternative to Brownfield Cleanup Analysis (ABCA) process and prepare an RFP for a Qualified Environmental Professional (funding requirement).
- Issue an RFP for a Qualified Environmental Sampling Company to conduct soil and water sampling on-site.

RICHARD CHIOLERO
CVTC TRP COORDINATOR
RECHIOLERO@CHICKALOON-NSN.GOV



Richard Chiolero
Tribal Response Program Coordinator
Chickaloon Traditional Village Council
P.O. Box 1105
Chickaloon, AK 99674

February 24, 2025

RE: SUTTON COMMUNITY HALL CONDITIONS ASSESSMENT

Wolf Architecture was contracted to provide a Conditions Assessment of the subject property as a means of determining viability for renovations, repurposing, and future uses. On January 29, 2025, Wolf Architecture and PND Engineering met representatives from Chickaloon Village Traditional Council, Alaska Department of Conservation, Alaska Department of Health and Social Services, and the Sutton Community at the site. Conditions were favorable with light to no wind, temperature approximately 10 degrees Fahrenheit, and sunshine. Approximately 10" of snow covered the site.

The .5 acre site is accessed off N. Jonesville Mine Road via a snow covered, dirt driveway. Per Matanuska Susitna Borough, the property is owned by Alpine Civic Club Board (see attached property report). While this assessment is limited to the building components, habitability, and effort required to bring the structure into regulatory compliance, it is worth noting that previously completed site assessments (see references) identify on-site and suspected off-site contaminants that may impact the viability and cost of the facility to be rehabilitated.

The 40'x70', wood framed structure was assembled elsewhere and relocated to its current location. The rectangular form previously included an attached (approx. 12'x8') covered entryway to the south and a second form described as bathrooms (approx. 16'x20') attached to the west. Neither form is currently present though foundation walls still exist under the south entry. This opening results in an unprotected 9' level change.

The structure rests atop concrete block foundation walls that define a basement. Despite the support of concrete pilasters, the unreinforced CMU walls are collapsing. Wooden braces installed presumably to resist the forces against the wall have also failed. A layer of ice coated the basement floor due in part to the open foundation under the missing entry vestibule. Seepage into the floor through the collapsing and unwaterproofed foundation wall is also likely.

2x4 exterior walls are insulated with R-11 fiberglass batts and have a vapor retarder. The building is clad in a mix of wood sheathing and cementitious lap shingles over furring strips and asphalt coated fiberboard panels. Metal trusses support corrugated metal roof panels. Dimensional lumber floor joists support fir subfloor. Interior wall, ceiling, and floor finishes have been mostly removed. Several windows with integral blinds/shutters are in place though most glazing units are broken.

An interior stairway in the NW portion of the building leads to the basement. Two small rooms in the south east corner of the building appear to have been formerly used as toilet rooms. No plumbing fixtures or service lines remain. It is unknown whether a well or other water service are present to serve the structure. No waste lines were observed nor was any septic or drain field found to be present.

While an electrical service entrance was observed on the exterior of the building, all light fixtures have been removed so too have electrical panels and breakers. Wiring remains though for the most part unprotected. Remnants of a fire alarm system also were observed though all detection and alerting devices were missing. It appears that an air handler was at one time providing heat to the upstairs via ductwork from the basement. The disconnected unit was found in the basement and appears to have been vandalized.

In 2023, a limited Hazardous Building Materials Inventory was completed. Test results found several areas of asbestos containing building materials (ACBM) exceeding allowable levels including exterior wall cladding tiles and vinyl sheet flooring. Other suspected and building components and materials such as flooring mastics and basement ceiling texture, suggest further testing to confirm absence or presence of ACBMs for containment and removal.

Evidence of trespass and vandalism of both site and building exist throughout the area of observation including (reference attached photos):

- Rubber tire tracks on upstairs wood flooring suggest entry by an all-terrain vehicle or motorcycle
- Broken windows
- Graffiti throughout downstairs and elsewhere.
- Trash, including cigarette butts.
- Removed/vandalized electrical appurtenances, plumbing fixtures, and HVAC components.
- Site conditions were not assessed due to the presence of snow.

FINDINGS & RECOMMENDATIONS:

Given the known and suspected hazardous materials as well as the unprotected openings between levels, this facility presents an attractive nuisance and liability. It is recommended the Owner, or their Agent restrict access to the building to mitigate risks to the public.

In the opinion of Wolf Architecture, reuse of this facility would require renovations to the extent that a building of similar new construction would likely be less costly. The suspected contaminants from spills both on and adjacent to the site bring a high degree of potential for additional cleanup costs to any project. ACBMs from exterior cladding may require soil abatement and regulated disposal. Structural deficiencies (see PND Memorandum dated 2/10/25), non-existent heating/ventilating, plumbing, electrical, and fire detection/alarm systems, and egress challenges suggest the building be demolished and any new facility properly programmed and designed. Low or no value insulation in all assemblies and components would greatly increase the cost of operating the current facility.

One existing material worthy of further investigation and possible reclamation is the fir subflooring used in the main hall. This material, common in its day, is a material which could be refinished and utilized in a new community hall as a vestige of the original building. Alternatively, the material could be sold or actioned. There may be other materials worthy of salvage and reuse.

REFERENCES:

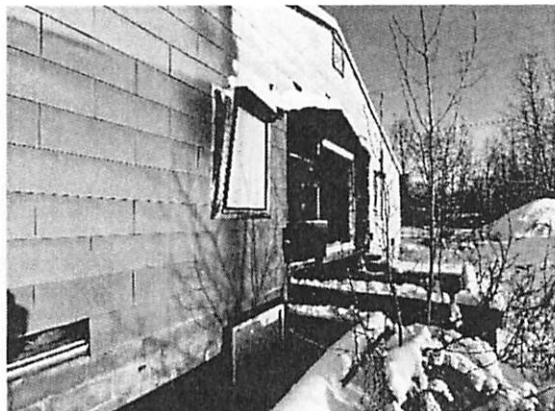
PND Engineers Structural Memorandum, February 10, 2025 (attached)

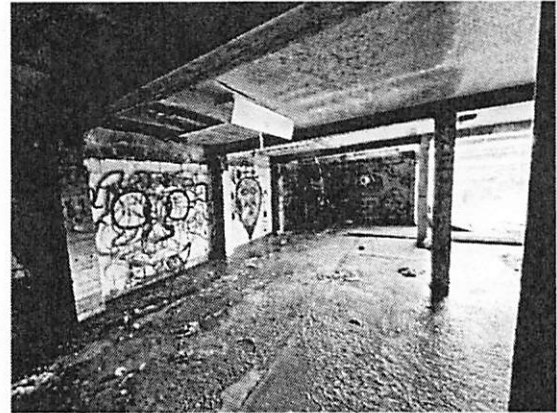
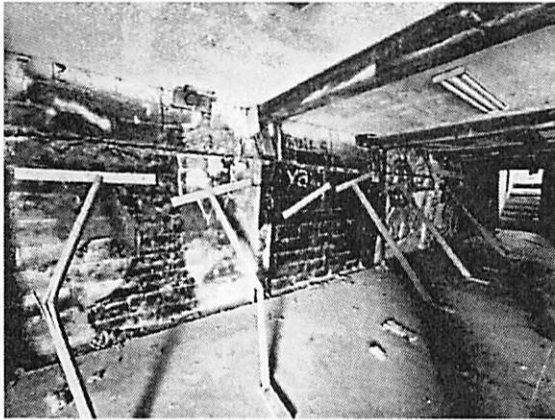
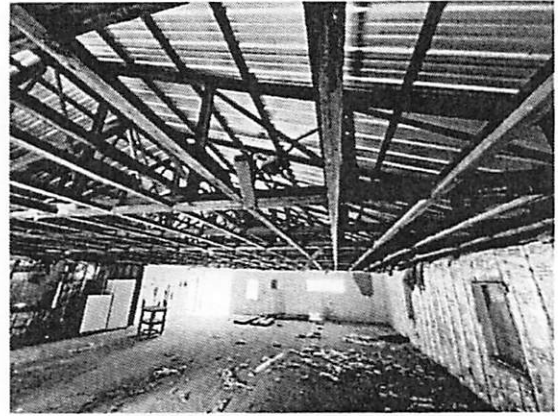
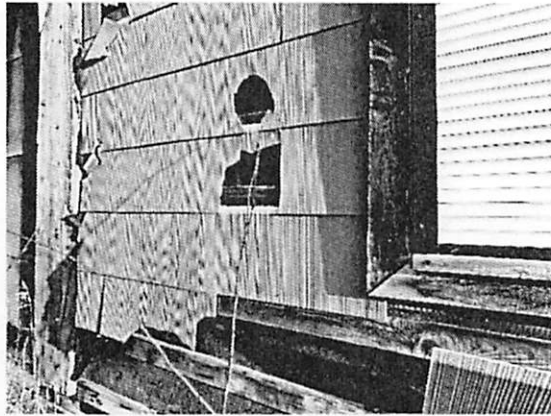
Mat Su Parcel Report (attached)

