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CLERKS OFFICE

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

Regular Meeting: 10 July 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 10:07 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 April 2025 meeting were read and approved with a correction to the mil rate and that an application was made for a grant from Firehouse Subs.

V. Reports/Correspondence: Chief Shipton reported the Butte fire service area had a total of 91 calls during the second quarter of the year. We are managing to keep and train a good number of personnel with 28 active at this time. Two personnel completed Firefighter I training and four completed Rope Rescue. Multiple joint trainings have been carried out with Palmer Fire, MAT+SAR and Lifemed. The annual hose testing at the department has been completed. The department continues to have many medical assist calls which constitute the bulk of calls with motor vehicle accidents and other types of calls staying at much lower levels. One of the vehicle accidents involved damage to one of our apparatus. The Chief has provided us with his 2026-2036 Strategic Plan which provides a roadmap for the future of the department and the community it serves.

VI. Financial: We have two command vehicles up for replacement and radios are being ordered for placement in all fire vehicles.

VII. Director's Report: Director Davis informed us that we supplied 19 personnel and equipment support during the Bear Creek fire this summer. The 2025 budget went into effect 1 July.

VIII. Other Business: Decide if another meeting is needed before the end of CY 2025 and schedule meeting dates for 2026.

IX. Adjournment: 10:45 a.m.

Respectfully Submitted,

Mitzi Van Asdlan

Mitzi Van Asdlan
Assistant to the Chair

Chickaloon Community Council

Date of Meeting: February 13, 2025
Meeting Location: Council Building, Zoom
Website: chickalooncc.com
Email: info@chickalooncc.com
Prepared By: Cassie Johnson

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE: February 12, 2025

Officers: Jeff Meyers (Chair), Kalee Bowen (Vice-Chair), John J Vessey (Member at Large), Cindy Hotz (Treasurer), and Cassie Johnson (Secretary)

Zoom link ID: 838 9565 3850

1. Call to order: 7:01pm
2. Pledge of Allegiance: Skip

III. Approval of Agenda as Posted: 1st Jane, 2nd by John

1. Minutes from last meeting (12/11/24): Cassie Johnson
2. Approval of minutes: 1st by Skip, 2nd by Marcia
3. Announcements & Guest Speakers:

1. Amanda Dial – Update from ASRC: No work will be scheduled until issues with DNR and public comment have been resolved. There is no specific time period at this time. Road restrictions apply between mid-March to the middle of June. The project may end up occurring in the summertime. Due to the funding being applied, it is best not to wait until next winter to complete the project.
2. Chickaloon PD: Donna and LD gave updates; Tribal criminal codes are now set up. New officers are being hired to help with drug issues going on in the villages. Villages do have VSPO's but they are unarmed. There have been multiple highway shutdowns due to icy roads and car accidents. Working with Palmer to become a new dispatch center. LD spoke about human trafficking cases. They are working in correlation with My House. LD gives a lot of presentations to schools and parents/guardians offering whole home monitoring, cell phone monitoring etc. They work with DEPT of law and DA's to take on cases that are found. Mile 58 now has a task force to slow down the constant drug movement that is happening there. There will be a presentation on Feb 18 at Point Blank 6177 E Mt Heather Way at 7pm for human trafficking awareness about online exploitation, which is more prevalent in the Valley. Chickaloon PD has been helping with a lot of locked keys in cars and they have ordered an entry kit for those situations.
3. Jeff announced that Eowyn Ivy, a local author, just released her 3rd book.

VII. Reports and Correspondence:

1. Treasurer's Report: Cindy Hotz: Read by Kalee
2. Road Service Area (RSA) 31: Dave Vancleve: no updates
3. Community Assistance Program (CAP): 1 CAP project that Cindy turned in. Summary of the project is to provide members of the community with a chimney fire stick. Timeline would be ASAP. $27 per household. Benefits the entire

community. Up to 200 fire sticks would cost $5311. These sticks can extinguish chimney fires in 43 seconds, reduce the oxygen by 40% in under 2min, and reduce temps by 53% in under 2min. Jim suggested adding fire blankets to the project. We would have a sign up sheet for members of the community and they will be kept at the community center for members to pick up.

4. Fire Dept. Report: Skip Stock, The fire department received a forestry grant for $9999, which Wesley put a lot of work into. There was one call for a Uhaul trailer tire fire up on Chickaloon Hill. That fire was put out quickly.
5. Crime Watch Report: Kalee Bowen, nothing to report

VIII. Public Comment: None

1. Old Business:

1. Special Election to fill vacant seat on the board for the remainder of the term. Blanche Roe is running to take Cassie's position. Results were Blanche 7, write-ins for Barb Wayner 6.
2. Council Project Update: Klebs came out, all work for getting propane set up was completed. New toilet installed, new microwave with vent, and repaired the water softener drain and piping at no additional cost.
3. There have been recent issues with correspondence to the council. It is best to address any issues through the email rather than messaging council members personally. All board members have access to the email and messages will be responded to in a timely manner.

1. New Business:
2. Discussion on whether donations should come out of CAP funds: Skip proposed that we vote on donating the fire dept a max of $1000 per year, and match for a 1 time donation to other charities throughout the year at a max of $250 each. No motion made at this time. Requests for donations should be made through the CAP program.
3. New flag for the building was ordered, waiting for it to arrive and we are still waiting on quotes for the outside of the building and new quotes for the floor.
4. Agenda Items for Next Meeting (3/12/25):

XII. Meeting Adjourn: 8:08pm 1st by Marcia, 2nd by Janie

Attendees: Skip Stock, Marcia Stock, John Vessey, Janie Vessey, Amanda Dial, Jim Ramsay, Donna Anthony, L.D Howard, Blanche Roe, Cia Vessey, Pat Owens

Zoom: Warren & Sally Keogh, Tim Roe

Status: **Approved** President: Secretary: Blanche roe

Attached Documents

NOTE: ALL MEETINGS ARE HELD AT THE CHICKALOON COMMUNITY CENTER ON THE 2ND WEDNESDAY OF THE MONTH AT 7:00 PM; LOCATED AT MILE 76 GLENN HWY, CHICKALOON, AK. 99674.ANYONE WISHING TO SPEAK OR HAVE A ITEM PUT ON THE AGENDA NEEDS TO CONTACT THE COUNCIL BY EMAIL: INFO@CHICKALOONCC.COM OR MAIL TO: PO BOX 1145, CHICKALOON, AK. 99674-1145. ALL MUST BE RECEIVED TWO WEEKS PRIOR TO THE MEETING. This deadline complies with the Mat-Su Borough Clerk's Office advertising requirements.

Chickaloon
Community Council

Date of Meeting: March 12, 2025
Meeting Location: Council Building, Zoom
Website: chickalooncc.com
Email: info@chickalooncc.com
Prepared By: Blanche Roe

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE: March 12, 2025

Officers: Jeff Myers (Chair), Kalee Bowen (Vice-Chair), John J Vessey

(Member at Large), Cindy Hotz (Treasurer), and Blanche Roe (Secretary)

1. Call to order 7:10 pm
   II. Pledge of Allegiance: Jeremy
   III. Approval of Agenda as Posted: 1st by Will, 2nd Frankie
   IV. Minutes from last meeting (2/12/24): Blanche Roe
   V. Approval of minutes: 1st Janie, 2nd John
   VI. Announcements & Guest Speakers:
2. Amanda Dial from ASRC: Not much has changed since the last meeting; the Early onset of road restrictions have impacted the plan. They are waiting for DNR to respond to the comments. Amanda will continue to come and provide support. They want to get done before the end of summer.
   B. STIP 2024-2027: Amendment 2 Project Updates & 30 day public comment period ends 3/20/25. Jeff announced that there is open comment about an amendment to the transportation statewide movement program it is on the website tell 3/20/25.
3. John Jay bought a new tv for training, fire department meetings and other uses.
4. Sutton Liberty is having a fireside book sale {Thursday-Friday} 10am to 7pm & Saturday 11am to 4pm.

VII. Reports and Correspondence:
A. Treasurer's Report: Cindy Hotz
B. Road Service Area (RSA) 31: Dave Vancleve no comment
C. Community Assistance Program (CAP): Jeff announced that the cap applications are available in person or on the website. Cap should benefit everyone in the community, something to remember when applying for it. Also we are holding off on discussion and voting for the insurances for the fire department for cap tell skip returns.
D. Fire Dept. Report: Wesley Daniles, Added comment about fire season and burn permits will be in effect on 3/17/25. There have been no new calls since the uhaul tire fire.
E. Crime Watch Report: Kalee Bowen
VIII. Public Comment:
IX. Old Business:

1. Propane tank has been set and the stove is now working great.
2. Website is updated.

1. New Business: Discussion on a new propane generator for the community center and to donate the old gas generator and gas cans to the chickaloon fire dept. There will be a fundraiser this summer.

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A. Discussion for replacing the water heater has been tabled for a future date. Current water heater doesn't work, but will eventually need to be replaced.

XI. Agenda Items for Next Meeting (4/9/25):

XII. Meeting Adjourn: 1st Janie, 2nd Austin @ 7:56pm

Zoom Info: Pat owens

Attendees: John & Janie Vessey, Wesley Daniels, Amanda Dial, David VanCleave, Austin Bowen, Jeremy Anderson, Cia Vessey, Frankie Barker, Lillian Defreest, Cassie Johnson.

Chickaloon Community Council is inviting you to a scheduled Zoom meeting.

Topic: CHICKALOON COMMUNITY COUNCIL MEETING
Time: Mar 12, 2025 07:00 PM Alaska
Join Zoom Meeting
https://us06web.zoom.us/j/86937745907?pwd=X3anriaz9acfELTEcEgeqvF0sL4fvC.1

Meeting ID: 869 3774 5907
Passcode: 967415

Status: **Approved** President: Secretary: blanche roe

Attached Documents

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Chickaloon Community Council

Date of Meeting: April 9, 2025
Meeting Location:
Website: chickalooncc.com
Email: info@chickalooncc.com
Prepared By: Blanche Roe

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE: April 9, 2025

Officers: Jeff Myers (Chair), Kalee Bowen (Vice-Chair), John J Vessey

(Member at Large), Cindy Hotz (Treasurer), and Blanche Roe (Secretary)

1. Call to order 7:00 pm
   II. Pledge of Allegiance: Sheryal
   III. Approval of Agenda as Posted: 1st by Janie, 2nd by John
   IV. Minutes from last meeting (2/12/24): Blanche Roe
   V. Approval of minutes: 1st Janie, 2nd Connie
   VI. Announcements & Guest Speakers:

A.Amanda Dial from ASRC: Not much has changed. DNR confirmed that comments are in the final review. Rig work will be pushed to Q3 and Q4 hoping to do little disturbances to summer activities.
B. Blanche made a comment that people need to clean up after themselves when using the community center.

1. Kaylee said John Jay posted there is a rehabilitation workshop for plantes.
2. Austin did plumbing work that still needs to be completed.

VII. Reports and Correspondence:
A. Treasurer's Report: Cindy Hotz
B. Road Service Area (RSA) 31: Dave Vancleve Said that if the water in the road bothers you to call it in.
C. Community Assistance Program (CAP): Jeff announced that the cap program is in the works for Cindy's about the fire sticks and Janie for the picnic tables which was voted to move forward. Voted in room 10 years none, one year all in favor o no;s 4.25.01. Voted on purchasing picnic tables since on sale now all was in favor. 4/25/02.
D. Fire Dept. Report: Wesley Daniles, Talked about the community covering insurance cost for the fire department for ten years and we can't predict what income the community would have year to year to committee to that. It was voted in the room to not send it out to the community for a vote. No new fires at this time. 5:30pm FD meeting date to be determined.
E. Crime Watch Report: Kalee Bowen_ No comment
VIII. Public Comment: There still is an abandoned vehicle on holler way since january.
IX. Old Business:

1. Trash clean up sign up sheets are at the post office and bags are at the community center for pick up. Last day for clean up is May 15th.
2. Community voted for Janie and Cindy's CAP proposals to be approved and Skip's is on hold.
3. Pizza will be at the May's council meeting.

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1. New Business: Majestic Ski moved from taking off from right next to the highway to across from the post office and doing flyovers was a noise disturbances for the community.
   A. Garage sale the 18th and 19th at the community center.
   XI. Agenda Items for Next Meeting (5/14/25):
   XII. Meeting Adjourn: 1st Janie, 2nd Dave @ 8:07pm

Attendees: Cia Vessey, Tim roe, Amanda Dial, Mike and Sheryal Ferrall, Wesley and Talitha Daniels, Frankie Baker, Connie Koekkoek, Chip and dave Vancliel, John Tallman, Janie and john Vessey

Zoom Info: Cassie Johnson and Austin Bowen

Chickaloon Community Council is inviting you to a scheduled Zoom meeting.

Topic: CHICKALOON COMMUNITY COUNCIL MEETING
Time: April 9, 2025 07:00 PM Alaska
Join Zoom Meeting
https://us06web.zoom.us/j/86937745907?pwd=X3anriaz9acfELTEcEgeqvF0sL4fvC.1

Meeting ID: 869 3774 5907
Passcode: 967415

Status: **Approved** President: Secretary: Blanche Roe

Attached Documents

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Chickaloon Community Council

Date of Meeting: May 14, 2025
Meeting Location:
Website: chickalooncc.com
Email: info@chickalooncc.com
Prepared By: Blanche Roe

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE: May 14, 2025

Officers: Jeff Myers (Chair), Kalee Bowen (Vice-Chair), John J Vessey

(Member at Large), Cindy Hotz (Treasurer), and Blanche Roe (Secretary)

1. Call to order 7:00 pm
   II. Pledge of Allegiance: Wesley Daniels
   III. Approval of Agenda as Posted: 1st by Janie, 2nd John
   IV. Minutes from last meeting (5/14/24): Blanche Roe
   V. Approval of minutes: 1st Janie, 2nd Sheryl
   VI. Announcements & Guest Speakers:

1. Amanda Dial from ASRC: D.N.R has responded to comments and the new appeal time frame is 20 days. We are moving into bird nesting so there will not be any work done after July 15th. Rig work is still in the Q3 and Q4 window.