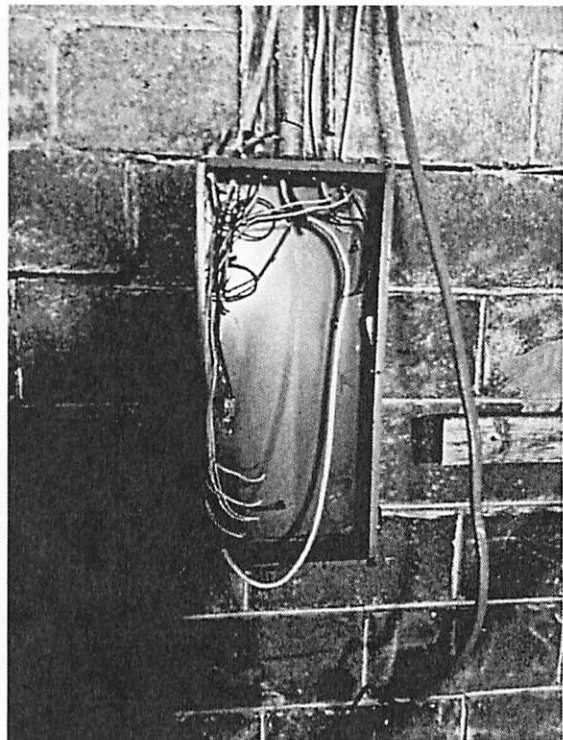
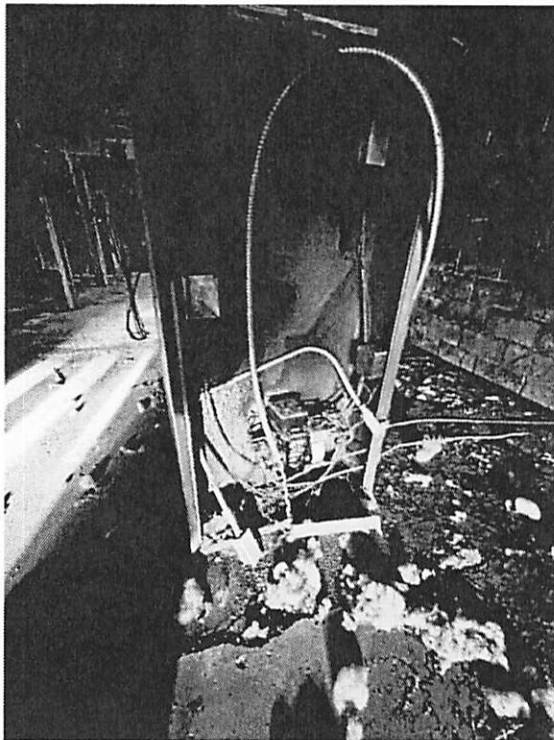
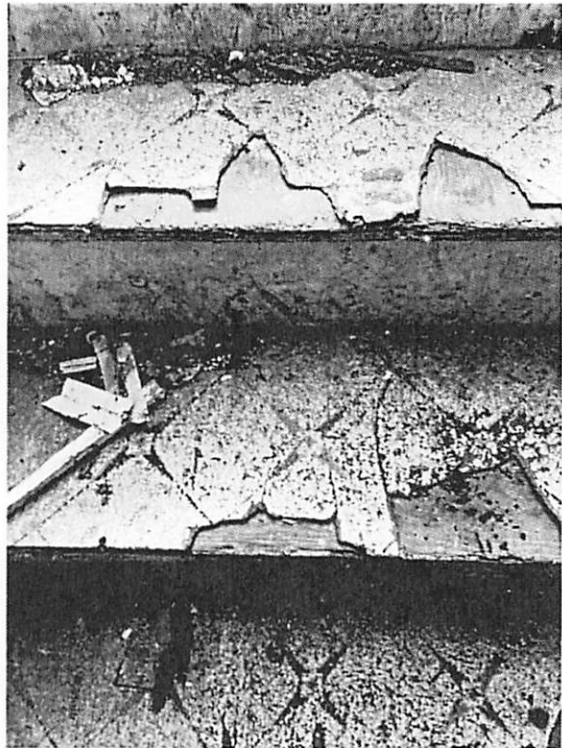
Phase 1 Environmental Site Assessment, December 2023

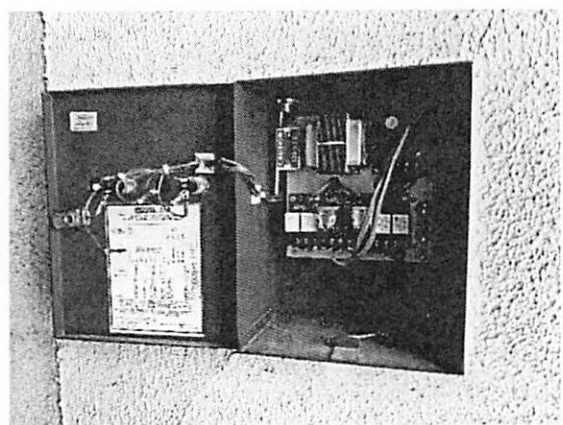
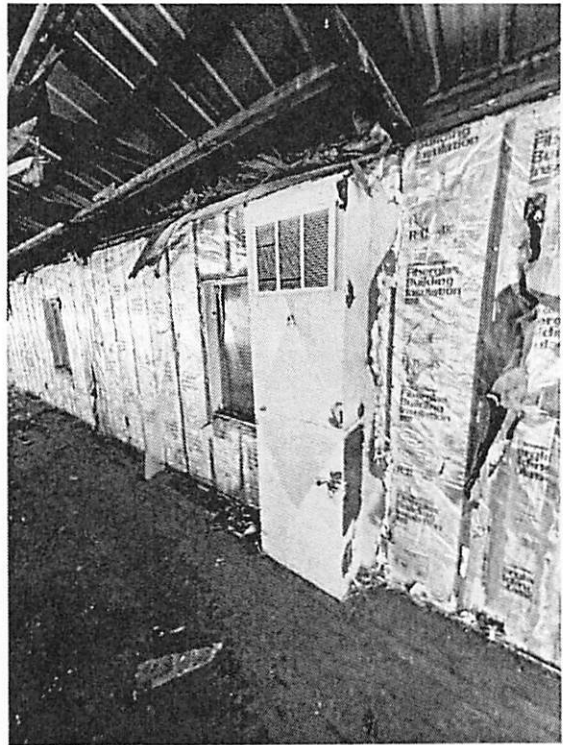
Phase 2 Environmental Site Assessment, December 2023

Limited Hazardous Building Materials Inventory, December 2023



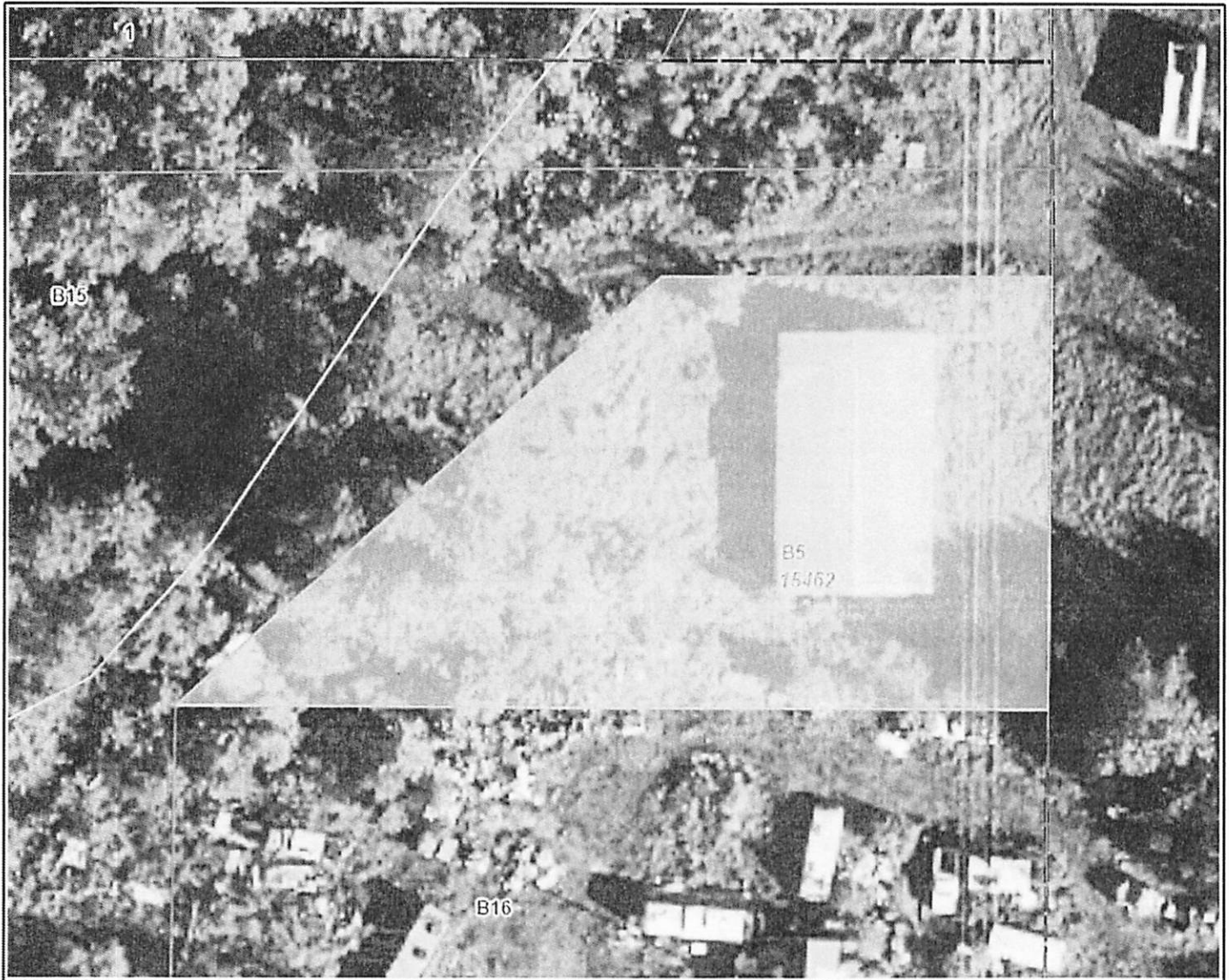








Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

Account ID: 19N03E27B005

Owner(s): ALPINE CIVIC CLUB BOARD

General Owner: PRIVATE

Legal Description: TOWNSHIP 19N RANGE 3E

SECTION 27 LOT B5



Parcel location within Matanuska-Susitna Borough

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Report generated
2/20/2025 9:58:08 AM



ENGINEERS, INC.

MEMORANDUM

PROJECT NO. 251018

DATE: February 10, 2025

TO: Richard Chiolero
Tribal Response Program Coordinator
P.O. Box 1105
Chickaloon, AK 99674
907.745.0737

FROM: David Bentti P.E., S.E.
625 South Cobb Street Suite 202
Palmer, AK 99645
907.646.2729

SUBJECT: Structural Observations and recommendations for Sutton Community Center

On January 29, 2025 David Bentti from PND Engineers Inc, travelled to the Sutton Community Center building located off Jonesville Road in Sutton, Alaska. David was accompanied by Chris Whittington from Wolf Architecture as well as other project team members and stakeholders. Per the documentation provided, the 40'-0" by 70'-0" building is a historical building that was constructed in 1927 and moved to the site in 1954 where it has served as a community center.

The roof consists of corrugated light gauge steel roofing that is supported by wood 2x3 purlins spaced at 2'-0" on center that span between the light gauge steel trusses spaced at 4'-0" on center (**Photo 1**). On one end of the building there is a site-built wood truss composed of 2x wood members with plywood gusset plates (**Photo 2**). The trusses are supported on either end by 2x4 wood studs spaced at 1'-4" on center. There are 2x2s sistered to the existing wall studs, likely to provide additional wall depth for insulation (**Photo 3**). On the exterior of the structure there are plank shingles that are supported by horizontal wood purlins (**Photo 4**). The floor is composed of hard wood planks over sub flooring that spans over 2x6 wood joists spaced at 1'-4" on center. The joists are supported at approximately 8'-0" on center by 8x8 wood beams that span between 8x8 wood posts in the basement. There is additional set of 2x6 joists that span perpendicular to the floor joists that support the ceiling finishes in the basement (**Photo 5 & 6**). The exterior basement walls consist of 12 courses of 8" Concrete masonry units (CMU). The CMU blocks are unreinforced and hollow. The foundation walls are bowing under the weight of the soil on the west wall of the building (**Photo 7**). Wood posts have been installed in an attempt to stabilize the wall. Two of the wood braces have failed showing continued movement of the foundation wall (**Photo 8**).

There are many deficiencies in the structure. There is currently no roof diaphragm since the light gauge steel roofing is not rated to transfer shear forces in wind or seismic events to the lateral force resisting system. Additionally, there is no current lateral force resisting system. The walls are not sheathed with wood panels rated for shear resistance. Therefore, there is no code approved way to transfer seismic and wind loads to the foundation. There are deficiencies in the

gravity force resisting system as well. The roof purlins are undersized for the environmental loads in Sutton and the capacities of the roof trusses are unknown. The floor joists are overstressed. Current code requires 100 pounds per square foot live load for community halls where people will gather. The current joists are stressed at over 250% of their design capacity for the required loads. Lastly, the foundation will need a full replacement. As evidenced by the bowing walls and continued movement seen in the failure of the braces, the current foundation is not adequate to retain the soil loads.

In its current state the structure is not fit for occupancy. The owners of the structure shall take measures to prevent entrance. Current openings should be boarded up to prevent entry. Additionally, signs should be posted warning of the hazardous conditions. It is PND's assessment that it is not economical feasible to retrofit and renovate the structure for future use. Every major structural element of the roof, walls, floor framing and foundation will need to be entirely replaced and retrofitted to make the structure safe for occupancy. It is PND's opinion that the current structure should be demolished. Elements of the current structure may be salvaged and possibly re-used but the presence of hazardous materials in the structure may make re-use more expensive than replacement.

PND Engineers, Inc.



David Bentti, P.E., S.E.
Principal Engineer

This report expresses the professional opinions of the inspector, based upon his or her visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The scope of this report is purely structural and does not cover utilities or electrical, mechanical, or any other professional discipline.



Photo 1: Steel Trusses



Photo 2: Site-Built Wood Truss



Photo 3: 2x4 wall with sistered 2x2

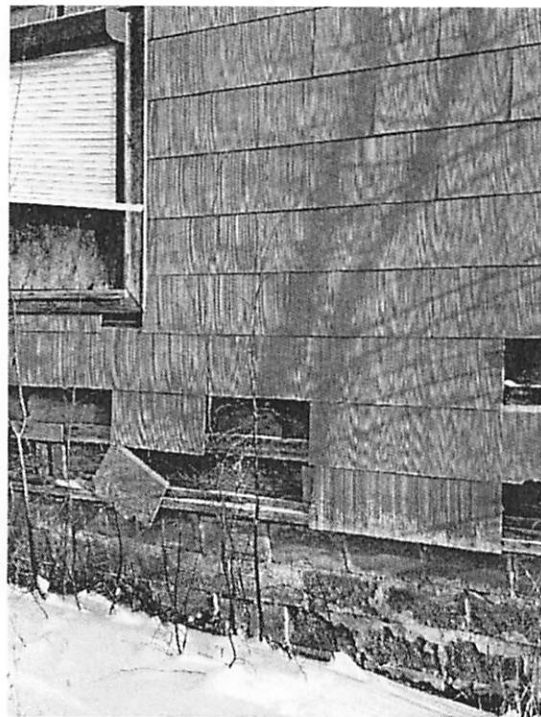


Photo 4: Exterior Siding



Photo 5: Floor Joist Framing

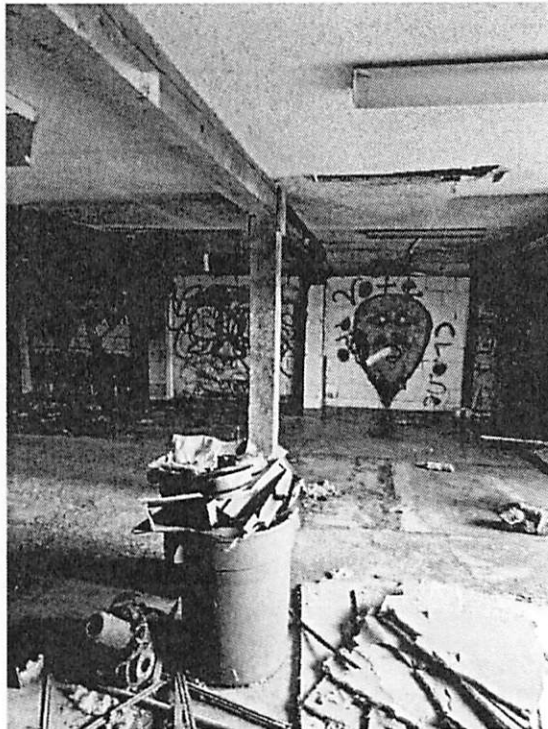


Photo 6: Beams and Posts

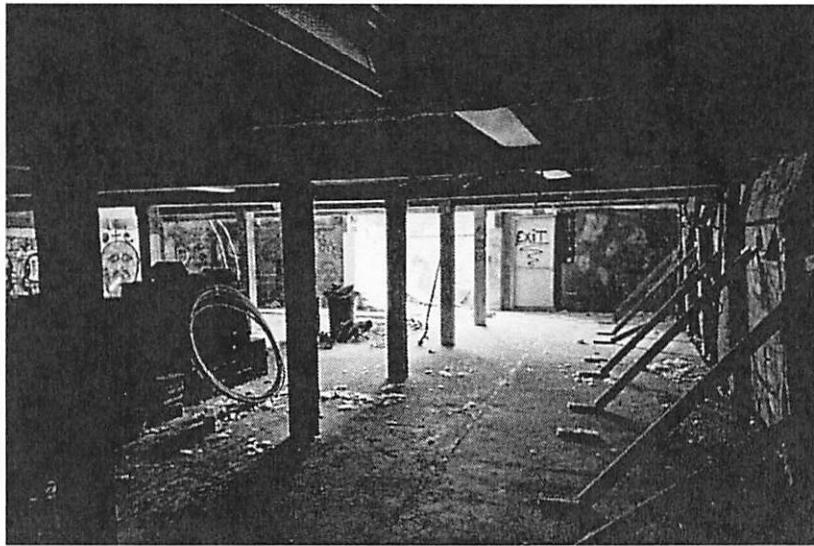


Photo 7: Buckling Foundation Wall



Photo 8: Buckling Wall Brace

Mat-Su Health Foundation Technical Assistance Program

Technical assistance (TA) is developmental support that enables your non-profit organization to work more effectively. TA activities build new skills and provide information that will help your organization change and improve. TA Should include the active involvement of staff, constituents, and board members.

The Mat-Su Health Foundation (MSHF) provides a range of services that can support the varied needs of non-profits- spanning areas such as board development and financial management, website enhancements and fundraising, or pre-development and strategic planning.

How the program works:

- Applicants submit a Statement of Interest (SOI) giving a brief overview of the assistance they seek.
- The MSHF program associate (PA) provides the non-profit with a list of vetted consultants in the MSHF TA Pool; the non-profit may also suggest a consultant whose services they wish to use.
- The non-profit selects and communicates their TA needs to the chosen consultant.
- The consultant provides an estimate for the scope of work (SOW) of TA.
- The non-profit submits the SOW to their application.
- The PA reviews the SOW and will consult the program officer whose focus area is the most relevant to the project.
- If the MSHF awards the TA grant, the non-profit will manage the TA contract with the consultant.
- MSHF will be involved in the initial project management meetings and receive written and verbal reports on project progress.

Key Areas of support

- 1) Financial Management
- 2) Human Resources
- 3) Data and Performance Management
- 4) Organizational Development
- 5) Programmatic Support
- 6) Capital Project Assistance
- 7) Third-Party Billing/Reimbursement
- 8) Community Coalition and Cross-Sector Collaboration Building and Support
- 9) Public Awareness, Marketing, Fundraising/Donor Development

If you would like to learn more or apply for technical assistance, please contact Jessie Burbank, Program Associate at jburbank@healthymatsu.org/907-352-4406.