VII. Reports and Correspondence:
A. Treasurer's Report: Cindy Hotz
B. Road Service Area (RSA) 31: Dave Vancleve said nothing new.
C. Community Assistance Program (CAP): Cindy and Kaylee said that they need everyone's updated address so they can send out ballots for a community wide vote. For fire sticks and fire department insurances.
D. Fire Dept. Report: Wesley Daniels Stilling planning a date for a meeting for fire prevention. Got a new white fire truck ,but besides that Nothing new to comment on.
E. Crime Watch Report: Kalee said the truck at hollier way is still there. They are waiting on parts so they can move it. Be on the lookout and be mindful there are strangers showing up to random houses and be on the lookout for bears.
VIII. Public Comment: Marsha asked if the batteries on the community center door can be changed.
IX. Old Business:

1. Jeff said check out the new flag and picnic tabels.
2. Community clean up is still going on till June 27th.Sign up sheet is at the post office.

1. New Business:
   A. Community clean up bags will be dumped by June 30th.
2. Community clean up BBQ is June 28th 2 1PM 2 the community center, Please if anyone wants to donate door prizes please have them to have blanche by June 17th.
   XI. Agenda Items for Next Meeting (6/11/25):
   XII. Meeting Adjourn: 1st Sheryl, 2nd Dave @ 7:23pm

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Attendances: Tim Roe, Mike & Sharyl, Amanda Dial, Connie Koek, John & Janie Vessey, Austin Bouer, Jerenny Anclerson, Marcia Stock.

Zoom Info: Bill Renfer

Chickaloon Community Council is inviting you to a scheduled Zoom meeting.

Topic: CHICKALOON COMMUNITY COUNCIL MEETING
Time: May 14, 2025 07:00 PM Alaska
Join Zoom Meeting
https://us06web.zoom.us/j/86937745907?pwd=X3anriaz9acfELTEcEgeqvF0sL4fvC.1

Meeting ID: 869 3774 5907
Passcode: 967415

Status: **Approved** President: Secretary:

Attached Documents

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Chickaloon Community Council

Date of Meeting: June 12, 2025
Meeting Location: Council Building
Website: chickalooncc.com
Email: info@chickalooncc.com
Prepared By: Blanche Roe

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE: June 11, 2025

Officers: Jeff Myers (Chair), Kalee Bowen (Vice-Chair), John J Vessey

(Member at Large), Cindy Hotz (Treasurer), and Blanche Roe (Secretary)

1. Call to order 7 pm
   II. Pledge of Allegiance: Nacey
   III. Approval of Agenda as Posted: 1st by Lill, 2nd Hue
   IV. Minutes from last meeting (5/14/24): Blanche Roe
   V. Approval of minutes: 1st Lill, 2nd Marsha
   VI. Announcements & Guest Speakers:

1. Amanda Dial from ASRC: The public comment period has ended.
2. Donna from chickaloon tribal police: Download the app AK tips for turning in confidential information.
3. Kendra from Mat Su: Spoke on water body setbacks the orderliness is in front of the commission.

VII. Reports and Correspondence:
A. Treasurer's Report: Cindy Hotz
B. Road Service Area (RSA) 31: Dave Vancleve saidthey didn't dress up the roads very well, so he called last week they grated the roads. There will be contractor work maybe in july.
C. Community Assistance Program (CAP): Cindy has been working hard to get everything done,but We are going to do an envelope stuffing party volunteers needed.
D. Fire Dept. Report: No news is good news fire danger is low Still burn permits tell August 15th.

1. Crime Watch Report: Mile 83 troopers are still looking for the two people that where stealing stuff. Please look out for bears.
   VIII. Public Comment:
   IX. Old Business:

Community clean up bbq on June 28th at 1pm at the community center.

Community clean up bags will be dumped June 30th.

1. New Business:
   A. Estate sale the 14th and the 15th from 9am to 4pm.
   XI. Agenda Items for Next Meeting (7/09/25):
   XII. Meeting Adjourn: 1st Lill, 2nd Hue@ 7:44pm

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Attendances: Lil, John and Cia, Chris and Davel, Larry, Nacey, Chickaloon Pd,Hugh,Marcia and Skip Stock,Michelle Heun

Zoom Info: Kendra

Chickaloon Community Council is inviting you to a scheduled Zoom meeting.

Topic: CHICKALOON COMMUNITY COUNCIL MEETING
Time: Mar 12, 2025 07:00 PM Alaska
Join Zoom Meeting
https://us06web.zoom.us/j/86937745907?pwd=X3anriaz9acfELTEcEgeqvF0sL4fvC.1

Meeting ID: 869 3774 5907
Passcode: 967415

Status: **Approved** President: Secretary:

Attached Documents

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Chickaloon Community Council

Date of Meeting: July 9, 2025
Meeting Location: Council Building, Zoom
Website: chickalooncc.com
Email: info@chickalooncc.com
Prepared By: Kalee Bowen

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE : July 9th 2025

Officers Present: Jeff Myers (Chairman), John J Vessey (Member at Large), Cindy Hotz (Treasurer), and Kalee Bowen (Vice Chair)

Community Members: 13 plus members, 4 guests

Meeting called to order at: 7:01

Pledge of Allegiance: Wesley Daniels

Approval of Agenda as posted: 1st by Janie 2nd by Skip

Minutes from Last Meeting (6/11/25): Read by Blanche Roe

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  - Approval of Minutes: 1st by Austin 2nd by Marcia

Announcements and Guest Speakers:

- Announcement about the fire department closing up shop by the end of December 2025 was sent to the majority of the community via email. Jeff expressed the need to keep the fire department going and that there is interest within the community to volunteer and save the department.
- ASRC: Amanda stated there was an appeal made so we don't know exactly what that will mean for the project as the issue it's within the road designation.
- Gary, the chief Chickaloon Tribe, announced that Warren Keogh passed away. Leaving a board member position open at the lighthouse clinic. Please contact kbouwens@scf.cc if you are interested. Also he would greatly appreciate the support of the Chickaloon Tribal officers as they are great guys and have a lot of training under their belt.
- Officer LD Howard introduced the new officers, Tom and Douglas. LD also gave an updated report of what has happened since last month.?? There was a motorhome that went off the side of a pull out in Sutton, they did catch and scare off multiple individuals trying to steal parts. One group was able to remove the transmission and take off. The investigation is ongoing and they have good leads but the case is transferred to the Troopers. Tom and Douglas introduced themselves and spoke a little but about their history and their desire to be on the police department. Kalee read the drafted letter of support from the community. There was a motion made to approve the letter as read. Frankie 1st and Skip 2nd. 13 in favor and 1 against.
- Mike Bowles introduced himself and is running for borough rep.
- George R explained about the Governor's request for a special session and the strategies that go with that.

Cm OCR

Reports and Correspondence:

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    - Treasurer's Report: Read by Cindy Hotz
    - Road Service Area (RSA 31): We have a new contract and they have already been out grading the road
    - Community Assistance Program (CAP): No updates other than we stuffed the envelopes for the previous CAP project to go out to a vote before the meeting so everyone will be receiving those soon.
    - Fire Department: No new fires over the last couple months. Fire danger has lessened but there is a burn suspension due to forestry being stretched thin. The trucks are setup and ready to go at community members' houses.
    - Crime Watch: There are grizzly bears in the area. Mostly a large sow with 3 2yr old cubs. They are starting to hit peoples' properties. Be bear aware.

Public Comment: Wesley: There is a new highway supervisor at Cascade, Jason Allen.

Old Business:

New Business:

- Bids are going out to get ahead of this winter and not coincide with elections at the same time. They will be posted on the website and at the Post Office
- Agenda Items for Next Meeting (8/13/25)

Meeting adjourned: 8:12pm 1st by Dave, 2nd by Kendra

Status: **Approved** President: Secretary:

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MATANUSKA-SUSITNA BOROUGH

LOCAL ROAD SERVICE AREA ADVISORY BOARD

REGULAR MEETING by TELECONFERENCE/TEAMS and IN PERSON

August 21, 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: 11 RSAs were represented for a quorum.

RSA#	Member Name	
9	Dan Tucker	
14	Terry Dolan	
15	DJ McBride	
16	None	
17	Joe Cizek	John Szymik
19	None	
20	Tom Phillips	
21	Andrew Traxler	
23	None	
25	None	
26	Lucy Klebesadel	
27	Steve Edwards	Esther Huddleston
28	Jeremy Hongslo	William Swenson
29	John Strasenburgh	
30	Donna Massay	
31	David VanCleve	
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 July 17, 2025, meeting. Dan Tucker moved to approve. Jeremy Hongslo seconded. The minutes were approved without objection.

TRAINING: None.

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STAFF REPORTS:

A. **O&M:** Chad Fry reported GIS tracking is working in all RSAs. Some maintenance contractors are having some issues, but they are being worked on by the GIS contractor. Capital improvement lists have been distributed to boards for resolutions.

B. **Other Staff reports:** None.

BOARD MEMBER REPORTS

A. **TAB.** Steve Edwards solicited volunteers.

B. **MPO.** Dan Tucker reported he shared information with the board on what was occurring. MPO is now meeting in DOT's headquarters on Seward Meridian.

AUDIENCE PARTICIPATION. (Members of the public have 3 minutes to address the Board on any topic.) Daniel Potter requested we stick to the agenda and complained about the conduct of the meeting. Mr. Potter complained about the condition of his road. Deano Alvord also complained about the conduct of the meeting and was interested in the status of the road he lives on. Chad Fry agreed to assist him after the meeting.

UNFINISHED BUSINESS.

A. Update from Public Works on the 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. Fuel tax was postponed until input from an advisory vote on the November ballot is complete.

B. Appointment of a TAB Representative. Tom Phillips requested volunteers. None were forthcoming.

NEW BUSINESS: Platting Officer to discuss action to vacate right-of-way needed for maintenance and required in the Subdivision Construction Manual.

The Platting Officer reported that the Assembly approved a vacation that both Public Works and Planning recommended against but retained a maintenance and snow storage easement in the same area. The issue remains under review. The condition was created solely by the contractor who built the house. The Platting Board did not consider this to be a significant issue and recommended retaining the maintenance and snow storage easement. The Platting Officer stated this does not create higher risk for the Borough. Several Board members made comments. Dan Tucker proposed a letter to the Assembly opposing the vacation. John Szymik moved to amend to add other topics. Motion was seconded by Esther Huddleston. After discussion John requested to withdraw the amendment. Withdrawal was approved by a voice vote. Jeremy moved to amend with language to oppose the vacation. Andrew Traxler seconded the amendment. Motion failed with 6 no votes and 4 yes votes. The subject will be added to the next meeting along with a resolution that will be published in advance of the meeting.

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: Lucy Klebesadel, RSA 26, spoke about Fern Street and Leota Street speed issues. She also talked about Republican Road being a gravel collector. She stated RSA 26 cannot afford to pave the road. Chad Fry provided feedback as did Fred Wagner. Esther Huddleston stated the Borough is not maintaining speed humps in her RSA and proposed the Borough should not install them if they are not going to maintain them. John Strasenburgh thanked Jennifer for fixing the sound for the meeting. Steve Edwards explained painting costs had increased substantially and that is why striping is not being done. Chad was not aware of the problem and said no contractor has refused to do striping at the price they had agreed on.

ADJOURNMENT DJ McBride moved to adjourn at 8:45PM. Dan Tucker seconded. Motion passed unanimously.

Next Meeting: September 18, 2025, at 7PM (In-person mixed w/ Teams at Fire Sta. 73)

Terrance J. Dolan Digitally signed by Terrance J. Dolan Date: 2025.09.19 16:30:52 -08'00'

Stephen Edwards, Board Chair

Terry Dolan, Board Secretary

North Lakes Community Council
Membership Meeting Minutes
July 31, 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 Rod Hanson, President. Hanson welcomed everyone. Board members introduced themselves. Quorum verified as 5/5 board members and more than 10% of council members present. The Pledge of Allegiance was led by Fr. Randy Hillman.

2. **AGENDA APPROVAL**

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

3. **PRIOR MEETING MINUTES APPROVAL**

John Miller made a recommendation to approve the June 26, 2025 minutes. Rachel Greenberg seconded it. Michael Bowles pointed out that his comments on June 26th preferred the idea of a sales tax because it goes before the people vs. a gas tax which is chosen by the board. The minutes will be amended accordingly. There were no further recommended revisions and the June 26th minutes (as amended) were approved unanimously.

4. **AUDIENCE PARTICIPATION #1**

- Father Randy Hillman thanked the board for the BBQ.

5. **CORRESPONDENCE & ACTIVITY SUMMARY**

- Rod Hanson reviewed item 2 from the report. Hansen met with a representative from the district DOT office where they agreed on the value of monthly meetings between DOT and our Road & Traffic Safety Committee.
- Hanson addressed Item number 5 from the report. The Mat Su Reentry Coalition has expressed an interest in doing a presentation for us. Membership agreed and Hanson will contact them and schedule on our agenda for a future meeting.
- Hanson reviewed item 10 from the report. The MSB approved "Welcome to North Lakes" signs in only 6 locations. They have been installed. We have applied for sign permits on State roads. We will also be going back to the MSB with a request / appeal to the policy decision that limited us to only 6 signs. There are several other locations where signs could help raise awareness in various highly populated neighborhoods.