Juli Buzby

From: Cindy Gilder <cindygilder@gmail.com>
Sent: Tuesday, May 27, 2025 9:18 PM
To: Juli Buzby
Subject: Bulleted concerns

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Juli

FYI - in case you talk to the community council.

- Public access to the lake is severely restricted. Historically, multiple users could be at shoreside including loading/off-loading boats. Children frequently play, wade, and swim in the shallow water of the public use area. The encroachments have left only a narrow space for safe, shallow wading directly within the boat loading/ off-loading area.
- The driveway access encroachments have been built with steep slopes such that a person could easily fall off into the water. The driveway encroachments do not improve public access or use of the borough public land. In fact, during a recent borough visit, borough representatives cautioned community members not to step or slip off the embankment.
- Habitat for fish, frogs, and waterfowl was filled with gravel. Fish rearing areas were destroyed.
- Signs have been posted (both private property), threatening that vehicles will be towed from the public use area which is owned by the borough.
- Community members have been told they are in trespass when they were either on borough or state land at this site.
- Public parking has been severely diminished.
- The area available for public use of 17 Mile Lake has been severely diminished.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

E-mail: permitcenter@matsugov.us

www.matsugov.us

May 28, 2025

John Maguire
PO Box 312
Palmer, AK 99645

RE: Denial of Construction Application C30996 – Wishbone Place

Dear John,

The Borough previously issued a denial letter on April 7, 2025, at which time you requested an in-person meeting to discuss the matter further. As part of its due diligence, the Borough met with you and conducted a site visit to walk the property. At the conclusion of that visit, the Borough rescinded the denial to preserve your due process appeal rights. It was explained that the Borough would conduct additional follow-up to determine whether alternative options might be available to you.

It was subsequently determined that there may be potential solutions involving the utility companies. However, any such arrangements would be at your expense, and you would need to work directly with the affected landowner to obtain the necessary easement across their property.

The application for fill placed above the high-water line within the Wishbone Place Public Use Area, intended to provide driveway access to your tax parcel (19N03E19D007), has been reviewed and is hereby **DENIED**. The existing encroachment cannot be approved because the plat for Seventeen Mile Subdivision designates this area as a *Public Area for Access to the Lake*. The placement of fill has created a physical barrier that restricts public use and limits access, contrary to the intended public purpose of the area. MSB Title 11.10.040(B): *"An encroachment permit shall not grant the permittee exclusive right to use the area encroached upon."*

You have the right to reconsideration as outlined in MSB Title 11.10.050 **RIGHT TO RECONSIDERATION:**

Any revocation, suspension, or denial of an encroachment permit may be reconsidered by the manager by filing a written notice of reconsideration with the manager and stating the grounds for the reconsideration. The reconsideration notice shall be filed within ten days after the effective date of the revocation, suspension, or denial from which the reconsideration is taken. The manager shall issue a written decision on the reconsideration request within 30 calendar days after the date the notice of reconsideration was filed.

The ten days will begin when receipt of this certified mailing is received.

This letter shall be your notice to move any signs placed in the public area to private property and remove the gravel within the Public Use Area to return the surface of the area to its previous elevation on or

before July 15, 2025. If you have any questions about this denial, please contact the Permit Center at 907-861-7822.

Sincerely,

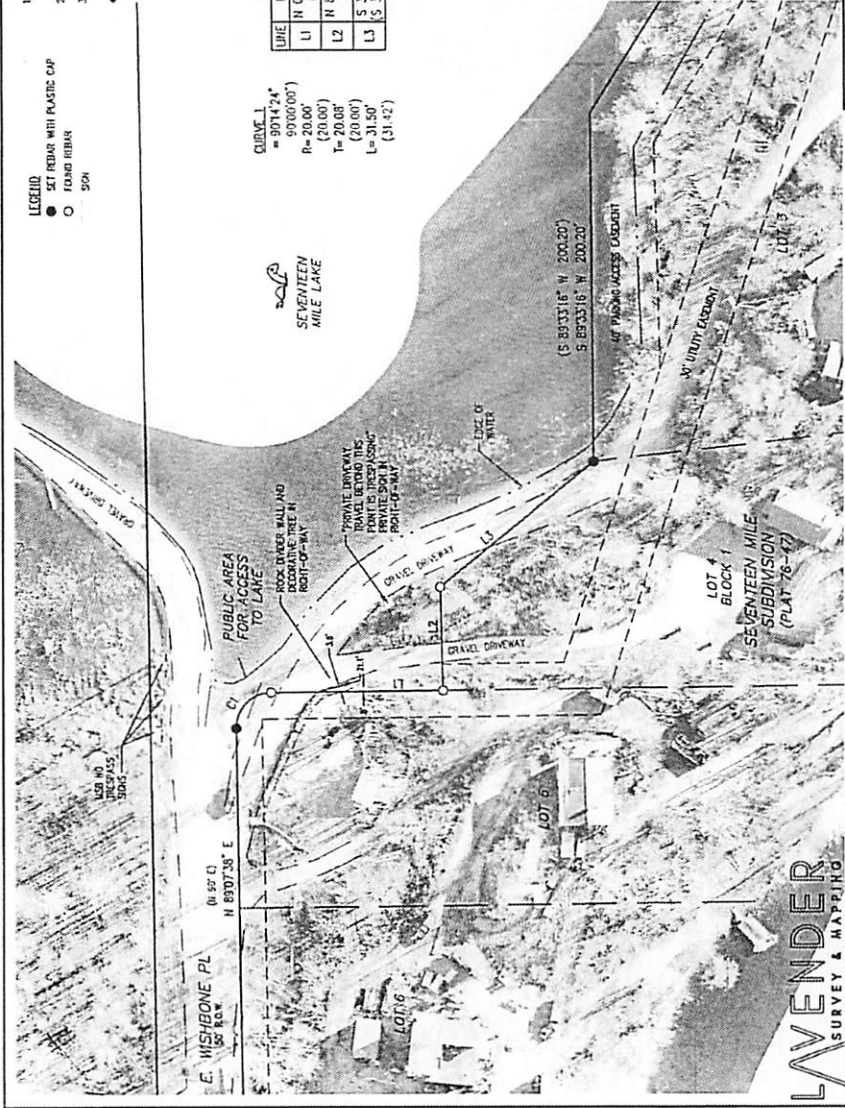
A handwritten signature in black ink, appearing to read "Michelle Olsen". The signature is fluid and cursive, with the first name "Michelle" written in a larger, more prominent script than the last name "Olsen".

Michelle Olsen, RWA
Right-Of-Way Coordinator

Encl: Plat
Survey

- NOTES
1. BASIS OF BEARINGS IS ALASKA STATE PLANE ZONE 4, NAD83(2011).
 2. (1) DIMENSIONS ARE RECORD PER PLAT 76-47.
 3. (2) UTILITY EASEMENT LOCATION DIGITIZED FROM PLAT 76-47.
 4. DRONE IMAGERY FLOWN OCTOBER 3, 2024.

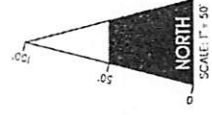
- LEGEND
- SET REBAR WITH PLASTIC CAP
 - FOUND REBAR



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°37'58" W	99.82'
L2	N 85°34'55" E	59.08'
L3	S 38°44'52" E	114.59'
L4	S 37°52'30" E	115.02'

CURVE 1
 = 9014.74'
 R= 20.00'
 T= 20.00'
 L= 31.50'
 (31.42')



AS-BUILT
 I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF THE PUBLIC AREA ADJOINING LOTS 3, 4, 5, AND 6, BLOCK 1, SEVENTEEN MILE SUBDIVISION, PALMER RECORDING DISTRICT, ALASKA, AND THAT THE IMPROVEMENTS AS DEPICTED HEREON ARE THE PROPERTY LINES EASEMENTS OF RECORD ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

LAVENDER
 SURVEY & MAPPING
 200 N. 1ST STREET, PALMER, AK 99645
 ALICE@JAVIERLAVENDER.COM (907) 701-1917

DATE: 10/29/2024
 GRID: SUI3
 DRAWN: DMF/SPK
 FILE: 24-32640

ORIGINAL SIZE: 11x17

Chickaloon
Sutton
Buffalo Mine/Soapstone
Fishhook

**Michelle Heun for Mat-Su Assembly
District 1**

Knik River South
Butte
Lazy Mountain

**MichelleHeunForAssembly.com
(907) 355-7099**

Borough District 1 Community:

I am your neighbor and I am running for a seat on the Mat-Su Borough Assembly.

I am a long time Borough resident. My now adult children attended Butte Elementary, Palmer Junior Middle and Palmer High School.

I retired after 30 years of work in the public sector. I now own and operate our family's remote lodge, and I am a licensed Big Game Transporter under the Alaska Big Game Commercial Services Board. In the off season, I own a business and operate as a certified nurse aide, providing in-home services licensed under the Alaska Board of Nursing.



Throughout my years as a District 1 resident, I have volunteered in our community in many capacities. I currently serve as secretary for the Matanuska Valley Fish and Game Advisory Committee and am a member of the Alaska Trappers Association South Central Chapter. I also maintain a membership with Matanuska Valley Sportsmen's Shooting Range.

My District priorities for working on the Assembly include open communication and information sharing, identification of infrastructure needs, roads and road maintenance, public safety and hazard mitigation, recreational opportunities, and maintenance for trails and public use areas. Borough wide concerns include housing developments, homeless issues, awareness of our aging population, and overall healthy neighborhoods.

Michelle Heun for Assembly is a grassroots plan with trust, honesty, and integrity for responsible use of donations to run a winning Borough campaign for District 1 on November 4. Please visit my campaign web site and Facebook page to learn more about why I would like to work with you.

RECEIVED

AUG 29 2025

CLERKS OFFICE

**Sutton Community Council
June 25, 2025
Sutton Public Library - 7 p.m.
Minutes**

- 1. Call to Order/Pledge:** Meeting was called to order at 7:02 p.m.
- 2. Establish Quorum:** Juli Buzby, Julie Morgan, Ezra Walls, Nancy Bertels, River Charles
- 3. Changes to/Approval of Agenda:**
River Charles moves to approve the agenda as changed (removing Jason Ortiz from the agenda). Ezra Walls seconds the motion. Motion passes.
- 4. Announcements:** Nancy Dryden announced the annual car show at the Alpine Historical Park on July 19 from 11-3. Dessert auction to raise funds for the park. Bring desserts to event or contact an AHS Board Member.
- 5. Guest Presentations:**
Michael Bowles, Candidate for District 1 Matanuska-Susitna Borough Assembly seat District 1 candidate will be running for a 1 year term. After serving for a year the candidate will be required to run again for a full 4 year term.
Mr. Bowles outlined his platform which includes: Health and Food Security, LNG Pipeline, No new development codes and Fiscal responsibility and transparency.
- 6. Borough and State Reports:**
 - a. Tim Hale - MSB Assembly District 1** - no report
 - b. Emily Jordan - Sutton Elementary School** - August 13, 3-5 p.m. - Sutton Elementary Open House. August 14 - School opens for K-5 students, August 21 - School opens for preschool students.
 - c. Representative George Rauscher - State House District 29** - no report
 - d. Senator Mike Shower - Alaska State Senate District O** - no report
 - e. Juli Buzby - Sutton Librarian** - Teen Wellness Program was highlighted in the Frontiersman. Grand Opening of the Story Walk - Saturday, July 28 - 11 a.m. - Alaskan Author Brooke Hartman will be present.
- 7. Officer Reports:**
 - a. Chair** - no report
 - b. Secretary** -
Juli Buzby moves to approve the May 2025 minutes as submitted. River Charles seconds the motion. Motion passes.
Communication Secretary report - Waterbody Setback Ordinance public comments will be received until August 20.
 - c. Treasurer's Report** - Nancy Bertels moves to accept the May 2025 Treasurer's Report as submitted. River Charles seconds the motion. Motion passes.
Community Assistance Funds available: FY 24 - \$3, 989, FY 25 - \$15,789.00 - Applications for funds are available on the Sutton Community Council website.
- 8. Committee Reports:** None

Chr
SCP

9. Old Business:

a. Welcome to Sutton Sign/Slogan - Juli Buzby and River Charles will create an online poll of the slogans for people to rank. Results at the August meeting with possible completion of sign before freeze-up.

10 . New Business: None

11. Call for the Good of the Order: None

13. Meeting Adjourned: Ezra Walls makes a motion to adjourn the meeting at 8:17 p.m. River Charles seconded the motion.

Nancy J. Butler
8/27/2025

H. Laurel Nelson
8/27/25

Michael P. Bowles
PO Box 2264
Palmer, AK
Telephone: (907) 355-1355
Email: mbowles@protonmail.com

Work Experience

Hunting Seat, Fish and Wildlife Commission
Matanuska-Susitna Borough
03/2025 - Present

Executive Administrator, Alaska Board of Pharmacy
Division of Corporations, Business, and Professional Licensing
12/2022 – Present

- Responds to complex inquiries from applicants for licensure, licensees, other state boards of pharmacy, educational institutions, health care facilities, the media, and state agencies regarding pharmacy law, scope of practice issues, board policies and decisions, continued competency requirements, and other related health care concerns for compliance under AS 08.80.
- Maintains frequent contact with the public and health care community, as well as the Department of Health and Department of Family and Community Services, federal pharmacy regulators, state licensing boards, stakeholder associations, and the public. Communicates with licensees and the industry regarding new and existing regulations as well as board policies and actions.
- Develops and delivers presentations on issues relevant to pharmacies, pharmacists, and the PDMP, such as licensure, statutes and regulations, reporting requirements, and responsibilities of licensure. Presents various topics to or jointly with professional associations.
- Reviews and responds to applications that present complex legal questions or contain atypical background information, such as a history of license discipline or criminal activity. Advises the division paralegal on continued competency documents submitted for audit compliance for licensure.
- Directly supervises program staff. Has authority to recommend hire, perform evaluations, provide guidance, and when necessary, has authority to effectively recommend and take action on disciplining and adjudicating grievances.
- Refers complaints against licensees and any information concerning possible violations of laws to division investigators. Provides certification of results and testifies in court regarding the results of inquiries conducted pursuant to those court orders or subpoenas.
- At the board's direction, assesses, evaluates, and makes recommendations regarding scope of practice issues for health care personnel as requested by the professional, public and private sector (may include on-site visits to public and private facilities including group homes, long-term care, and state correctional institutions).
- This position is responsible for advising the Board of Pharmacy in updating the rules that govern the Board of Pharmacy licensing program, facilitating the state's ability to ensure a competent, regulated workforce, pharmacies, distributors, and wholesalers.
- Responsible for staying abreast of federal regulatory changes affecting the pharmacy industry, identifying trends, issues, and action needed.
- Conducts research on various subjects and report to the board, division staff, or assistant attorney general using internet queries, contacts with other regulatory agencies, licensing jurisdictions and national organizations, targeted interviews, historical record review, statistics, and surveys.
- Identifies the need for regulation and statute changes and presents proposals to the board. On behalf of the board, leads the development, drafting, and public noticing of regulations per the

Administrative Procedure Act. Also drafts conceptual language for the board to use in legislative proposals.

- Directs the establishment of program mission and goals in collaboration with the Board of Pharmacy.
- Represents the board at state and national meetings of regulatory agencies and professional associations. May make presentations on behalf of the board at these meetings. Reports to the board and division on the substance of the meetings. Without taking a position on legislation, may be called upon to testify during legislative hearings on related subjects.
- Serves as board representative and liaison with the organizations that write and/or administer examinations required for licensure.

Investigator, Alaska Board of Pharmacy

Division of Corporations, Business, and Professional Licensing

07/2020 – 12/2022

- Managed a case load of approximately 40 open cases.
- Ensured competent, professional, and regulated services are delivered to the state by investigating alleged violations of statutes and regulations governing medical professions in the State of Alaska.
- Reviewed complaints concerning violations which may include fraud, malpractice, negligence, misconduct, unethical conduct, unlicensed practice, and noncompliance of various licensing provisions.
- Independently conducted investigations of alleged violations of Title 08 statutes and 12 AAC regulations, conducting interviews, invoking disciplinary actions, and preparing cases for administrative hearing.

Business Owner, Happy Bison BBQ/Graduate Student

Hiatus from State of Alaska Employment

08/2017 – 07/2020

Industrial Hygienist (Health Consultant)

State of Alaska Occupational Safety and Health (OSHA)

10/2014 – 08/2017

- Performed duties as Acting Program Manager while Program Manager was out of the office.
- Conducted independent inspections of various work sites throughout the state to determine compliance with occupational and environmental health hazards.
- Conducted air and bulk samples at workplaces to determine the presence of physical and chemical elements hazardous to workers' health.
- Assisted owners and managers to meet their occupational health obligations through consultation and training.
- Conducted training classes, seminars, and demonstrations.
- Wrote reports and maintained records that require the use of all Microsoft Office Suite programs.
- Corresponded, communicated, and consulted effectively with agency representatives, officials, employers, employees, and the public who may feel inconvenienced.
- Able to work cooperatively as part of a team.
- Effectively self-managed time and priorities to maintain an ever-changing workload.
- Experienced in investigative and evaluations techniques of health and environmental hazards.
- Experienced and sufficiently trained in performing formal trainings.
- Experienced and knowledgeable of Federal OSHA and EPA codes and standards.

- Experienced and knowledgeable of methods, practices and equipment used in high hazard industries.

**Community Care Licensing Specialist
State of Alaska Division of Healthcare Services
10/2013 - 10/2014**

- Inspected, investigated, and enforced license standards for Assisted Living Homes located across the State of Alaska.
- Performed inspections and complaint investigations, as well as, partnered with other state oversight agencies to protect the health, safety, and welfare of vulnerable adults.
- Provided oversight and technical assistance to programs for vulnerable adults.
- Collaborated within a large team of professionals and partnered with other agencies to accomplish a common goal.
- Interpreted and applied regulations and statutes.
- Conducted comprehensive report writing for investigations and inspections.
- Collected and analyzed complex information and compiled information into written reports.
- Managed hostile situations and people.

**28th Combat Support Hospital, U.S. Army
Fort Bragg, NC
10/2011 - 07/2013**

- Served as the Emergency Care Section Manager and Environmental Compliance Officer.
- Worked directly with the Department of Public Works during inspections and ensuring compliance with state and federal HAZMAT and EPA standards and regulations.
- Directly responsible for the health and welfare, sustained training, and professional development of twelve employees.
- Conducted Combat Lifesaver and Tactical Combat Casualty Care (TC3) training to 662 Soldiers and scheduled and trained Emergency Medical Technician refresher courses resulting in 34 Soldiers sustaining qualification.
- Tracked and facilitated the flow of Integrated Disability Evaluation System (IDES) for eight Soldiers and monitored the medical condition profiles for over 40 Soldiers.
- Assisted in the accountability and maintenance of over \$500,000 worth of Emergency Care medical equipment and supplies.