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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. There was a question about the source of funds and Hanson explained that the funds come from the State and are passed through the Borough for Community Councils. Annually, it is approximately $15,000.
c. Finance Committee - No Meeting, no report.
d. Bylaw 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. She reported that communication is valuable in helping with road projects. She highlighted a couple items:
   i. The NLCC sent a letter of support to the borough for fully funding transit services. The plan was only approved at 50% of the proposed amount.
   ii. The state received funding for three major corridor improvement projects on Bogard between Trunk road and Seldon. There will be a pathway as part of those improvements. The CAMP, once approved, provides guidance on how those projects should be scoped and defined. It is expected that improvements will take about 10 years before they are completed.
g. North Lakes Comprehensive Plan Committee - The NLCC resolution has been submitted to the MSB. Colleen Vague reported that the Mat-Su health foundation is willing to help with the cost of implementation.

7. GUEST PRESENTATIONS

a. Nate Vertel, the program manager from Skeetawk, presented an overview of their operations and vision for the future. He is reaching out to Community Councils, seeking letters of support that they can take to the MSB and funding / lending institutions. The presentation was well received. R. Greenberg made a motion for the board to draft a letter of support. Dwayne Kerr seconded the motion. There were no objections. Vertel left his number for future questions: 248-996-7452. The NLCC Board will prepare and send a letter of support as requested.

8. STATE & BOROUGH OFFICIALS - UPDATES

a. Rep Elexie Moore gave a report on the special session called by the governor. They are working on developing a department of Agriculture and addressing two of the governor's vetoes.

9. NEW BUSINESS

a. MSB Transportation Funding (Proposed Fuel Excise Tax) - Rod Hanson reviewed the MSB Flyer describing the proposed Fuel Excise Tax. He also reviewed a draft letter from the NLCC Draft to Mat-Su Borough, supporting the idea that additional revenue needs to be identified to adequately fund the major gaps in transportation infrastructure. If this ends up including a fuel excise tax, then the NLCC would like to see the issue go before the voters (as a voter referendum) before being approved. The NLCC would also want to see strong controls and oversight to assure that the funds are actually directed to transportation infrastructure improvements. John Miller made a motion to approve the letter and R. Greenberg seconded it. F. Conaway spoke in support of strengthening the statement for the borough code change to designate funds to transportation. The motion passed with no objections. The letter will be finalized and submitted.

b. Shaw/ Birchtree Access Project- R.Hanson reviewed an outline document (included in the meeting packet) that included key points to put into a letter to be sent to the borough in response to the 35% design package review. The NLCC will continue to express concern about the downstream traffic impacts of the proposed connection to Foxtrot. This traffic would access Bogard Road through the Caribou intersection. This intersection is not capable of safely handling the level of expected traffic. The NLCC supports the project, but not the actual connection of Foxtrot to Paradise Lane until the Bogard intersection is approved. The letter will be sent to the Borough by Monday.

c. Engstrom to Trunk Connector Project - R. Hanson reminded everyone to take the survey about this project. The NLCC continues to support the Southern Option because it provides a safer option than Bogard for gravel truck operations, and because it could be implemented much quicker and at less cost to Borough Taxpayers than any of the other options under consideration.

d. Waterbody Setback - Proposed Ordinance Changes - R. Hanson reported that there is another public hearing this coming Monday with the Planning Commission and that it is slated to go to the Assembly in September. NLCC position is supportive of the code changes, but with changes to limit costs to property owners related to engineering and fuel tank conversions.

10. ONGOING / UNFINISHED BUSINESS

a. Annual NLCC BBQ Event Report. Jolleen Coleman reported on the success of the event last Saturday. We estimate about 200 people came to the event (including children). Rod Hanson thanked Jolleen for her work. He reported that there were over 40 people who provided their email addresses and asked to be added to our audience. There were also 17 people who signed up to become voting members of the NLCC.

b. Bogard-Seldon Corridor Access Management Plan (CAMP). The CAMP has been revised again to incorporate additional changes and amendments put forward by the Assembly. It is going back to the Assembly for a decision (hopefully approval) next Tuesday, August 5th. The NLCC will be there to speak in support of approval.

c. Wolf Lake Community Park Update: The Fishhook Community Council was provided a presentation and voted to approve a letter of support for the Park concept to the Borough. The Borough Manager and staff are meeting next week with the State DNR Commissioner. .

11. ADDITIONAL AUDIENCE PARTICIPATION

a. John Miller mentioned that he has a petition book people can sign to put rank choice voting back on the ballot.
b. Michael Bowles introduced himself again as a candidate for the Borough Assembly (District 1).
c. F. Conaway addressed neighborhood cleanup efforts and announced the annual shoe giveaway that is sponsored by his church.

12. BOARD MEMBER COMMENTS

- Colleen Vague stated that she will be out of State for the August meeting and unable to participate. Jolleen Coleman indicated she may also miss the meeting due to medical reasons. A Board quorum is defined as 3 of 5 in our Bylaws, so the meeting will go forward as long as Hanson, Smith, and Conaway are available.

13. ADJOURN - The meeting was adjourned at 8:45 pm.

APPROVAL OF MINUTES:

Signed by: ____________ Date Signed: 8/28/25

Attested by: ____________ Date Signed: 8/28/25

North Lakes Community Council
Membership Meeting Minutes
August, 28, 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 Rod Hanson, President. Hanson welcomed everyone. Board members introduced themselves. Quorum verified as 4/5 board members and 10% of council members present. The Pledge of Allegiance was led by John Miller.

2. **AGENDA APPROVAL**

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

3. **PRIOR MEETING MINUTES APPROVAL**

   Minutes from the July 31, 2025 meeting were approved unanimously.

4. **AUDIENCE PARTICIPATION #1**

   - Micheal Bowles introduced himself as a candidate for the Borough Council District 1 seat.
   - John Miller attended the MSB Port Open House and gave a positive report.

5. **CORRESPONDENCE & ACTIVITY SUMMARY**

   Many items in the report will be addressed in the regular agenda. The following items were highlighted separately:
   - Rod Hanson reported on item 1 of the report, a joint meeting between the Road & Traffic Safety committee and representatives from the MSB. A set of meeting notes was provided as a handout. There has been a delay with the route selection report for the Engstrom/Trunk connector. The Shaw elementary project is going forward and that there will be right of way acquisition for most properties on Foxtrot. Field work is beginning on the Green Forest portion of the Engstrom roundabout project. Speed bumps (6) being added to the Lakeview paving project to help slow traffic on that road.
   - Hanson also addressed item 6, a request from the MSB to do a Hazard Mitigation Plan presentation at the September meeting. The NLCC agreed to the request.

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- Item 11 of the report announces the MSB Emergency Services Expo scheduled for September 20th at the Menard Center. NLCC will send a reminder.

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.
c. Finance Committee - No Meeting, no report.
d. Bylaw Committee - No meeting. No report.
e. Nomination Committee - No meeting. No report.
f. Road & Traffic Safety Committee - R. Hanson reported on the meeting the Committee had with the Borough during the correspondence report.
g. North Lakes Comprehensive Plan Committee - The resolution to create a NLCC comprehensive plan was submitted to the borough. The Matsu health foundation has offered their support and the borough is supportive of the efforts however they currently don't have resources to advance the process.

7. GUEST PRESENTATIONS

a. Jason Ortiz, from the MSB is leading efforts to advance the Williwaw cleanup project. They are partnering with the LDS church who will provide 100 volunteers to help. The Catholic church will also contribute volunteers. Alaska Waste is also going to donate services. The plan is to clean up the neighborhood for under $60,000 funded by a previous cleanup settlement. Sharon Johnson made a motion to donate funds to the cleanup project. John Miller seconded. There was discussion about how much to donate. It was suggested to donate $2500 to the FISH non-profit to help feed volunteers. The motion was approved unanimously. Funds will be covered by reduced expected spending on the Welcome Sign initiative.

8. STATE & BOROUGH OFFICIALS - UPDATES

a. None present

9. NEW BUSINESS

a. Nomination Committee: R. Hanson explained the need for a nomination committee to identify candidates for board elections. R. Hanson and J. Coleman indicated an interest in serving a second term. F. Conaway indicated he may not be able to serve a second term due to a potential move. Father Randy Hillman volunteered to participate in the committee. John Miller volunteered to participate as well. Sharon Johnson agreed to chair the committee. The committee will report back in September.

b. Jewels Acres Preliminary Plat: The NLCC discussed the rationale for an email that the President sent to the Platting Officer.

c. Matsu Health Foundation - Financial Stability Interviews: A flyer was shared with members. Anyone wishing to participate is being offered a $500 stipend from the Foundation.

10. ONGOING / UNFINISHED BUSINESS

a. Bogard-Seldon Corridor Access Management Plan (CAMP). The CAMP was approved on August 5th by the borough assembly.

b. Wolf Lake Community Park: An update was provided regarding a recent report from the borough administration to the Assembly about their support for a potential Wolf Lake community park.

c. Welcome Signs: Six welcome signs have been installed. We have MSB Leadership support to submit now for additional signs on Borough roads. Applications will need to be submitted. Applications also under review with the State for DOT ROW signs.

d. Fuel Excise Tax: The borough is going to do an advisory vote in November on whether the borough should implement the fuel excise tax. There will also be public meetings to discuss the proposed tax.

e. Shaw / Birchtree School Access Road Project: The project is proceeding and will include a tie-in to Foxtrot. The intersection with Wasilla Fishhook won't occur until about a year after the new Birchtree School goes into operation. The NLCC concern continues to be the traffic and safety impacts to the Charley / Caribou / Bogard Corridor. The MSB has not, and will not, address traffic onto Bogard as part of this project.

f. Waterbody Setback Code Changes: The Planning Commission is recommending that the Assembly create a taskforce to tighten the focus on the proposed updates to the code to make it less burdensome to homeowners. Assembly decisions expected in September.

g. Engstrom to Trunk Connector Road Project: The borough is leaning towards the northern route options despite the lower cost of the southern route. The decision is not yet final. Expect a presentation in late September on the recommended routing.

h. Skeetawk Letter of Support: Has been signed and will be sent out shortly.

11. ADDITIONAL AUDIENCE PARTICIPATION #2

a. John Miller suggested the NLCC could adopt a portion of Bogard road for cleanup.

b. Micheal Bowles expressed concerns about the Comprehensive Plan and Special Use District (SPUD) processes. He also spoke about his candidacy for Borough Assembly District 1.

c. Michelle Heun, who has been attending several of the NLCC meetings by Zoom spoke about her candidacy for Borough Assembly District 1.

d. Randy Hillman spoke about the upcoming Emergency Services Expo on September 20th and encouraged attendance.

e. Assemblyman for District 4, Maxwell Sumner, introduced himself again and expressed support for the work of the NLCC.

12. BOARD MEMBER COMMENTS

- Jolleen Colemen expressed excitement about the Williwaw cleanup project.

13. ADJOURN - The meeting was adjourned at 8:43 pm.

APPROVAL OF MINUTES:

Signed by: [signature] Date Signed: 9/25/25

Attested by: [signature] Date Signed: 9/25/25

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
VACANT, District 6
Curt Scoggin, District 7

Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Wade Long, Development Services Manager
Fred Wagner, Platting Officer
Lacie Olivieri, Planning Clerk

Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer

PLANNING COMMISSION MEETING MINUTES
September 15, 2025

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on September 15, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Rick Allen called the meeting to order at 6:00 p.m.

Present: – Commissioner Curt Scoggin
Commissioner Linn McCabe
Commissioner Richard Allen
Commissioner Michael Collins
Commissioner Brendan Carpenter

Absent/Excused: Commissioner Doug Glenn

Staff Present: 4 – Mr. Alex Strawn, Planning and Land Use Department Director*
Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin
Ms. Rebecca Skjothaug, Current Planner
Ms. Erin Ashmore, Assistant Borough Attorney

II. APPROVAL OF AGENDA

Chair Allen inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner McCabe.

IV. CONSENT AGENDA

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A. MINUTES: Regular Meeting Minutes – August 18, 2025

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no introductions for public hearing quasi-judicial matters.)

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-16 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.17 Denali State Park Special Land Use District By Eliminating A Provision That Allows The SpUD Boundary To Change Automatically When The Boundary Of The Denali State Park Changes.
Public Hearing Date: October 6, 2025
Staff: Alex Strawn, Planning and Land Use Director

Resolution 25-17 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB Title 17 - Zoning To Create MSB 17.77 Large Lot District.
Public Hearing Date: October 6, 2025
Staff: Alex Strawn, Planning and Land Use Director

Chair Allen read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

V. COMMITTEE REPORTS
(There were no committee reports.)

VI. AGENCY/STAFF REPORTS
(There were no Agency/Staff Reports)

VII. LAND USE CLASSIFICATIONS
(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

There being no persons to be heard, Audience Participation was closed without objection.

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS

Resolution 25-13 A Variance In Accordance With MSB 17.65 - Variances. Michael And Lindsay Williams Submitted An Application For A Variance From The 75-Foot Shoreline Setback Requirements Under MSB 17.55, To Allow For Construction Of A 1,176.5 Square Foot Cabin At Its Closest Location Of 52.5 Feet From Big Lake. The Property Is Located On Shepard's Island, Big Lake, Tax ID #6272000L007.
Applicant: Michael and Lindsay Williams
Staff: Rebecca Skjothaug, Current Planner

Chair Allen read the resolution title into the record.

Chair Allen read the ex-parte memo, asking questions of the Planning Commissioners.

Staff, Ms. Rebecca Skjothaug, presented her staff report.

Chair Allen invited the applicant to present information.

Chair Allen inquired if commissioners had any questions for staff or the applicant.

Chair Allen opened the public hearing.

There being no persons to be heard, Chair Allen closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 25-13. The motion was seconded by Commissioner Scoggin.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

XI. CORRESPONDENCE AND INFORMATION

(Correspondence and information were presented, and no comments were noted)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items (Staff: Alex Strawn)
(Commission Business was presented, and no comments were noted.)