**545th Military Police Company, U.S. Army
Fort Richardson, AK
09/2007 - 10/2011**

- Served as the company Senior Medical Supervisor and Liaison in a deployable combat support military police company.
- Responsible for the healthcare, medical readiness, and medical deployability of 167 soldiers.
- Planned, organized, directed, and supervised all aspects of the medical portion of the Soldier Readiness Program to include supply acquisition, immunizations, dental examinations, pre and post deployment health assessments for deployment in support of Operation Iraqi Freedom.
- Developed a Battalion database that tracked medical information effectively and efficiently for 660 Soldiers resulting in an immediate 35% gain in unit medical readiness.
- Spearheaded the planning, distribution, and execution of the 2010 and 2011 Influenza vaccination program for the entire Battalion of 700 soldiers.
- Responsible for the accountability and serviceability of \$290,000 worth of medical equipment.

- Conducted Combat Lifesaver and Tactical Combat Casualty Care (TC3) classes resulting in over 760 Soldiers proficiently trained.
- Developed and implemented training outline for the Expert Field Medical Badge competition resulting in better prepared Soldiers for combat and garrison medical missions.
- Extra appointed duties included Battalion Combat Lifesaver Course primary instructor, Battalion Medical Process and Records Administrator, and Company Fire Marshall.
- Deployed in support of Operation Iraqi Freedom May 2009 - May 2010.
- Awarded the Bronze Star Medal for meritorious service during combat operations.

Job Related Training

- ❖ Environmental Compliance May 2012
- ❖ Reid Technique of Interviewing and Interrogation March 2014
- ❖ ICS-100 October 2014
- ❖ ICS-200 October 2014
- ❖ ICS-700 October 2014
- ❖ OSHA 521 Guide to Industrial Hygiene March 2015
- ❖ OSHA 1500 Introduction to Consultation and Training October 2014
- ❖ OSHA 2015 Hazardous Materials November 2015
- ❖ OSHA 2200 Industrial Noise January 2015
- ❖ OSHA 2210 Industrial Ventilation January 2016
- ❖ OSHA 2225 Respiratory Protection March 2016
- ❖ OSHA 2264 Permit Required Confined Space Entry April 2016
- ❖ OSHA 1230 Accident Investigation October 2016
- ❖ Asbestos Abatement Certification for Contractors and Supervisors November 2016
- ❖ State of Alaska Supervisor's Academy April 2017
- ❖ Council on Licensure, Enforcement and Regulation Certified Investigator/Inspector 2021
- ❖ Council on Licensure, Enforcement and Regulation Specialized Program 2021

Education

Liberty University

Lynchburg, VA

Master of Arts Degree Awarded

Major: Human Services Counseling – Health and Wellness

Liberty University

Lynchburg, VA

Bachelor of Science Degree Awarded

Major: Multidisciplinary Studies - Health Sciences and Religious Studies

COPY

**SOUTH KNIK RIVER COMMUNITY COUNCIL
RESOLUTION SERIAL NO. ~~11025~~-01**

RECEIVED
FEB 26 2025
CLERKS OFFICE

A RESOLUTION

OF THE SOUTH KNIK RIVER COMMUNITY COUNCIL REQUIRING THE OFFICERS OF THE SOUTH KNIK RIVER COMMUNITY COUNCIL AND MATANUSKA-SUSITNA BOROUGH TO IMMEDIATELY STOP PURSUING A SPECIAL USE DISTRICT DESIGNATION FOR THE SOUTH KNIK RIVER COMMUNITY.

WHEREAS a majority of members of the South Knik River Community Council object to designating the community as a Special Use District; and

WHEREAS South Knik River Community Council by laws do not allow all owners of property and/or land within the South Knik River Community Council area to vote at community council meetings; and

WHEREAS a majority of members of the South Knik River Community have stated concerns of not being properly informed of the South Knik River Community Council officers pursuing designation as a Special Use District; and

WHEREAS borough code and a comprehensive plan are already established to address subdividing property and noise concerns which started the process of the South Knik River Community Council officers pursuing Special Use District designation; and

WHEREAS legal precedent exists for residents of the South Knik River Community to pursue legal action addressing noise pollution caused by helicopter operations in residential areas; and

WHEREAS a majority of members of the South Knik River Community Council object to creating any new zoning laws within the boundaries of the South Knik River Community.

NOW THEREFORE, BE IT RESOLVED that the officers of the South Knik River Community Council immediately end all work and pursuit of a Special Use District designation; be it

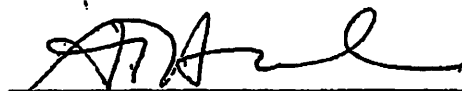
FURTHER RESOLVED that the Matanuska-Susitna Borough immediately end all work and pursuit of a Special Use District designation of the South Knik River Community.

Resolved and affirmed by the South Knik River Community Council this 20th day of Feb, 2025.



Craig Price, President, South Knik River Community Council

ATTEST:



Anne Houseal, Secretary, South Knik River Community Council

CC
Cm

RECEIVED

AUG 29 2025

CLERKS OFFICE

**Sutton Community Council
July 30, 2025
Sutton Public Library - 7 p.m.
Minutes**

1. Call to Order/Pledge: Meeting called to order at 7 p.m.

2. Establish Quorum: River Charles, Juli Buzby, Garret Nelson, Julie Morgan, James Bodolosky, Ezra Walls

3. Changes to and approve the Agenda:

4. Announcements:

5. Guest Presentations:

Deena Straub - Mat-Su Regional Medical Center Marketing Manager - Presentation included history of Valley Hospital and transition to Mat-Su Regional. 19 Million dollars in charity care were given to the community last year. Letters of support for a new Behavioral Health Building (with anticipated service for 27 adults and 18 youth) can be sent through November to: lookforwardmat-su.com

Alex Strawn/Jason Ortiz, MSB Planning gave updates on the Waterbody Setback Ordinance and the right of way encroachment at the public access at 17 Mile Lake. Waterbody setback will be heard at the planning commission on August 4 with discussion and decision by the Assembly on October 7.

Gerrit Van Diest - Alaska Department of Fish & Game, Wildlife Biologist
Update on Unit 14a with population numbers estimated at 6,000-6,500. They released 200 antlerless cow permits for 14a but for DM407 only 25 and a few years ago that number was 150. Unit 16 has a big predator population of wolves and bears and only 10% calf survival rate right now. Sutton area has the most activity for wolves and bears out of the valley currently.

Joanna Russell E-mail - Concern for neighborhood safety around Granite Street.
Council discussed putting up the CrimeStopper signs.

6. Borough and State Reports:

- a. Tim Hale - MSB Assembly District 1 -No report.
- b. Emily Jordan - Sutton Elementary School - Open House August 13 from 3-5 p.m. - School opens August 14 for K-5.
- c. Representative George Rauscher - State House District 29-
No report.
- d. Senator Mike Shower – State Senate District O - No report.
- e. Juli Buzby - Sutton Librarian- Last day for Summer reading program tomorrow and have a special appearance by the Bird Rehabilitation Center with a Red Tailed Hawk. Library will be closed for inventory : August 21 and 22.

7. Officer Reports:

- a. Chair - none

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002

b. Secretary –

- Approval of previous Minutes -Juli Buzby made a motion to approve the minutes for June 2025. River Charles seconded the motion. Motion passes without opposition.

- Communication Secretary Report - forwarding email to us on community workshops

c. Treasurer Report - Approval of Treasurer's Report - River Charles made a motion to pass the Treasurer's Report as submitted. Julie Morgan seconded the motion. Passes without opposition.

8. Committee Reports:

9. Old Business:

a. Welcome to Sutton Signs/Slogan

Garret discussed options for sign construction. Will be getting quotes from 2 vendors. Survey slogan had 40 response with "Mining Roots & Mountain Views " coming out on top.

10. New Business: Opioid Response Program Manager Alma Robinson with Chickaloon Tribe
- Leasing Hitchcock Cabin at Historical Park until the end of September.

City of Palmer will be discussing a resolution to provide police dispatch service to the Chickaloon Tribal Justice Department at their August 26th meeting: Resolution 25-017: Authorizing the City Manager to Enter into a Contractual Agreement for the Palmer Police Department Dispatch Center (9GBASE) to Provide Police Dispatch Services for the Chickaloon Tribal Justice. Chief Anthony will continue to give the Sutton Community Council updates. Further information is available on their Facebook Page.

Candidate for Assembly District 1 - Michael Bowles spoke about his campaign.

11. Call for the Good of the Order:

12. Meeting Adjourned at 10:15pm

A. Janet Nelson
8/27/25

Nancy J. Burtis
8/27/25

**Sutton Community Council
Treasurer's Report July 2025**

FISCAL YEAR: 2025

		Checking	Saving	Money Market	CD/Civic Club's
Beginning	1-Jul	5611.34	25.20	50686.67	29260.96
Deposits:					
Expenses:					
July Recycling	Draft 738	-200.00			
AK Dept Of Commerce	Debit	-25.00			
Interest:					
	31-Jul	0.24		27.99	
Transfer Money					
Ending	31-Jul	5386.58	25.20	50714.66	29260.96

Community Program Project Update

Project Name	Available Funds			Current Month Totals	
	Cap thru FY24	Donations	Total	Dispersed	Remaining
SCC	5075.64		5075.64	25.00	5050.64
Recycle Sutton	1387.48	492.52	1880.00	200.00	1680.00
Jonesville/Slipper Lake	5861.00	68.00	5929.00		5929.00
Sutton Elementary	2766.80		2766.80		2766.80
Alpine Civic Club	27536.00		27536.00		27536.00
Vet Day Dinner	179.14		179.14		179.14
Neighborhood Watch	1739.50		1739.50		1739.50
Library Pavilion Project	3678.00		3678.00		3678.00
Totals	48223.56	560.52	48784.08	225.00	48559.08