B. School Site Selection Committee Nominations

Chair, Rick Allen, nominated himself for the School Site Selection Committee.
Commissioner McCabe Seconded.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Scoggin: No comment

Commissioner McCabe: It's been a rough week for a lot of people, and I am thinking a lot of the wife of the gentleman who was shot last week and praying for her and her family.

Commissioner Collins: I appreciate everyone coming together and the applicant for the variance and going through the due process. I appreciate everyone's attendance here, and it's a pleasure to serve with you guys.

Commissioner Carpenter: No comment

Commissioner Allen: No comment.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:15 p.m.

RICK ALLEN
Planning Commission Chair

ATTEST:

LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 10/6/25

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 7, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:01 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6
Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Michael Gillson, District Seat #3
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Traxler inquired if there were any changes to the agenda.

MOTION: Platting Member Liebing made motion to approve the Agenda. Platting Member Salmon seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- July 17, 2025.

MOTION: Platting Member Kreger made motion to approve July 17, 2025 Minutes. Platting Member Salmon seconded.

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VOTE: The Minutes were approved unanimously.

3. **AUDIENCE PARTICIPATION & PRESENTATIONS**
PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)
(None)

4. **UNFINISHED BUSINESS**
   A. **TERRA FINA MSP:** The petitioner is requesting an extension of 6 to 8 years for the approved Terra Fina Masterplan Subdivision, MSB Case# 2015-041. Located within Sections 6 & 7, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and Assembly District #2. *(Petitioner/Owner: Red Dog Masonry, Staff: Fred Wagner, Case #2015-041)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 295 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval of the extension for Terra Fona MSP.

Platting Member Liebing had questions for staff.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Bryan Aafedt spoke.

MOTION: Platting Member Liebing made a motion to approve the extension preliminary plat of Terra Fina MSP. Platting Member Kreger seconded the motion.

   B. **UTOPIA VIEW II:** The request is to bring the approved Utopia View II before the board to modify Condition of Approval #4a. The request would remove the requirement to construct the proposed E. Joseb Drive. The plat is located directly West of N. Utopia

View Circle, North of W. Wintergreen Drive, West of Church Road, and South of W. Spruce Avenue, located within the NW ¼ Section 6, Township 17 North, Range 01 West, Seward Meridian, Alaska; and in Assembly District #007. **This case was continued from the June 16th Platting Board Hearing.** *(Petitioner/Owner: Foxglove, LLC, Staff: Matthew Goddard, Case #2025-061)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 195 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 2 conditions and 9 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative Terry Nicodemus spoke.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing and
invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative did not speak.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Utopia View II. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

C. **SMITH:** The request is to create 57 lots and one tract from Tax Parcel A1, created by US patent #50-88-0395/0396, to be known as Smith Subdivision, containing 474.893 acres +/-. The property is located north of E. Maud Road, southeast of E. Smith Road Extension, and east of N. Old Glenn Highway (Tax ID #17N03E06A001); within Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Eklutna Inc, Staff: Matthew Goddard, Case #2025-065)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 85 public hearing notices were mailed out on June 10, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 9 findings of facts.

Platting Members Traxler and Liebing had questions for staff.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative Craig Bennett spoke.

Chair Traxler opened the public hearing for public testimony.
The following persons spoke:

- Michelle Heun
- Bill Collins
- Ben Owens
- Mike Hinton
- William Burhk
- Fred Blomquist
- Joanne Stephens
- Mary Ellen Osland
- Ed Clawson
- Larry White
- Jackie Clark
- Christine Knapp

There being no one else to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative spoke.

Platting Members Chiavetta and Liebing had questions for Grant Matthews with Triad Engineering.

Platting Members Traxler, Kreger and Salmon had questions for Craig Bennett.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Smith Subdivision. Platting Member Salmon seconded the motion.

Discussion ensued.

VOTE: The motion passes with Platting Members Bertz and McBride in opposition.

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS

A. **HATCHER CREEK ESTATES**: The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as Hatcher Creek Estates, containing 39.00 acres +/-. The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Ruvim Shevchuk & David Rudenkiy, Staff: Chris Curlin, Case #2025-079)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 51 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends a continuance to August 21st Platting Board Hearing.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

There being no one to be heard Chair Traxler left the public hearing and
invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative Sam Nuquil spoke.

MOTION: Platting Member Liebing made a motion to continue the preliminary plat of Hatcher Creek Estates. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

Recess at 2:31pm
Reconvened at 2:47pm

B. **THE ARCHES**: The request is to create 5 lots and one tract from Tract 2, MSB Waiver #2003-259-PWm, recorded at 2003-037481-0, to be known as The Arches, containing 5.63 acres +/-. Proposed Tract A is to serve as a private road, providing access for all proposed lots. The property is located south of E. Pamela Drive, east of N. Wasilla Fishhook Road, and directly west of N. Ahina Circle (Tax ID #18N01E20B024); within the NW ¼ Section 20, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Draper, LLC, Staff: Matthew Goddard, Case #2025-080)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 70 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative Joshua Hanson chose not to speak.

Chair Traxler opened the public hearing for public testimony.
The following persons spoke:

- Mike Brueggeman
- Brian Dennis
- Tonie Thompson

There being no one else to be heard Chair Traxler closed the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative spoke.

Platting Members Traxler and Salmon had questions for the petitioner's representative.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of The Arches. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

C. **STEAM ROW**: The request is to create and dedicate a 60 foot by 3270 foot +/- Right of Way. Tax IDs of lots affected: 17N01W10A017, 8531000T00B, 8531000L001, 7622000L002, 9217000U001, 9217000U002, 9217000U003, 9217000U005, & 9217000L000. The proposed Right of Way is located directly west of S. Roberts Street, directly north of E. Palmer-Wasilla Highway, and south of E. Susitna Avenue; located within the SE ¼ Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. *(Petitioner/Owner: Secon Inc, Staff: Chris Curlin, Case #2025-082)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 232 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 5 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing open and
invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to approve the dedication and preliminary plat of Steam ROW. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

D. **<u>LUNKER ESTATES</u>**: The request is to create 4 lots from Tract A, Shaman Subdivision Phase I, Plat #80-97, to be known as Lunker Estates, containing 104.17 acres +/-. The petitioner is proposing the dedication of a Public Use Easement approximately 60'X 662'+/- to provide legal access to tax parcel A3. The property is located east of S. Amundsen Avenue, north and west of Caswell Creek, and directly north and west of S. Shaman Road (Tax ID #1995000T00A); within the NE ¼ Section 02, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Thomas Russell, Staff: Matthew Goddard, Case #2025-092)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 50 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 8 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing open and
invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Lunker Estates. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- There are 5 cases scheduled for August 21, 2025 Platting Board.
  - Bear Street Agape
  - Hatcher Creek Estates
  - Cooper Woods Phase II Lot 16B Block 1
  - Dena'ina
  - Shalom Acres

9. BOARD COMMENTS.

- Member Liebing – No comment
- Member Bertz – No comment
- Member Kreger - No comment
- Member Traxler – No comment
- Member McBride – No comment
- Member Chiavetta – No comment
- Member Salmon - No comment

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **3:20** PM.

Michelle A Traxler

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

Kayla Smith

KAYLA SMITH
Platting Board Clerk

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 18, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Mr. Robert Hallford, Alternate B
Mr. Michael Liebing, District Seat #2

Platting Board members absent and excused were:

Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A
Ms. Amanda Salmon, District Seat #4

Platting Board members absent were:

Ms. Sandra Kreger, District seat #6

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Lacie Olivieri, Planning Department Admin
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Liebing led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Traxler inquired if there were any changes to the agenda.

MOTION: Platting Member Liebing made a motion to move Cooper Woods Ph ll to number 5 Reconsiderations and appeals on the agenda. The motion was seconded by Platting Member Chiavetta

VOTE: The Agenda was approved without objection.

2. APPROVAL OF MINUTES

- August 21, 2025.

MOTION: Platting Member Chiavetta made a motion to approve the August 21, 2025, Minutes. The motion was seconded by Platting Member Hallford.

VOTE: The Minutes were approved unanimously.

3. **AUDIENCE PARTICIPATION & PRESENTATIONS**
PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)
(None)

4. **UNFINISHED BUSINESS**
   A. **BEAR STREET AGAPE:** The request is to vacate the Right of Way for E. Bear Cub Court, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRY'S ACRES NO.2 SUBDIVISION (Plat#84-142)to be known as Bear Street Agape, containing 4.10 acres +/-. The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. **This case was continued from the June 19th 2025 Platting Board Hearing.** *(Petitioner/Owner: Agape Fellowship, Staff: Chris Curlin, Case #2025-056)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Lacie Olivieri provided the mailing report:
- Stating that 123 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:
- Staff recommends Approval based on 7 findings of fact and 8 conditions of approval.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

Rod Hanson with North Lakes Community Council spoke in favor.

There being no one else to be heard, Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson, spoke.

MOTION: Platting Member Liebing made a motion to approve the vacation of screening easement and right-of-way contingent on staff recommendations one through eight. The motion was seconded by Platting Member Chiavetta.

VOTE: The motion passed without objection.

B. **HATCHER CREEK ESTATES**: The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as HATCHER CREEK ESTATES, containing 39.00 acres +/-. The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. **This case was continued from the August 21st Platting Board Hearing.** (Petitioner/Owner: Ruvim Shevchuk & David Rudenkiy, Staff: Chris Curlin, Case # 2025-079)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Lacie Olivieri provided the mailing report:

- Stating that 51 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 5 findings of fact and 9 conditions of approval.

Discussion ensued.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

Patricia Sikes spoke about road maintenance and access.

There being no one to be heard, Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson, spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary masterplan for Hatcher Creek Estates contingent on staff recommendations one through nine. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

C. **DENA'INA**: The request is to create 8 lots from Tax Parcel D10 (Tax ID 17N02W13D010) to be known as DENA'INA, containing 9.14 acres +/-. The lots will take access from a proposed internal road. The subject property is located directly west of S. Clapp Street; within the SE 1/4 of Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4. **This case was continued from the August 21st Platting Board Hearing.** (Petitioner/Owner: Knik Tribe, Staff: Chris Curlin, Case # 2025-093)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Lacie Olivieri provided the mailing report:

- Stating that 51 public hearing notices were mailed out on July 29, 2025.

Staff gave an overview of the case:

- Staff recommends approval of the preliminary masterplan for Dena'ina with 6 findings of fact and 8 conditions of approval.

Board members asked questions of staff.

Chair Traxler inquired if board members had any questions for staff.

The petitioner and their representative both spoke

Chair Traxler opened the public hearing for public testimony.

Dan Steiner, the civil engineer for Alliance Estates, spoke in regards to intersection spacing between the two subdivisions.

There being no one to be heard Chair Traxler left the public hearing open and
invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representation spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Dena'ina contingent on staff recommendations one through eight. The motion was seconded by Platting Member Chiavetta.

Discussion ensued.

VOTE: The motion passed without objection.

D. **SHALOM ACRES**: The request is to create 2 lots from Tract B, Antoni Estates Add 1, Plat #2017-54, to be known as SHALOM ACRES, containing 4.0 acres +/-. The petitioner is requesting a variance from legal and physical access. The property is located west of E. Schrock Road, north of N. Lucille Street, and directly east of N. Dartmoore Street (Tax ID #7646000T00B); within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. **This case was continued from the August 21st Platting Board Hearing**. (Petitioner/Owner: Jeffrey & Emily Kewin, Staff: Chris Curlin, Case # 2025-095)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Lacie Olivieri provided the mailing report:

- Stating that 78 public hearing notices were mailed out on July 29, 2025.

Staff gave an overview of the case:

- Staff recommends approval of Shalom Acres with 8 findings of fact and 6 conditions of approval.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard, Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Dayna Rumfelt, spoke.

MOTION:	Platting Member Chiavetta made a motion to approve the preliminary plat of Shalom Acres contingent on staff recommendations one through six. The motion was seconded by Platting Member Liebing
MOTION:	Platting Member Chiavetta made an amendment to remove finding number 8. The motion was seconded by Platting Member Liebing.
VOTE:	The amendment passed without objection
VOTE:	The main motion passed as amended without objection.

5. RECONSIDERATIONS/APPEALS

A. **COOPER WOODS PHASE II LOT 16B BLOCK 1**: The request is to vacate a portion (2.23' by 32.44') of Right-of-Way (R.O.W), adjoining Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134). The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. **This case was heard at the July 17th 2025 Platting Board Hearing.** *(Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case #2025-051)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Lacie Olivieri provided the mailing report:

- Stating that 102 public hearing notices were mailed out on August 26, 2025.

Staff gave an overview of the case:

- Staff recommends approval of the preliminary plat for Cooper Woods with 7 findings of fact and 9 Conditions of approval.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard, Chair Traxler closed the public hearing and
invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson, spoke.

The petitioner, MaryLu Lavine, spoke.

MOTION: Platting Member Liebing made a motion to approve the vacation for Cooper Woods contingent on staff recommendations one through nine. The motion was seconded by Platting Member Gillson

Discussion ensued.

Platting Member Chiavetta objected to the motion.

VOTE: The motion failed with Platting members Traxler and Chiavetta opposed and Platting Members Liebing, Gillson, and Hallford in favor.

6. PUBLIC HEARINGS

A. **THREE SISTERS**: The request is to create three lots from Tax Parcel C25 (Parcel 1 of MSB waiver 87-14-PWM, recorded as Plat Number 87-25W)(Tax ID# 17N03W25C025) and Tax Parcel D2 (NW ¼ SE ¼ SEC 25) (Tax ID# 6399S25D002), to be known as THREE SISTERS, containing 55.01 acres +/-. The lots will take access from a proposed turn-around to be dedicated on W. Arctic Orchid Lane and W. Tofson Avenue. The subject property is located directly north of W. Tofson Avenue and directly south of W. Arctic Orchard Lane; within Section 25, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4. (Petitioner/Owner: Jacob & Kimberly Snedecker, Staff: Chris Curlin, Case # 2025-107)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Lacie Olivieri provided the mailing report:

- Stating that 12 public hearing notices were mailed out on August 26, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 5 findings of facts and 7 conditions of approval.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard, Chair Traxler closed the public hearing and
invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Dayna Rumfelt, spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Three Sisters contingent on staff recommendations one through seven. The motion was seconded by Platting Member Chiavetta

VOTE: The motion passed with no objections.

B. **ALLIANCE ESTATES**: The request is to create 38 lots and 1 tract from Tax Parcel D8, (Parcel 2 of MSB Waiver 75-70 recorded as 79-231W), (Tax ID# 17N02W13D008) to be known as ALLIANCE ESTATES, containing 24.07 acres +/-. Proposed lots will access S. Clapp Street via proposed internal roads. The property is located directly west of S. Clapp Street and north of S. Knik Goose Bay Road; within the SE ¼ Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (Petitioner/Owner: Tima Baletskiy, Staff: Chris Curlin, Case # 2025-111)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Lacie Olivieri provided the mailing report:

- Stating that 72 public hearing notices were mailed out on August 26, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 6 findings of fact and 9 Conditions of approval.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative, Owen Dicks, spoke.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard, Chair Traxler closed the public hearing

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Alliance Estates contingent on staff recommendations one through nine. The motion was seconded by Platting Member Chiavetta.

Discussion ensued

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner, informed the board of upcoming items:

- There are 5 cases scheduled for October 2, 2025 Platting Board.
  - Yorkshire Estates
  - McCullough Estates Phase 1-3
  - Centennial Shores B/2 L/1 B/1 L/8 (VAC)
  - Kimberlys Lakeside Estates (VAC) (UE)
  - Peaceful View Estates

Fred introduced the new Platting Tech, Cayman Reynolds and announced that Kayla had her baby. Lacie Olivieri introduced herself as Kayla's temporary replacement.

9. BOARD COMMENTS.

- Member Liebing - No comment
- Member Traxler – No comment

- Member Gillson – No comment

- Member Chiavetta – No comment

- Member Hallford – No comment

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:55** PM.

Michelle A Traxler

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

Lacie Olivieri

LACIE OLIVIERI
Temporary Platting Board Clerk

I. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLIGENCE

The regular meeting of the Port Commission was held in the DSJ Lower-Level Conference Room and called to order at 3:05 p.m. by Chairperson Dane Crowley. Commissioner Scoresby led the pledge of allegiance.

Commission members present and establishing a quorum were:
Mr. Dane Crowley
Mr. John Pike
Mr. Bryan Scoresby

Commission members absent and excused were:
Mr. Christopher Gerteisen
Mr. Fred Elvsaas

Assembly Members in attendance:
Mr. Bill Gamble

Staff in attendance were:
Mr. Dave Griffin, Port Operations Manager
Mr. Joe Metzger, Asset Manager

2. APPROVAL OF AGENDA WITHOUT OBJECTION

3. APPROVAL OF MINUTES WITHOUT OBJECTION

A. Regular Meeting, April 21, 2025

4. AGENCY AND STAFF REPORTS

A. Mr. Dave Griffin, Port Operations Manager

1. Barge Activity Updates: Western Construction and Cruz Construction have used the port recently. CIRI-Fire Island Wind is expected to use the port in August or September.
2. Arctic Edge expected to start barging activity on August 2-13th. They are expecting 200 troops to be stationed at Port MacKenzie.
3. Workflow and staffing updates.
4. Port MacKenzie Rail Extension status and grant update.

Discussion Ensued

5. Business Development Update: Fuel Tank Farm for Crowley Fuels, CAE, Mining/Ore Shipping & Handling, State of Alaska DOT, Department of Defense.

Discussion Ensued

6. Lorraine Pit Development Update: Northern Gravel & Trucking expected to apply for a permit. QAP is also interested in the Lorraine Pit, they will be doing research.
7. Barge Ramp/Grant Award Update.

Discussion Ensued

8. Assembly Presentation and Port Update was Given. Overall they are very supportive of the port.
9. Business Interest Update-Terra Energy

B. Mr. Joe Metzger, Asset Manager

Cw
OCR

1.Review Port Lease/Permit Activities

- Vitus Lease at the Port
- QAP – in good standing.
- The permit with NorthStar, who was storing salt up on the pad, ended in May.
- Vitus Lease Update
- Nova Minerals permit is in early stages, will update as develops. They held a directors meeting at the port that was very successful.
- Permit vs. Lease Options

Discussion Ensued

5. PERSONS TO BE HEARD: None

6. UNFINISHED BUSINESS: Reschedule people from cancelled work session. Todd Dukes from Resolve Marine and Terra Energy for the next meeting.

Discussion Ensued: Legislative Open House at Port MacKenzie and importance of legislative outreach.

7. NEW BUSINESS: None

8. ADMINISTRATION AND COMMISSION MEMBER COMMENTS
Asset Manager Joe Metzgar comments on time in his position and optimism for Port MacKenzie business development/success in the future.
Port Director Dave Griffin comments on Alaska Business Magazine 2-page business profile coming out on Port MacKenzie next month. There is a lot of interest in Port MacKenzie.
Assembly Member Bill Gamble congratulates Dave on promotion to Port Director. Assembly approval of land management of the Port District Lands.
Commissioner Bryan Scoresby comments on the idea that Port MacKenzie is the most valuable piece of real estate in the Mat-Su Borrough.
Commissioner John Pike: We have a great board here, need to trend our mission especially when we have the opportunity and with an election year and the administration looking at us. I think we need to be loud and proud and move as quickly as we can.
Commissioner Dane Crowley comments on the Alaska Mining Association annual meeting in the second week of November. It is a good place for the borough to have a presence there. Try to get on the agenda. Continue to track goals and stay on track with progress.

Discussion Ensued: LNG Pipeline possibilities for the State of Alaska.

9. CORRESPONDENCE AND INFORMATION

10. ADJOURNMENT

Mr. John Pike- Motions to adjourn.
No objections – The meeting adjourned at 4:46 p.m.

Corinne Lindfors, Assistant Port Operations Manager

Minutes Approved Sept 29, 2025

Fed S Elwood
For Dane Crowley

Dane Crowley, Chairperson

Reso # 25-003

RECEIVED
OCT 0 8 2025
CLERKS OFFICE

A RESOLUTION OF ROAD SERVICE AREA #16, SOUTH COLONY SUBMITTING AN APPROVED 2026 ROAD SERVICE AREA IMPROVEMENT PLAN FOR ROAD IMPROVEMENT PROJECTS TO THE ASSEMBLY FOR REVIEW AND APPROVAL.

WHEREAS, the Annual Road Improvement Project List is developed for road improvement projects in each road service area; and

WHEREAS, the Road Improvement Project List has been presented to area residents by this Road Service Area Board of Supervisors; and

WHEREAS, the Matanuska-Susitna Borough Assembly reviews and approves the Road Improvement Project List; and

NOW THEREFORE BE IT RESOLVED, that Road Service Area #16, South Colony Supervisors concur with this Road Improvement Project List and request the Matanuska-Susitna Borough Assembly approve it as submitted.

ADOPTED by Road Service Area #16, South Colony Board of Supervisors:

Rhonda L Stark
Supervisor Signature

Supervisor Signature

Supervisor Signature

Date: 10 / 8 / 25

cm
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RECEIVED
OCT 09 2025
CLERKS OFFICE

Susitna Community Council

Meeting Minutes
September 4, 2024 7:00pm
Upper Susitna Senior & Community Center

Establish Quorum – Ned Sparks, Richard Sayers, Bryan Kirby, Clark Smith & Sheena Fort.

I. Call Meeting to Order – 7:02pm
II. Pledge of Allegiance
III. Approval of Meeting Agenda
   a. Motion by: Sheena Fort
   b. 2nd by: Richard Sayers

IV. Approval of Meeting Minutes
   a. Motion by: Clark Smith
   b. 2nd by: Richard Sayers

V. Treasurer's Report
   a. Checking Account – $5,264.51
   b. Savings Account – $4,234.18

VI. Persons to be Heard (suggested 3 minutes each)

a. Taurine Boothby CFM, (Current planner)- Informed the Council of the updated Matanuska Susitna Borough 2026 Hazard Mitigation Plan. The two new hazards are tsunami and permafrost thaw / landslide instabilities. The Public Comment period is September 1st - October 15th 2025. More information and a map can be found at https://des.matsugov.us/pages/hazard-mitigation-plan. Taunnie Boothby can also be contacted at 907-861-8526 or taunnie.Boothby@matsugov.us

b. Lisa Agnew- (In opposition of The Alaska Long trail)

c. Michele Stevens- (In opposition of The Alaska Long Trail)

d. Mariyam Medovaya- Made a presentation in support of The Alaska Long Trail and talked about the atributes.

e. Chugach Backcountry FreeRiders- (In opposition of The Alaska Long Trail)

VII. Correspondence-

Sheena Fort RN Sparks 10/02/25

Susitna Community Council
Serving the Upper Susitna Valley
HC 89 Box 8575, Talkeetna, AK 99676
http://susitnacc.org

MATANUSKA-SUSITNA BOROUGH
TALKEETNA SEWER & WATER BOARD
for
SERVICE AREA NO. 36

Andrew Haag, Chair
James Kellard

Jane Steere, Vice Chair

Ryan Sheldon
Vacant

MINUTES

REGULAR MEETING

Talkeetna Public Library
24645 Talkeetna Spur Road
Talkeetna, AK 99676

Microsoft Teams
Meeting ID: 219 084 064 569
Passcode: Rwkjk6

June 4, 2025
1:01pm-1:32pm

I. CALL TO ORDER

This regular meeting of the Talkeetna Sewer & Water Board for Service Area No. 36 was held on Wednesday, June 4, 2025 at the Talkeetna Public Library at 24645 Talkeetna Spur Road in Talkeetna, Alaska and via Microsoft Teams. The meeting was called to order at 1:01pm by Drew Haag.

II. ROLL CALL

Talkeetna Sewer & Water Board members present and establishing a quorum were:

Mr. Andrew Haag – present and on-time
Ms. Jane Steere – present and on-time
Mr. Ryan Sheldon – present and on-time via Teams
Mr. James Kellard – absent

Also in attendance:

Chad Fry, O&M Division Manager

CM
OCR

III. APPROVAL OF AGENDA

Motion to adopt the agenda by Jane Steere. Seconded by Ryan Sheldon.

No changes, agenda approved as presented.

IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

A. Regular Meeting:

Minutes for the May 7, 2025, regular meeting were reviewed by the Board.
Motion to approve the minutes by Jane. Seconded by Ryan.

No objections, minutes approved as presented.

V. STAFF REPORT

A. TSW Supervisor (Amanda Fleming)
- WW discharging for one month, May samples came back within parameters, June samples at the lab 6/3/25, plan to stop discharging during July
- Consumer Confidence Report went in the mail with statements, posted on bulletin boards, on the MSB website and sent to TCCI – no compliance issues noted but added information about the lead service line inventory

B. MSB Engineer (Mike Campfield) – absent, update presented by Amanda
- Water Condition Assessment project has started. Sub-contractor potholed three locations within the service area to test corrosivity of the soil around the mainlines. Kenwave will be on-site June 15-28th to assess the wall thickness of the distribution piping.
- Amanda, Mike C. and Chad will be meeting with a couple different departments within ADEC to discuss on-site sludge disposal. This would include permitting then land application.
- Land negotiations are still ongoing with ARRC, State of Alaska, and a private property owner in East Talkeetna. Part of the funding TSW has received for upgrades requires work to be completed on property owned by the MSB so ideally the new headworks and storage tank would be built on MSB owned land.

C. MSB Sales and Excise Tax Specialist (Ally Egbert)
- Last three years of sales tax revenues has been ~$1,000,000; 2025 is projected to be similar
- Currently 105 businesses reporting, 17 exempted businesses
- Compliance is difficult given remote location and general knowledge about the sales tax; improving access to information, registration requirement like bed and tobacco tax (this would require changing code), increasing site visits, and encouraging online filing and payments

- New self-reporting tax website
- Changes; improving the annual tax-exempt renewal process, creating an info pamphlet, streamlining short-term/pop up booths

VI. AUDIENCE PARTICIPATION

A. None

VII. UNFINISHED BUSINESS

A. **Service Area Rule & Rate Changes** – MSB website has been updated to include the new Rules in addition to viewing the current rules. Grease trap requirement letter will be sent out to businesses this month.

B. **Public Input Meeting** – no update

C. **Budget Preparations for FY26** – Assembly has adopted the budget and TSW did not see any changes to what has been presented at TSWB.

Motion by Jane to remove this topic from Unfinished Business and have the budget report included as a supplemental document instead. Ryan seconded.

No objections, approved.

VIII. NEW BUSINESS

A. None

IX. COMMENTS FROM THE BOARD

A. None

X. NEXT MEETING

A. Regular Meeting: July 2, 2025, 1:00pm, Talkeetna Public Library & Teams

XI. ADJOURNMENT

Motion to adjourn the meeting by Jane. Seconded by Ryan.
Meeting adjourned at 1:32pm.