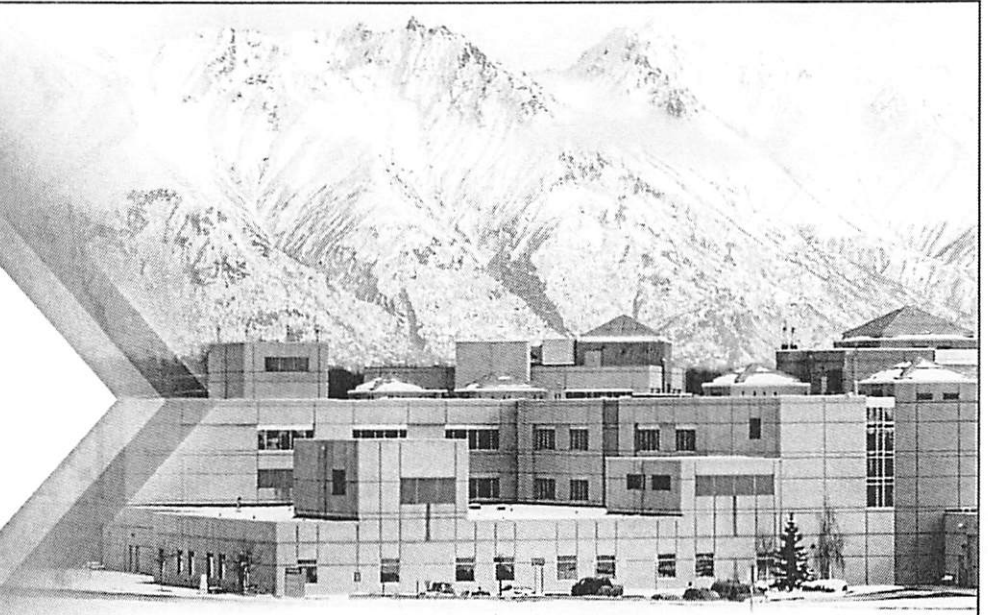
Sutton Community Council Meeting Attendance

Purpose of Meeting: Monthly Meeting Date: 7-30-25

	Name (Please Print)	Email address (if you want to be on the SCC email list)
1	Mike + Amanda Boules	info@electmichaelhawles.com / 907-355-1355
2	Chris Spitzer	
3	Clem Baga	
4	Debra Straub	aestraub@snsrmc.com
5	Jason Ortiz	Jason.Ortiz@mat.gov.us
6	Alex Strawn	Alex.Strawn@mat.gov.us
7	Suzanne Bedwell	nama.bedwell@gmail.com
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LOOK FORWARD

Bringing a Freestanding
Behavioral Health Hospital
to the Valley



*We look forward – so when you or someone you love is in crisis,
care is close, and hope feels possible.*

A new behavioral health hospital is proposed for Palmer, near Mat-Su Regional Medical Center. The project – led by Mat-Su Regional in partnership with the Mat-Su Health Foundation – is built around a simple but urgent reality: too many Alaskans can't get the mental health care they need, when they need it.



- Size:** 45 inpatient beds (adult and adolescent services)
- Location:** 1790 S. Woodworth Loop (next to Mat-Su Regional Medical Center)
- Cost:** Approximately \$70 million
- Jobs Created:** Approximately 50 full-time equivalent positions

Like all major health projects in the state, this one must pass through a Certificate of Need (CON) review. It's a regulatory step designed to make sure new facilities truly meet a community need. The case is strong. The partners are experienced. But public input can help tip the balance.

**To share your experience, or submit a letter of support,
visit LookForwardMat-Su.com.**

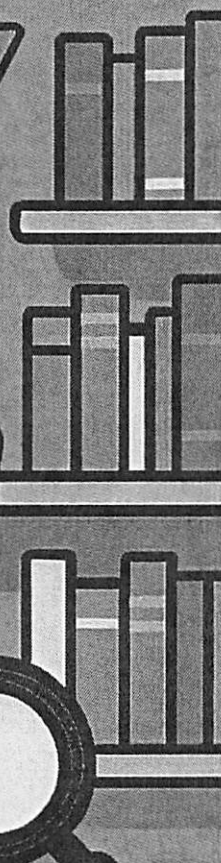
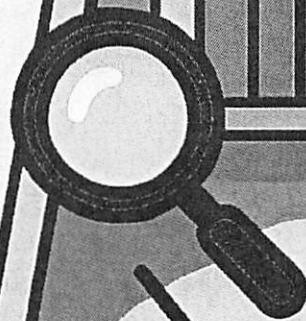


SUTTON LIBRARY

CLOSED

FOR INVENTORY

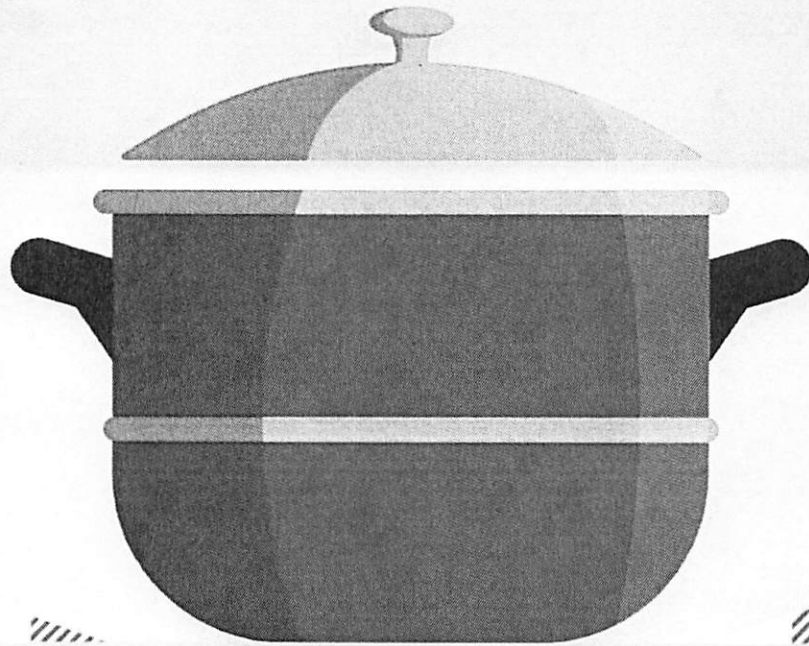
AUGUST 21 & 22



End of Summer **Potluck**

@ the Sutton Library

Prizes for Summer Reading Program will be awarded after lunch



Saturday, August 2nd 12-2PM

Bring a dish to share

40 total responses, not everyone rated every slogan. Here are the results.

	#1	#2	#3	#4	#5
Mining Roots & Mountain Views	12	6	2	8	5
Where Wilderness & Community Thrive	7	4	7	6	11
Where The Road Meets The Wild	6	8	7	5	9
Where Traditions Runs Deep	7	2	10	4	8
The Scenic Stop You Will Never Forget	6	6	1	5	17

Sutton Community Sign Slogans

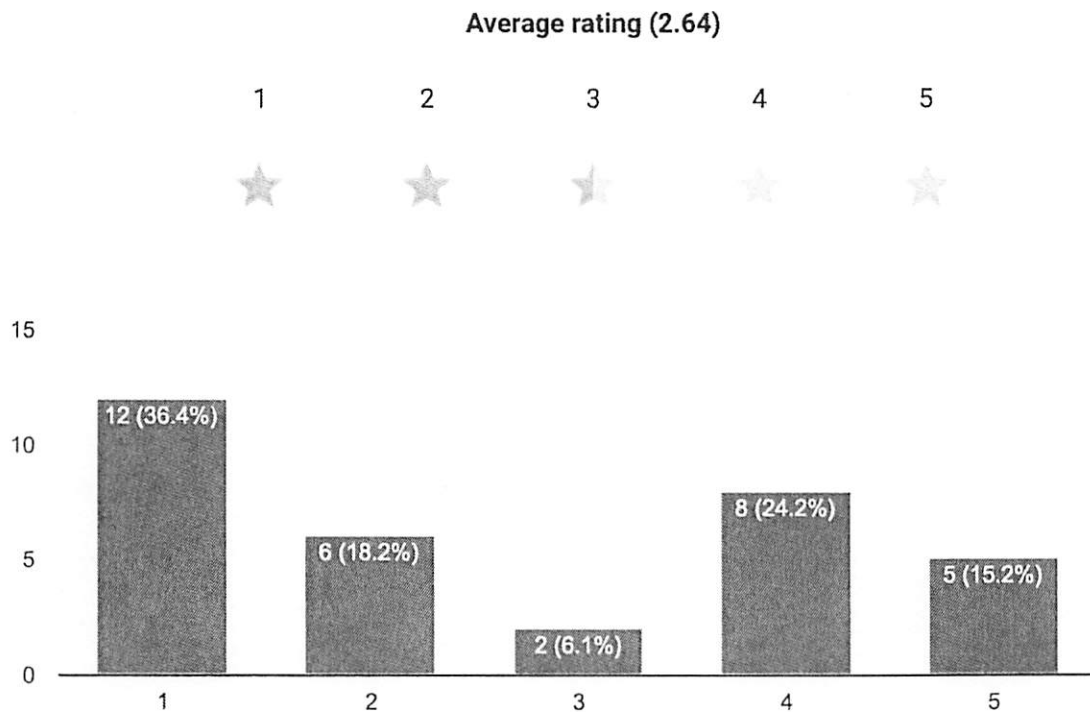
40 responses

[Publish analytics](#)

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Mining Roots & Mountain Views