Mr. Andrew Haag, Chair

ATTESTED:

Ms. Amanda Fleming, Board Administrative Support

Category	Account	Account Description	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 YTD	% Used	FY26 Adopted	% Change
Revenues										
Other State Revenue										
	337.800	State PERS Relief	12366.41	3455.64	2368.55	0.00	0.00	#DIV/0!	0.00	#DIV/0!
		Totals	12366.41	3455.64	2368.55	0.00	0.00	#DIV/0!	0.00	#DIV/0!
General Government										
	341.900	Miscellaneous Fees	0.00	0.00	7210.65	0.00	0.00	#DIV/0!	0.00	#DIV/0!
		Totals	0.00	0.00	7210.65	0.00	0.00	#DIV/0!	0.00	#DIV/0!
Sanitation/Septage Fees										
	344.500	Water & Sewer Fees	35110.57	14909.41	17377.02	14000.00	14738.72	105%	15000.00	7%
		Totals	35110.57	14909.41	17377.02	14000.00	14738.72	105%	15000.00	7%
Water & Sewer Fees										
	349.100	Water Charges	182714.42	223515.49	233774.78	220000.00	200201.60	91%	230000.00	5%
	349.500	Sewer Changes	178824.03	185311.48	190849.01	185000.00	178490.09	96%	190000.00	3%
		Totals	361538.45	408826.97	424623.79	405000.00	378691.69	94%	420000.00	4%
Interest Earnings										
	361.100	Interest On Investments	1625.00	4311.00	4241.00	100.00	0.00	0%	3000.00	2900%
		Totals	1625.00	4311.00	4241.00	100.00	0.00	0%	3000.00	2900%
Transfer From Other Funds										
	367.300	Grant Projects	756926.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
	367.400	Capital Projects	0.00	21707.08	486645.88	0.00	1977.00	#DIV/0!	0.00	#DIV/0!
		Totals	756926.00	21707.08	486645.88	0.00	1977.00	#DIV/0!	0.00	#DIV/0!
Other Revenue Sources										
	369.100	Miscellaneous	0.00	22080.77	4046.75	0.00	3678.00	#DIV/0!	0.00	#DIV/0!
		Totals	0.00	22080.77	4046.75	0.00	3678.00	#DIV/0!	0.00	#DIV/0!
Proceeds of Gfs Disposal										
	391.100	Sale of Gfa	0.00	3060.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
		Totals	0.00	3060.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
Sales Tax										
	313.200	Sales Tax	1034603.38	928220.93	1055412.88	900000.00	640668.10	71%	1000000.00	11%
	313.250	Sales Tax Penalty & Interest	72.55	30.00	60.00	0.00	571.80	#DIV/0!	0.00	#DIV/0!
		Totals	1034675.93	928250.93	1055472.88	900000.00	641239.90	71%	1000000.00	11%
Rev Totals			2202242.36	1406601.80	2001986.52	1319100.00	1040325.31	79%	1438000.00	9%
Expenses										
Salaries & Wages										
	411.100	Permanent Wages	219932.43	248980.02	288288.20	282320.00	251860.23	89%	265336.00	-6%
	411.200	Temp Wages & Adjmts	9110.11	8810.37	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
	411.300	Overtime Wages	11458.91	10995.84	6867.06	15000.00	4848.80	32%	15000.00	0%
		Totals	240501.45	268786.23	295155.26	297320.00	256709.03	86%	280336.00	-6%
Benefits										
	412.100	Insurance Contrib	60172.00	74953.00	94785.00	103500.00	83709.03	81%	99000.00	-4%
	412.190	Life Insurance	355.13	411.82	494.30	493.00	396.05	80%	429.00	-13%

	412.200 Unemployment Contrib	1443.64	1612.11	1770.69	1784.00	1540.35	86%	1593.00	-11%
	412.300 Medicare	3502.23	3830.64	4104.15	4311.00	3540.18	82%	3847.00	-11%
	412.400 Retirement Contrib. - DB Plan	20137.16	9648.71	5946.04	79563.00	4150.46	5%	71003.00	-11%
	412.410 PERS Tier IV - DC Plan	34389.35	42990.09	49481.02	0.00	39665.46	#DIV/0!	0.00	#DIV/0!
	412.411 PERS Tier IV - Health Plan	2047.65	2537.41	2800.44	0.00	1941.82	#DIV/0!	0.00	#DIV/0!
	412.412 PERS Tier IV - HRA	4635.99	6243.35	7603.89	0.00	6262.46	#DIV/0!	0.00	#DIV/0!
	412.413 PERS Tier IV - OD&D	591.92	694.28	831.62	0.00	561.52	#DIV/0!	0.00	#DIV/0!
	412.600 Workers Compensation	14248.39	16257.12	12204.30	11231.00	10478.71	93%	12312.00	10%
	412.700 Sbs Contribution	14732.95	16471.23	18073.93	18226.00	15709.50	86%	16265.00	-11%
	Totals	156256.41	175649.76	198095.38	219108.00	167955.54	77%	204449.00	-7%
Expenses Within Borough									
	413.100 Mileage - Within Borough	0.00	0.00	0.00	200.00	61.60	31%	400.00	100%
	413.300 Exp Allowance-Within Boro	0.00	0.00	0.00	200.00	0.00	0%	0.00	-100%
	Totals	0.00	0.00	0.00	400.00	61.60	15%	400.00	0%
Expenses Outside Of Boro									
	414.200 Exp Reimb- Outside Boro	2785.88	895.88	714.75	1500.00	3751.00	250%	3500.00	133%
	Totals	2785.88	895.88	714.75	1500.00	3751.00	250%	3500.00	133%
Communications									
	421.100 Communication Network Services	24280.01	25500.15	22453.48	28750.00	24605.49	86%	21437.00	-25%
	421.200 Postage	1121.36	1363.68	1361.76	1500.00	1344.59	90%	1500.00	0%
	Totals	25401.37	26863.83	23815.24	30250.00	25950.08	86%	22937.00	-24%
Advertising									
	422.000 Advertising	184.30	0.00	0.00	300.00	0.00	0%	0.00	-100%
	Totals	184.30	0.00	0.00	300.00	0.00	0%	0.00	-100%
Printing							#DIV/0!		
	423.000 Printing	264.00	628.75	914.50	500.00	494.89	99%	500.00	0%
	Totals	264.00	628.75	914.50	500.00	494.89	99%	500.00	0%
Utilities - Building Oprtns									
	424.100 Electricity	47095.71	45737.21	46913.61	52823.00	40851.59	77%	50000.00	-5%
	424.500 Garbage Pickups	72.00	278.97	4.00	500.00	0.00	0%	100.00	-80%
	424.600 Heating Fuel-Oil	1088.81	1249.58	1259.63	1538.00	1665.54	108%	1500.00	-2%
	Totals	48256.52	47265.76	48177.24	54861.00	42517.13	77%	51600.00	-6%
Rental/Lease									
	425.300 Equipment Rental	0.00	0.00	0.00	5000.00	0.00	0%	5000.00	0%
	Totals	0.00	0.00	0.00	5000.00	0.00	0%	5000.00	0%
Professional Charges									
	426.300 Dues & Fees	4751.00	3182.50	3245.75	3000.00	3262.50	109%	3000.00	0%
	426.600 Computer Software/Online Services	1886.80	2184.06	2358.61	3750.00	5720.53	153%	5800.00	55%
	426.700 Occupational Health	200.00	234.01	0.00	500.00	25.45	5%	500.00	0%
	426.900 Other Professional Chgs	3712.44	9206.30	20052.50	20000.00	0.00	0%	20000.00	0%
	Totals	10550.24	14806.87	25656.86	27250.00	9008.48	33%	29300.00	8%
Insurance & Bond									

	427.100 Property Insurance	25219.98	29268.03	33751.23	45565.00	27599.50	61%	32565.00	-29%
	427.500 Liability Insurance	2630.22	2414.69	2848.56	3846.00	3048.46	79%	3600.00	-6%
	Totals	27850.20	31682.72	36599.79	49411.00	30647.96	62%	36165.00	-27%
Maintenance Services									
	428.100 Building Maint Services	765.54	253.58	919.62	2500.00	265.65	11%	60000.00	2300%
	428.300 Equipment Maint Services	16306.26	17532.45	19862.43	20000.00	12336.75	62%	21750.00	9%
	428.400 Vehicle Maint Services	924.84	0.00	500.00	500.00	26.24	5%	1000.00	100%
	Totals	17996.64	17786.03	21282.05	23000.00	12628.64	55%	82750.00	260%
Other Contractual									
	429.200 Training Reimb/Conf Fees	2950.00	1800.00	900.00	4000.00	2426.30	61%	4000.00	0%
	429.210 Training/Instructor Fees	1280.00	0.00	0.00	1000.00	23.91	2%	150.00	-85%
	429.710 Testing	11014.00	10311.80	7746.00	20000.00	4048.00	20%	10000.00	-50%
	429.900 Other Contractual	55430.16	64909.60	60492.00	75000.00	37024.00	49%	17500.00	-77%
	Totals	70674.16	77021.40	69138.00	100000.00	43522.21	44%	31650.00	-68%
Office Supplies									
	430.100 Office Supplies	0.00	713.67	138.88	1000.00	361.86	36%	500.00	-50%
	Totals	0.00	713.67	138.88	1000.00	361.86	36%	500.00	-50%
Maintenance Supplies									
	431.100 Vehicle Maint Supplies	2400.00	1222.51	623.20	2400.00	1176.67	49%	3500.00	46%
	431.200 Building Maint Supplies	0.00	0.00	367.10	200.00	2078.00	1039%	500.00	150%
	431.300 Equipment Maint Supplies	20755.70	21544.28	18534.69	20000.00	24951.03	125%	22500.00	13%
	431.400 Grounds Maint Supplies	0.00	0.00	744.00	0.00	1116.00	#DIV/0!	2000.00	#DIV/0!
	431.900 Other Maint. Supplies	960.19	148.36	1300.11	1000.00	4366.26	437%	20000.00	1900%
	Totals	24115.89	22915.15	21569.10	23600.00	33687.96	143%	48500.00	106%
Fuel/Oil-Vehicle Use									
	432.100 Oil & Lubricants	0.00	0.00	161.51	204.00	500.00	245%	250.00	23%
	432.200 Gas	7164.50	6907.26	5710.74	11000.00	4008.90	36%	8000.00	-27%
	Totals	7164.50	6907.26	5872.25	11204.00	4508.90	40%	8250.00	-26%
Misc Supplies									
	433.100 Personnel Supplies	498.30	942.84	661.20	1000.00	1871.65	187%	1000.00	0%
	433.110 Clothing	720.76	706.22	554.58	1000.00	1032.07	103%	1000.00	0%
	433.120 Tools	921.92	754.66	702.22	1500.00	899.91	60%	1000.00	-33%
	433.200 Medical Supplies	0.00	25.33	170.97	500.00	0.00	0%	250.00	-50%
	433.900 Other Supplies	40484.43	44948.15	34758.28	38500.00	29557.52	77%	20000.00	-48%
	Totals	42625.41	47377.20	36847.25	42500.00	33361.15	78%	23250.00	-45%
Equipment Under $25,000									
	434.000 IT Equipment under $25,000	2606.00	0.00	0.00	2500.00	1099.99	44%	4500.00	80%
	434.100 Other Equip under $25,000	24099.98	19431.59	814.49	20000.00	14483.67	72%	20000.00	0%
	434.300 Furniture Under $25,000	4839.63	0.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
	Totals	31545.61	19431.59	814.49	22500.00	15583.66	69%	24500.00	9%
Loan Payments									
	442.200 Loan Pymnts-Interest	1191.89	1060.02	927.97	435559.00	435558.92	100%	109447.00	-75%

	Totals	1191.89	1060.02	927.97	435559.00	435558.92	100%	109447.00	-75%
Intra Govern/Recov Expens									
	443.210 Administration-Admin/Audi	2500.00	2625.00	2756.00	2894.00	2894.00	100%	3024.00	4%
	443.260 IT - Admin & Audit	1500.00	1575.00	25969.00	16997.00	16997.00	100%	18960.00	12%
	443.280 Finance - Admin & Audit	36000.00	37765.00	37504.00	42480.00	42480.00	100%	33160.00	-22%
	443.290 Legal - Admin & Audit	4500.00	4720.00	4956.00	5204.00	5204.00	100%	5438.00	4%
	Totals	44500.00	46685.00	71185.00	67575.00	67575.00	100%	60582.00	-10%
Capital Project Transfers									
	446.700 Tfr415/425/430/435/440/47	0.00	225000.00	90000.00	16000.00	16000.00	100%	25000.00	56%
	Totals	0.00	225000.00	90000.00	16000.00	16000.00	100%	25000.00	56%
Exp Totals		751864.47	1031477.12	946904.01	1428838.00	1199884.01	84%	1048616.00	-27%
Net Totals		1450377.89	375124.68	1055082.51	-109738.00	-159558.70	145%	389384.00	-455%

YTD Updated 5/27/25

	FY23 Actual	FY24 Actual	FY25 To Date	FY25 Proposed	FY26 Projected	FY27 Projected	FY28 Projected	FY29 Projected
Total Revenues	$1,406,601.80	$2,001,986.52	$1,040,325.31	$1,319,100.00	$1,438,000.00	$1,466,760.00	$1,496,095.20	$1,526,017.10
Total Expenditures	($1,031,477.12)	($946,904.01)	($1,199,884.01)	($1,428,838.00)	($1,048,616.00)	($1,061,720.45)	($1,075,812.11)	($1,090,210.61)
	$375,124.68	$1,055,082.51	($159,558.70)	($109,738.00)	$389,384.00	$405,039.55	$420,283.09	$435,806.50
Projected Revenues			$1,040,325.31	$1,319,100.00	$1,438,000.00	$1,466,760.00	$1,496,095.20	$1,526,017.10
Projected Expenditures			($1,199,884.01)	($1,428,838.00)	($1,048,616.00)	($1,061,720.45)	($1,075,812.11)	($1,090,210.61)
Capital Projects			($14,023.38)	($16,000)	($25,000.00)	($25,000.00)	($25,000.00)	($25,000.00)
Loan - Principal payment			($331,825.06)	($326,396.00)	($377,095.44)	($336,303.00)	($341,369.00)	($346,511.00)
Actual adjustment to fund balance 6/30	$375,124.68	$1,055,082.51						
Projected adjustment to fund balance at end of FY			($491,383.76)	($436,134.00)	$12,288.56	$68,736.55	$78,914.09	$89,295.50
Actual fund balance 6/30	$2,037,629.23	$3,092,711.74						
Projected fund balance at end of FY			$2,601,327.98	$2,656,577.74	$2,668,866.30	$2,737,602.85	$2,816,516.94	$2,905,812.44
WTP Loan Interest Payment					($686.73)			
WTP Loan Principal Payment					($45,782.44)			
WWTF Loan Interest Payment					($108,841.64)	($103,851.07)	($98,785.34)	($93,643.30)
WWTF Loan Principal Payment					($331,313.00)	($336,303.00)	($341,369.00)	($346,511.00)
Capital Funds Returned to Fund	$21,707.06	$486,645.88	$1,977.00					
Corrected Actual Revenues w/o Cap Project Returns	$1,384,894.74	$1,515,340.64	$1,038,348.31					
Fund Balance w/o Cap Project Returns	$2,015,922.17	$2,606,065.86	$2,599,350.98					
Sales Tax Revenues	$928,250.93	$1,055,472.88	$641,239.90					
Rates & Fees Revenues	$448,877.15	$453,258.21	$393,430.41					
Interest on Investments	$4,311.00	$4,241.00	$0.00					
State PERS Relief	$3,455.64	$2,368.55	$0.00					
Other Revenues	$21,707.08	$486,645.88	$3,678.00					
Totals	$1,406,601.80	$2,001,986.52	$1,038,348.31					
Totals minus Other	$1,384,894.72	$1,515,340.64	$1,034,670.31					

YTD Updated 5/27/25

MATANUSKA-SUSITNA BOROUGH
TALKEETNA SEWER & WATER BOARD
for
SERVICE AREA NO. 36

Andrew Haag, Chair
James Kellard
Jane Steere, Vice Chair
Ryan Sheldon
Vacant

MINUTES

REGULAR MEETING

Talkeetna Public Library
24645 Talkeetna Spur Road
Talkeetna, AK 99676

Microsoft Teams
Meeting ID: 219 084 064 569
Passcode: Rwkjk6

July 2, 2025
1:12pm-1:35pm

I. CALL TO ORDER

This regular meeting of the Talkeetna Sewer & Water Board for Service Area No. 36 was held on Wednesday, July 2, 2025 at the Talkeetna Public Library at 24645 Talkeetna Spur Road in Talkeetna, Alaska and via Microsoft Teams. The meeting was called to order at 1:12pm by Drew Haag.

II. ROLL CALL

Talkeetna Sewer & Water Board members present and establishing a quorum were:

Mr. Andrew Haag – present and on-time
Ms. Jane Steere – present and on-time
Mr. Ryan Sheldon – present and arrived late
Mr. James Kellard – absent

III. APPROVAL OF AGENDA

Motion to adopt the agenda by Ryan Sheldon. Seconded by Ryan Jane Steere.

cw
OCR

No changes, agenda approved as presented.

IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

A. Regular Meeting:

Minutes for the June 4, 2025, regular meeting were reviewed by the Board.
Motion to approve the minutes by Jane. Seconded by Ryan.

No objections, minutes approved as presented.

V. STAFF REPORT

A. TSW Supervisor (Amanda Fleming)

- June WW discharge met compliance. WW treatment plant shutdown for July; ponds were drawn down in June to prepare for that.
- Sludge pumping will occur this fall with Shamrock Septic; vendor was selected through the bidding process this year.
- Hydrant maintenance started, which includes painting.
- Found a leak on a Customer service that will be repaired this fall to minimize impacts to business operations.
- Water condition assessment provided operators the opportunity to access valves – several valves under the gravel roadways will be raised closer to grade for easier access in the future. Located several hydrant valves that had not previously been located before as well.
- Final reports from the water condition assessment will come in September. Approximately 15,000 linear feet were assessed; this data will be used to estimate the rest of the main lines life expectancy.
- Fiscal year final close out is still wrapping up and new fiscal year has barely started.
- Next month starts the new rate structure; test billing has indicated increased revenues during the summer months with increased consumption and a slight decrease in revenues during winter months because of decreased consumption and lower base rates. June statements had a bill message reminding Customers of the new rule and rate changes. Businesses required to install grease traps will receive separate communication regarding the rule change and next steps.

B. MSB Engineer (Mike Campfield) – absent, update presented by Amanda

- Land negotiations are still ongoing with ARRC, State of Alaska, and a private property owner in East Talkeetna. MSB Land Management is taking the lead on the acquisition. The water project is in a holding pattern until we have a confirmed site.

VI. AUDIENCE PARTICIPATION

A. None

VII. UNFINISHED BUSINESS

A. **Service Area Rule & Rate Changes** – MSB website has been updated to include the new Rules in addition to viewing the current rules. Grease trap requirement letter will be sent out to businesses this month.

B. **Public Input Meeting** – no update

Motion by Jane to remove this topic from Unfinished Business. Seconded by Ryan.

No objections, approved.

VIII. NEW BUSINESS

A. None

IX. COMMENTS FROM THE BOARD

A. Ryan Sheldon – Inquired about preferred meeting procedures for the Borough; Robert's or Mason Rules. The Borough standard is Robert's Rules.

X. NEXT MEETING

A. Regular Meeting: August 6, 2025, 1:00pm, Talkeetna Public Library & Teams

XI. ADJOURNMENT

Meeting adjourned at 1:35pm.

~~Mr. Andrew Haag,~~ Chair
MS. Jane Steere
Co-Chair

ATTESTED:

Ms. Amanda Fleming, Board Administrative Support

Category	Account	Account Description		FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 YTD	% Used	FY26 Adopted	% Change
Revenues											
Other State Revenue											
	337.800	State PERS Relief		12366.41	3455.64	2368.55	0.00	0.00	#DIV/0!	0.00	#DIV/0!
			Totals	12366.41	3455.64	2368.55	0.00	0.00	#DIV/0!	0.00	#DIV/0!
General Government											
	341.900	Miscellaneous Fees		0.00	0.00	7210.65	0.00	0.00	#DIV/0!	0.00	#DIV/0!
			Totals	0.00	0.00	7210.65	0.00	0.00	#DIV/0!	0.00	#DIV/0!
Sanitation/Septage Fees											
	344.500	Water & Sewer Fees		35110.57	14909.41	17377.02	14000.00	16423.72	117%	15000.00	7%
			Totals	35110.57	14909.41	17377.02	14000.00	16423.72	117%	15000.00	7%
Water & Sewer Fees											
	349.100	Water Charges		182714.42	223515.49	233774.78	220000.00	220327.53	100%	230000.00	5%
	349.500	Sewer Changes		178824.03	185311.48	190849.01	185000.00	195722.28	106%	190000.00	3%
			Totals	361538.45	408826.97	424623.79	405000.00	416049.81	103%	420000.00	4%
Interest Earnings											
	361.100	Interest On Investments		1625.00	4311.00	4241.00	100.00	0.00	0%	3000.00	2900%
			Totals	1625.00	4311.00	4241.00	100.00	0.00	0%	3000.00	2900%
Transfer From Other Funds											
	367.300	Grant Projects		756926.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
	367.400	Capital Projects		0.00	21707.08	486645.88	0.00	1977.00	#DIV/0!	0.00	#DIV/0!
			Totals	756926.00	21707.08	486645.88	0.00	1977.00	#DIV/0!	0.00	#DIV/0!
Other Revenue Sources											
	369.100	Miscellaneous		0.00	22080.77	4046.75	0.00	3678.00	#DIV/0!	0.00	#DIV/0!
			Totals	0.00	22080.77	4046.75	0.00	3678.00	#DIV/0!	0.00	#DIV/0!
Proceeds of Gfs Disposal											
	391.100	Sale of Gfa		0.00	3060.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
			Totals	0.00	3060.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
Sales Tax											
	313.200	Sales Tax		1034603.38	928220.93	1055412.88	900000.00	645755.54	72%	1000000.00	11%
	313.250	Sales Tax Penalty & Interest		72.55	30.00	60.00	0.00	571.80	#DIV/0!	0.00	#DIV/0!
			Totals	1034675.93	928250.93	1055472.88	900000.00	646327.34	72%	1000000.00	11%
Rev Totals				2202242.36	1406601.80	2001986.52	1319100.00	1084455.87	82%	1438000.00	9%
Expenses											
Salaries & Wages											
	411.100	Permanent Wages		219932.43	248980.02	288288.20	282320.00	274199.99	97%	265336.00	-6%
	411.200	Temp Wages & Adjmts		9110.11	8810.37	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
	411.300	Overtime Wages		11458.91	10995.84	6867.06	15000.00	5132.67	34%	15000.00	0%
			Totals	240501.45	268786.23	295155.26	297320.00	279332.66	94%	280336.00	-6%
Benefits											
	412.100	Insurance Contrib		60172.00	74953.00	94785.00	103500.00	91687.50	89%	99000.00	-4%
	412.190	Life Insurance		355.13	411.82	494.30	493.00	437.17	89%	429.00	-13%

	412.200 Unemployment Contrib		1443.64	1612.11	1770.69	1784.00	1676.09	94%	1593.00	-11%
	412.300 Medicare		3502.23	3830.64	4104.15	4311.00	3847.30	89%	3847.00	-11%
	412.400 Retirement Contrib. - DB Plan		20137.16	9648.71	5946.04	79563.00	4534.67	6%	71003.00	-11%
	412.410 PERS Tier IV - DC Plan		34389.35	42990.09	49481.02	0.00	42056.83	#DIV/0!	0.00	#DIV/0!
	412.411 PERS Tier IV - Health Plan		2047.65	2537.41	2800.44	0.00	2115.11	#DIV/0!	0.00	#DIV/0!
	412.412 PERS Tier IV - HRA		4635.99	6243.35	7603.89	0.00	6859.16	#DIV/0!	0.00	#DIV/0!
	412.413 PERS Tier IV - OD&D		591.92	694.28	831.62	0.00	611.62	#DIV/0!	0.00	#DIV/0!
	412.600 Workers Compensation		14248.39	16257.12	12204.30	11231.00	11414.06	102%	12312.00	10%
	412.700 Sbs Contribution		14732.95	16471.23	18073.93	18226.00	17096.31	94%	16265.00	-11%
		Totals	156256.41	175649.76	198095.38	219108.00	182335.82	83%	204449.00	-7%
Expenses Within Borough										
	413.100 Mileage - Within Borough		0.00	0.00	0.00	200.00	61.60	31%	400.00	100%
	413.300 Exp Allowance-Within Boro		0.00	0.00	0.00	200.00	0.00	0%	0.00	-100%
		Totals	0.00	0.00	0.00	400.00	61.60	15%	400.00	0%
Expenses Outside Of Boro										
	414.200 Exp Reimb- Outside Boro		2785.88	895.88	714.75	1500.00	4626.40	308%	3500.00	133%
		Totals	2785.88	895.88	714.75	1500.00	4626.40	308%	3500.00	133%
Communications										
	421.100 Communication Network Services		24280.01	25500.15	22453.48	28750.00	26747.57	93%	21437.00	-25%
	421.200 Postage		1121.36	1363.68	1361.76	1500.00	1497.60	100%	1500.00	0%
		Totals	25401.37	26863.83	23815.24	30250.00	28245.17	93%	22937.00	-24%
Advertising										
	422.000 Advertising		184.30	0.00	0.00	300.00	0.00	0%	0.00	-100%
		Totals	184.30	0.00	0.00	300.00	0.00	0%	0.00	-100%
Printing								#DIV/0!		
	423.000 Printing		264.00	628.75	914.50	500.00	494.89	99%	500.00	0%
		Totals	264.00	628.75	914.50	500.00	494.89	99%	500.00	0%
Utilities - Building Oprtns										
	424.100 Electricity		47095.71	45737.21	46913.61	52823.00	45304.29	86%	50000.00	-5%
	424.500 Garbage Pickups		72.00	278.97	4.00	500.00	34.00	7%	100.00	-80%
	424.600 Heating Fuel-Oil		1088.81	1249.58	1259.63	1538.00	1665.54	108%	1500.00	-2%
		Totals	48256.52	47265.76	48177.24	54861.00	47003.83	86%	51600.00	-6%
Rental/Lease										
	425.300 Equipment Rental		0.00	0.00	0.00	5000.00	0.00	0%	5000.00	0%
		Totals	0.00	0.00	0.00	5000.00	0.00	0%	5000.00	0%
Professional Charges										
	426.300 Dues & Fees		4751.00	3182.50	3245.75	3000.00	3879.50	129%	3000.00	0%
	426.600 Computer Software/Online Services		1886.80	2184.06	2358.61	3750.00	5947.33	159%	5800.00	55%
	426.700 Occupational Health		200.00	234.01	0.00	500.00	25.45	5%	500.00	0%
	426.900 Other Professional Chgs		3712.44	9206.30	20052.50	20000.00	0.00	0%	20000.00	0%
		Totals	10550.24	14806.87	25656.86	27250.00	9852.28	36%	29300.00	8%
Insurance & Bond										