33 responses



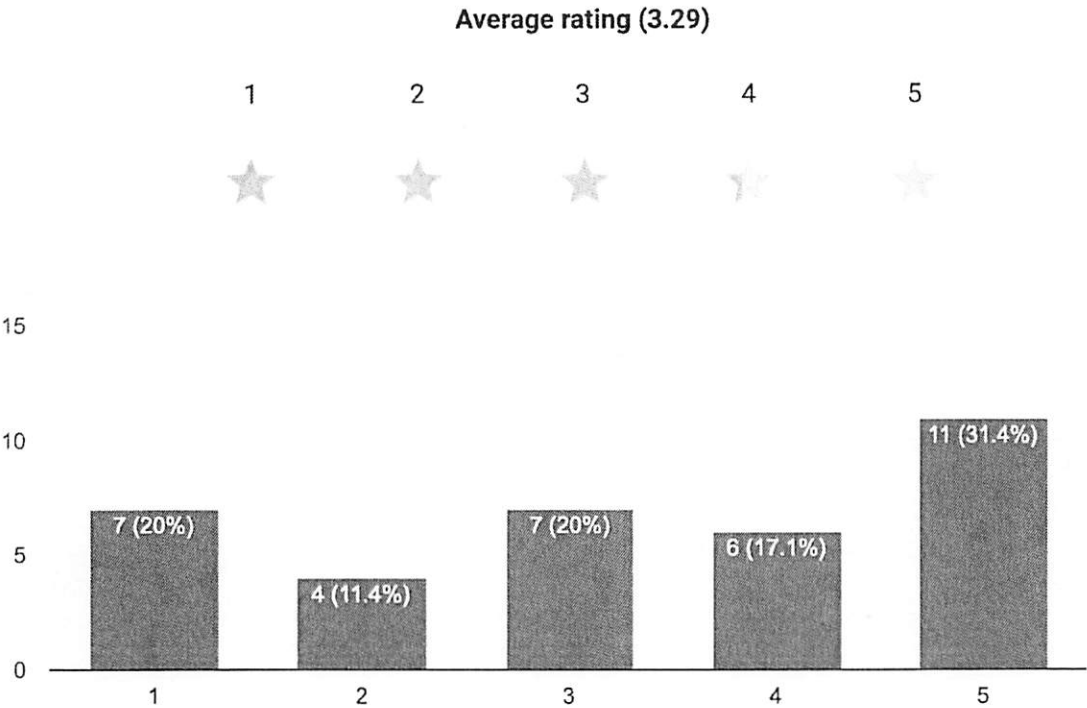
12
double
the others



Where Wilderness & Community Thrive

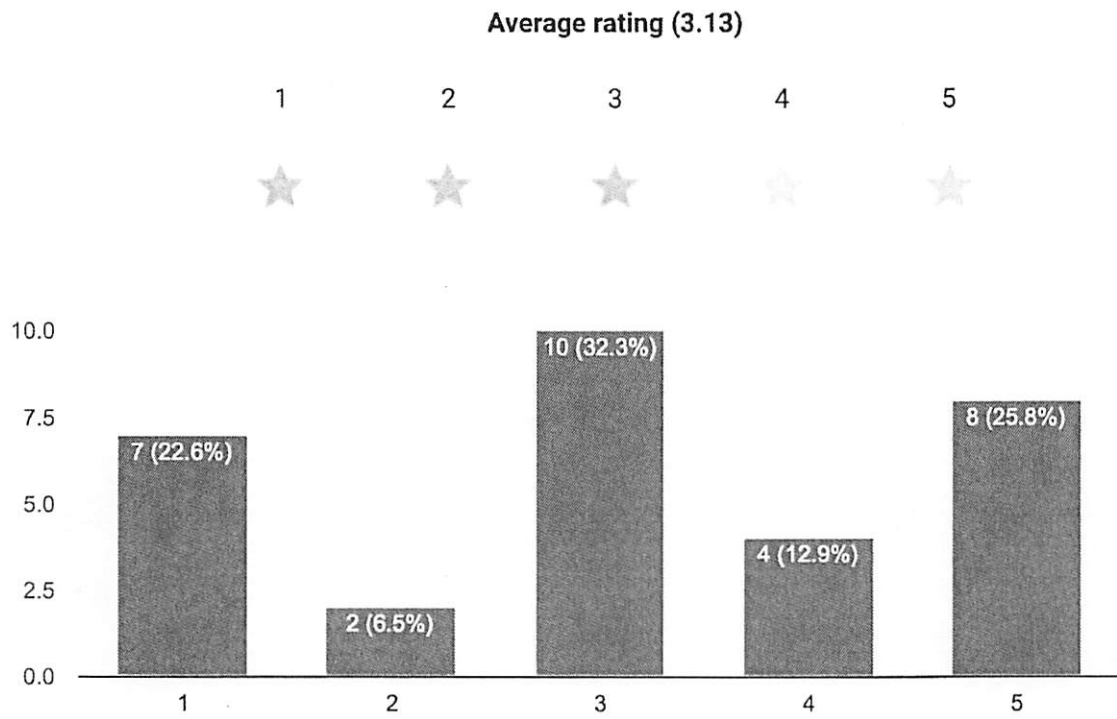
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35 responses



Where Tradition Runs Deep

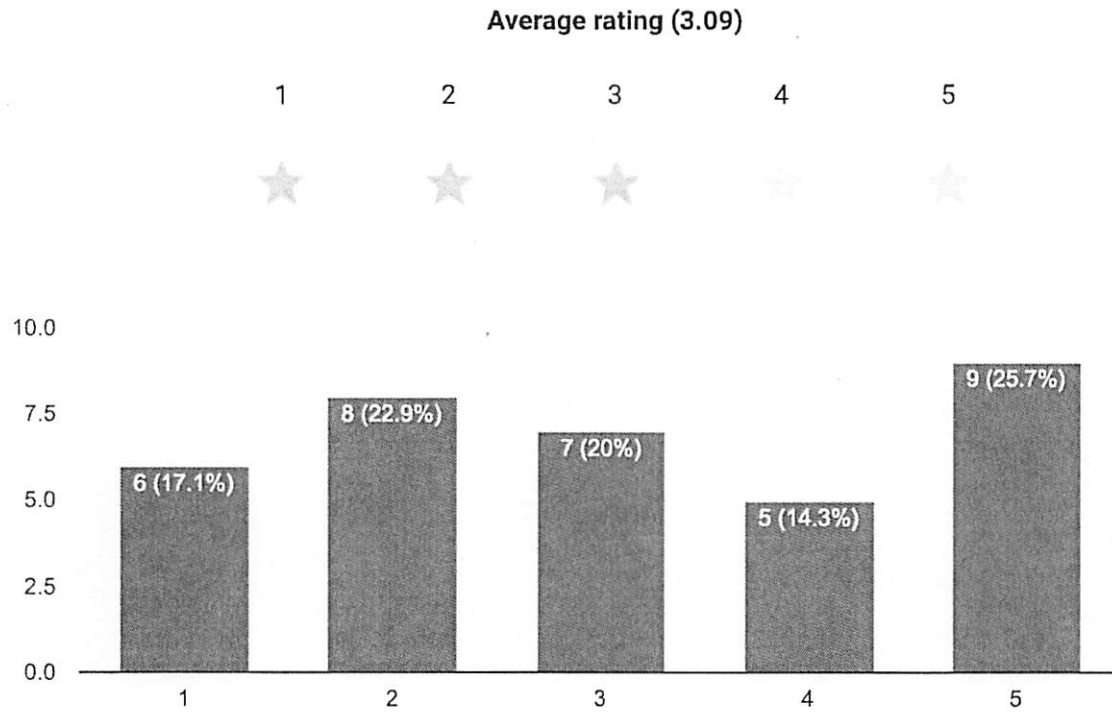
31 responses



Where The Road Meets The Wild

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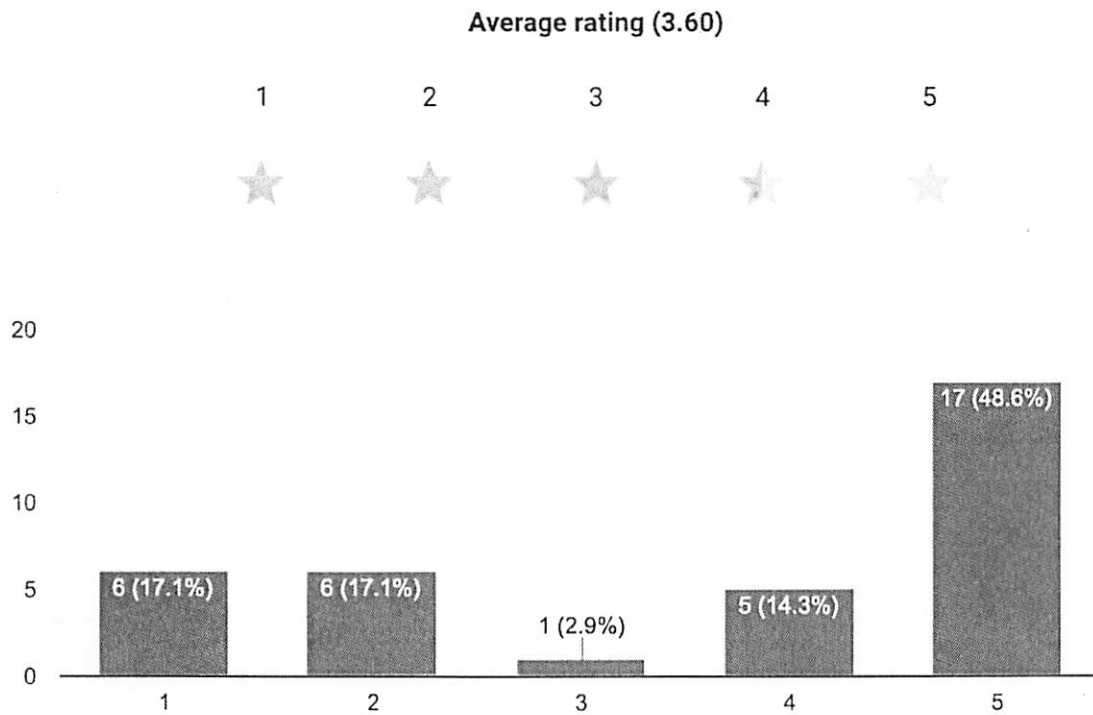
35 responses



The Scenic Stop You Will Never Forget

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35 responses



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