	427.100	Property Insurance		25219.98	29268.03	33751.23	45565.00	27599.50	61%	32565.00	-29%
	427.500	Liability Insurance		2630.22	2414.69	2848.56	3846.00	3048.46	79%	3600.00	-6%
			Totals	27850.20	31682.72	36599.79	49411.00	30647.96	62%	36165.00	-27%
Maintenance Services											
	428.100	Building Maint Services		765.54	253.58	919.62	2500.00	265.65	11%	60000.00	2300%
	428.300	Equipment Maint Services		16306.26	17532.45	19862.43	20000.00	15619.78	78%	21750.00	9%
	428.400	Vehicle Maint Services		924.84	0.00	500.00	500.00	26.24	5%	1000.00	100%
			Totals	17996.64	17786.03	21282.05	23000.00	15911.67	69%	82750.00	260%
Other Contractual											
	429.200	Training Reimb/Conf Fees		2950.00	1800.00	900.00	4000.00	2426.30	61%	4000.00	0%
	429.210	Training/Instructor Fees		1280.00	0.00	0.00	1000.00	23.91	2%	150.00	-85%
	429.710	Testing		11014.00	10311.80	7746.00	20000.00	5123.00	26%	10000.00	-50%
	429.900	Other Contractual		55430.16	64909.60	60492.00	75000.00	44158.87	59%	17500.00	-77%
			Totals	70674.16	77021.40	69138.00	100000.00	51732.08	52%	31650.00	-68%
Office Supplies											
	430.100	Office Supplies		0.00	713.67	138.88	1000.00	379.85	38%	500.00	-50%
			Totals	0.00	713.67	138.88	1000.00	379.85	38%	500.00	-50%
Maintenance Supplies											
	431.100	Vehicle Maint Supplies		2400.00	1222.51	623.20	2400.00	1581.06	66%	3500.00	46%
	431.200	Building Maint Supplies		0.00	0.00	367.10	200.00	2078.00	1039%	500.00	150%
	431.300	Equipment Maint Supplies		20755.70	21544.28	18534.69	20000.00	30136.06	151%	22500.00	13%
	431.400	Grounds Maint Supplies		0.00	0.00	744.00	0.00	6121.39	#DIV/0!	2000.00	#DIV/0!
	431.900	Other Maint. Supplies		960.19	148.36	1300.11	1000.00	4602.00	460%	20000.00	1900%
			Totals	24115.89	22915.15	21569.10	23600.00	44518.51	189%	48500.00	106%
Fuel/Oil-Vehicle Use											
	432.100	Oil & Lubricants		0.00	0.00	161.51	204.00	500.00	245%	250.00	23%
	432.200	Gas		7164.50	6907.26	5710.74	11000.00	4212.65	38%	8000.00	-27%
			Totals	7164.50	6907.26	5872.25	11204.00	4712.65	42%	8250.00	-26%
Misc Supplies											
	433.100	Personnel Supplies		498.30	942.84	661.20	1000.00	1927.93	193%	1000.00	0%
	433.110	Clothing		720.76	706.22	554.58	1000.00	1363.83	136%	1000.00	0%
	433.120	Tools		921.92	754.66	702.22	1500.00	1447.82	97%	1000.00	-33%
	433.200	Medical Supplies		0.00	25.33	170.97	500.00	77.49	15%	250.00	-50%
	433.900	Other Supplies		40484.43	44948.15	34758.28	38500.00	29759.69	77%	20000.00	-48%
			Totals	42625.41	47377.20	36847.25	42500.00	34576.76	81%	23250.00	-45%
Equipment Under $25,000											
	434.000	IT Equipment under $25,000		2606.00	0.00	0.00	2500.00	1099.99	44%	4500.00	80%
	434.100	Other Equip under $25,000		24099.98	19431.59	814.49	20000.00	14712.67	74%	20000.00	0%
	434.300	Furniture Under $25,000		4839.63	0.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
			Totals	31545.61	19431.59	814.49	22500.00	15812.66	70%	24500.00	9%
Loan Payments											
	442.200	Loan Pymnts-Interest		1191.89	1060.02	927.97	435559.00	435558.92	100%	109447.00	-75%

	Totals	1191.89	1060.02	927.97	435559.00	435558.92	100%	109447.00	-75%
Intra Govern/Recov Expens									
	443.210 Administration-Admin/Audi	2500.00	2625.00	2756.00	2894.00	2894.00	100%	3024.00	4%
	443.260 IT - Admin & Audit	1500.00	1575.00	25969.00	16997.00	16997.00	100%	18960.00	12%
	443.280 Finance - Admin & Audit	36000.00	37765.00	37504.00	42480.00	42480.00	100%	33160.00	-22%
	443.290 Legal - Admin & Audit	4500.00	4720.00	4956.00	5204.00	5204.00	100%	5438.00	4%
	Totals	44500.00	46685.00	71185.00	67575.00	67575.00	100%	60582.00	-10%
Capital Project Transfers									
	446.700 Tfr415/425/430/435/440/47	0.00	225000.00	90000.00	16000.00	16000.00	100%	25000.00	56%
	Totals	0.00	225000.00	90000.00	16000.00	16000.00	100%	25000.00	56%
Exp Totals		751864.47	1031477.12	946904.01	1428838.00	1269378.71	89%	1048616.00	-27%
Net Totals		1450377.89	376124.68	1055082.51	-109738.00	-184922.84	169%	389384.00	-455%

YTD Updated 7/2/25

	FY23 Actual	FY24 Actual	FY25 To Date	FY25 Proposed	FY26 Projected	FY27 Projected	FY28 Projected	FY29 Projected
Total Revenues	$1,406,601.80	$2,001,986.52	$1,084,455.87	*$1,319,100.00*	*$1,438,000.00*	*$1,466,760.00*	*$1,496,095.20*	*$1,526,017.10*
Total Expenditures	($1,031,477.12)	($946,904.01)	($1,269,378.71)	*($1,428,838.00)*	*($1,048,616.00)*	*($1,061,720.45)*	*($1,075,812.11)*	*($1,090,210.61)*
	$375,124.68	$1,055,082.51	($184,922.84)	*($109,738.00)*	*$389,384.00*	*$405,039.55*	*$420,283.09*	*$435,806.50*
Projected Revenues			*$1,084,455.87*	*$1,319,100.00*	*$1,438,000.00*	*$1,466,760.00*	*$1,496,095.20*	*$1,526,017.10*
Projected Expenditures			*($1,269,378.71)*	*($1,428,838.00)*	*($1,048,616.00)*	*($1,061,720.45)*	*($1,075,812.11)*	*($1,090,210.61)*
Capital Projects			*($14,023.38)*	*($16,000)*	*($25,000.00)*	*($25,000.00)*	*($25,000.00)*	*($25,000.00)*
Loan - Principal payment			*($331,825.06)*	*($326,396.00)*	*($377,095.44)*	*($336,303.00)*	*($341,369.00)*	*($346,511.00)*
Actual adjustment to fund balance 6/30	$375,124.68	$1,055,082.51						
Projected adjustment to fund balance at end of FY			*($516,747.90)*	*($436,134.00)*	*$12,288.56*	*$68,736.55*	*$78,914.09*	*$89,295.50*
Actual fund balance 6/30	$2,037,629.23	$3,092,711.74						
Projected fund balance at end of FY			*$2,575,963.84*	*$2,656,577.74*	*$2,668,866.30*	*$2,737,602.85*	*$2,816,516.94*	*$2,905,812.44*
WTP Loan Interest Payment					($686.73)			
WTP Loan Principal Payment					($45,782.44)			
WWTF Loan Interest Payment					($108,841.64)	($103,851.07)	($98,785.34)	($93,643.30)
WWTF Loan Principal Payment					($331,313.00)	($336,303.00)	($341,369.00)	($346,511.00)
Capital Funds Returned to Fund	$21,707.06	$486,645.88	$1,977.00					
Corrected Actual Revenues w/o Cap Project Returns	$1,384,894.74	$1,515,340.64	$1,082,478.87					
Fund Balance w/o Cap Project Returns	$2,015,922.17	$2,606,065.86	*$2,573,986.84*					
Sales Tax Revenues	$928,250.93	$1,055,472.88	$646,327.34					
Rates & Fees Revenues	$448,877.15	$453,258.21	$432,473.53					
Interest on Investments	$4,311.00	$4,241.00	$0.00					
State PERS Relief	$3,455.64	$2,368.55	$0.00					
Other Revenues	$21,707.08	$486,645.88	$3,678.00					
Totals	$1,406,601.80	$2,001,986.52	$1,082,478.87					
Totals minus Other	$1,384,894.72	$1,515,340.64	$1,078,800.87					

YTD Updated 7/2/25

MATANUSKA-SUSITNA BOROUGH
TALKEETNA SEWER & WATER BOARD
for
SERVICE AREA NO. 36

Andrew Haag, Chair
James Kellard

Jane Steere, Vice Chair

Ryan Sheldon
Vacant

MINUTES

REGULAR MEETING

Talkeetna Public Library
24645 Talkeetna Spur Road
Talkeetna, AK 99676

Microsoft Teams
Meeting ID: 219 084 064 569
Passcode: Rwkjk6

August 6, 2025
1:06pm-1:15pm

I. CALL TO ORDER

This regular meeting of the Talkeetna Sewer & Water Board for Service Area No. 36 was held on Wednesday, August 6, 2025 at the Talkeetna Public Library at 24645 Talkeetna Spur Road in Talkeetna, Alaska and via Microsoft Teams. The meeting was called to order at 1:06pm by Jane Steere.

II. ROLL CALL

Talkeetna Sewer & Water Board members present and establishing a quorum were:

Mr. Andrew Haag – absent
Ms. Jane Steere – present and on-time
Mr. Ryan Sheldon – present and on-time
Mr. James Kellard – present and on-time

Also in attendance:

Chad Fry, O&M Division Manager.

Cw
DOR

III. APPROVAL OF AGENDA

No agenda was presented.

IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

A. Regular Meeting:

Minutes for the July 2, 2025, regular meeting were not presented.

No motion was made to approve minutes.

V. STAFF REPORT

A. O&M Division Manager (Chad Fry) on behalf of TSW Supervisor (Amanda Fleming – absent)

- System operations are good, no recent significant emergency repairs. A lift station pump was offline briefly but is back in operation.
- Seasonal compliance at the WW Lagoons has been within parameters – there is potential to request termination of the Compliance Order by Consent this winter.
- New billing of rates and fees have been implemented – haven't heard much feedback the public but everything went well on the admin processing side.
- Land acquisition – Land Management is looking at a DNR parcel as well as private parcels. ARRC negotiations have been ongoing but greater focus has been put on purchase of land vs. leasing options. Ultimately, O&M is not part of the land negotiations – everything is being looked at with Land Management.
  - Ryan Sheldon requested an update with justifications on each option from Land Management to discuss at the meeting.

VI. AUDIENCE PARTICIPATION

A. None

VII. UNFINISHED BUSINESS

A. **Service Area Rule & Rate Changes** – No update – topic was not presented given no agenda presented.

VIII. NEW BUSINESS

A. None

IX. COMMENTS FROM THE BOARD

X. NEXT MEETING

A. Regular Meeting: September 6, 2025, 1:00pm, Talkeetna Public Library & Teams

XI. ADJOURNMENT

Meeting adjourned at 1:15pm.

Mr. Andrew Haag, Chair

ATTESTED:

Ms. Amanda Fleming, Board Administrative Support

Tanaina Community Council
PO Box 870236
Wasilla, AK 99687
tanainacommunity@gmail.com Facebook as "Tanaina Community Council"

MEETING MINUTES GENERAL MEMBERSHIP MEETING
TUESDAY September 23, 2025 @ 7pm

Location: Curtis Menard Sports Complex Meeting Room or via Zoom.com meeting ID: 898 6138 3709,
Called to Order: 7:05 pm AKST
Attendance: Rachel Lund, Mary Ravetta, Taunnie Boothby, Amanda Kern, Corine Hickey, Lizzie Guillot (attend via zoom)

I. Motion -I move to approve today agenda as written and the previous meeting dated August 26, 2025 Motion Corinne Hickey , 2nd by Amanda Motion passed unanimously.

II. Treasurer's Report: None

III. Guest Speaker and/or Assembly Representative:

- **I.** No state and no assembly representative

A. Taunnie Boothby Hazard Mitigation Plan MSB,

- a. Grants for mitigation actions such as a generator for school and natural gas shut off valves. Grant comes from FEMA, State and HUD
- b. AK earthquake study shows that we do have a tsunami risk on Knik River, fish creek, palmer hay flats, and Glenn Highway. Goal is for signage with evacuation routes and siren with new grant. The Menard center and state fairgrounds are the muster point or gathering point during a tsunami. Anything higher than 60 feet is safe but must evacuate 60 feet or lower if in flood zone.
- c. Landslide risk discussed. Index lake and watchtower Inn area has a lot of risk for landslide and complicated by Matanuska river.
- d. Asking TCC to review story map via QR code and at the end please add public comment, borough, assembly

B. Question from TCC about Flood planes and north Sushana River off Schrock. Discussion expanded culvert and raise the road. Taunnie Boothby mentioned The primary arm of river has moved. The road is a problem and on list to be fixed.

C. Question from TCC about Matanuska river flooding and dredging. Discussion about the dredging by borough stopped because expense but said private entity can pay for it. The complicated permit process was discussed as not realistic for a private entity.

D. Discussion about Secondary egress code for fire safety discussed. Question about fire safety code. Is secondary fire safety access actually code?

IV. Old Business

A. Community Clean Up- Proposed date of May 9, 2026
- Extend clean up to a week
- Expand communication through social media and flyers
- Expand garbage bag distribution.

VI. New Business

B. Nominations for TCC Board Members (Elections to be held in October 2025 meeting).

ccl
cm

Treasurer- Rachel
Amanda- Secretary
Stacy- Community outreach
Corinne- Vice
Mary - President

VII. Persons to Be Heard -none

VIII. Roundtable Discussion-

TCC would like to purchase property in TCC area. Corine will follow up with Real estate agent about purchase of land including new parcel being sold by UAA

VIII Adjournment 808 pm

Our next TCC Community meeting including nominations is 4th Tuesday of the Month October 28, 2025

9/28/2025

9/28/2025