

MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

Chairman – LaMarr Anderson (01)	Alexandria Hoffman (04))	Adam Jenski (07)	Kenneth Hoffman (10)
Vice Chair – Tony West (03)	Jozef Slowik (05)	Craig Hanson (08)	Mark Stahl(11)
VACANT (02)	Dylan Blankenship (06)	VACANT (09)	Abby Raisanen(12)

MINUTES

**REGULAR MEETING
DSJ BUILDING
LOWER LEVEL CONFERENCE ROOM**

RECEIVED **February 18, 2026**
4:30 P.M.

5.21.26

I. CALL TO ORDER; ROLL CALL

CLERKS OFFICE

Mr. Anderson called the meeting to order at 4:35 p.m.
Members present and establishing a quorum were: LaMarr Anderson (left at 5:32 p.m.), Tony West (online at 4:45 p.m.), Alexandria Hoffman, Jozef Slowik, Adam Jenski, Craig Hanson, Kenneth Hoffman, Mark Stahl and Abby Raisanen
Members absent and excused: Dylan Blankenship
Members absent: None
Staff present: Suzanne Reilly, Asset Manager
Margie Cobb, Department Administrative Specialist

II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE

Agenda approved as presented.

III. AUDIENCE PARTICIPATION (Limit 3 minutes)

Sam Teeple, Rich Worrell, Kalen McClain all shared concern on dividing agricultural parcels.

IV. APPROVAL OF MINUTES

The January 21, 2026 Minutes were approved as presented.

V. ITEMS OF BUSINESS

A. Staff Report – Suzanne Reilly

Ms. Reilly shared she had had a discussion with Margaret Adsit that included the possibility of creating a consortium with all players looking at smaller agricultural parcel options to hopefully build consensus.

*car
804*

- B. Committee Update – Tony West
Mr. West shared a status update on work that has been done.

Goals:

- Small parcels for new farmers
 To make more affordable?
- Preserve agricultural land
- Senior clause (clarify)

Options:

1. Do nothing / Education
2. Allow # of 40 acre parcels – more than 1 subdivision
3. Exception to allow < 40 acres based on:
 - bad soils (non-conforming)
 - other identifiers

Committee requested direction from the Board on direction from the options to focus future work. Jeff Smeenk/Palmer Soil & Water Conservation invited by Mr. Anderson to attend today to come ask/answer question from the Board. Discussion.

Motion made by Mr. Hoffman to have the Committee move forward with building Option #2 model for implementation and Option 3 model with only an allowance for a minimum of 3 10-acre parcels as a pilot program. Seconded by Mr. Hanson. All in favor.


VI. MEMBER COMMENTS (Limit to 3 minutes)

No closing member comments.

VII. NEXT MEETING: March 18, 2026

VIII. ADJOURNMENT

Mr. West adjourned the meeting at 6:07 p.m.



LaMarr Anderson, Chairman 5/21/2026
DATE

ATTEST:



Margie Cobb

Department Administrative Specialist

MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

Chairman – LaMarr Anderson (01)	Alexandria Hoffman (04))	Adam Jenski (07)	Kenneth Hoffman (10)
Vice Chair – Tony West (03)	Jozef Slowik (05)	Craig Hanson (08)	Mark Stahl(11)
James Hazlett (02)	Dylan Blankenship (06)	VACANT (09)	Abby Raisanen(12)

MINUTES

**REGULAR MEETING
DSJ BUILDING
LOWER LEVEL CONFERENCE ROOM**

RECIEVED

**March 18, 2026
4:30 P.M.**

5.21.26

CLERKS OFFICE

I. CALL TO ORDER; ROLL CALL

Mr. West called the meeting to order at 4:32 p.m. He then stated, due to illness, that Mr. Slowik will be chairing the meeting. No objections. Mr. Slowik assumed the role to chair the meeting.

Members present and establishing a quorum were: Tony West (online), James Hazlett, Jozef Slowik, Dylan Blankenship (online), Adam Jenski, Craig Hanson, Mark Stahl, and Abby Raisanen

Members absent and excused: LaMarr Anderson, Alexandria Hoffman

Members absent: Kenneth Hoffman

Staff present: Suzanne Reilly, Asset Manager

Margie Cobb, Department Administrative Specialist

II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE

Agenda approved as presented.

III. APPROVAL OF MINUTES

The February 18, 2026 Minutes were approved as presented.

IV. AUDIENCE PARTICIPATION (Limit 3 minutes)

Ted Berry: Shared copy of AS 29.45.050 which may help the Board on the legislation that is being drafted.

V. ITEMS OF BUSINESS

A. Staff Report – Ms. Reilly

1. Shared an updated map on agriculture properties; this is still a working document with properties still being reconciled or identified.
2. Handouts: Board was asked to review and provide by email to Ms. Reilly any comments/suggestions by next Wednesday morning. She will compile all responses received for the Work Team.

B. Committee Update – Mr. Slowik

Mr. Slowik shared a status updated on the work that has been done. Discussion on what was shared, as well as a review of the Resolution handout mentioned earlier by Ms. Reilly. The Board requested to meet with the Borough attorney to discuss allowable legal restrictions and enforcement at the April meeting; Board members were requested to send to Ms. Reilly questions on this matter that can be sent to the Borough attorney to research prior to meeting with the Committee.

VI. MEMBER COMMENTS (Limit to 3 minutes)

Ms. Raisanen: Minimum 10 acres would be best.

Mr. Hazlett: Agreed with Ms. Raisanen, and added with enforcements; Mr. Stahl & Mr. Hanson concurred.

Mr. West: Wants to see opportunity for younger farmers; most important resources is the youth of the state providing food for this state. Feels it more important for retention down the road than enforcement. Mr. Blankship concurred.

VII. NEXT MEETING: April 15, 2026

VIII. ADJOURNMENT

Mr. Slowik adjourned the meeting at 6:04 p.m.


LaMarr Anderson, Chairman 5/21/2026
DATE

ATTEST:



Margie Cobb

Department Administrative Specialist

AS 29.45.050

(t) A municipality may by ordinance partially or totally exempt from taxation farm land and farm structures used exclusively for farming activity, or purposes directly related to farming activity, if the farm land or farm structure meets the criteria set out in this subsection. The farm land or farm structure must be owned or leased by a person that is actively engaged in farming, and the owner or lessee must sell at least \$2,500 of agricultural products produced from the land during the tax year and file an Internal Revenue Service Schedule F (Form 1040) with the United States Internal Revenue Service. The farm land or farm structure must be used for

(1) the growing, storage, or processing of grains, fruits, vegetables, aquatic farm products as defined in AS 16.40.199, or other crops specified by ordinance and produced by the owner's or lessee's farming activity;

(2) the storage or processing of

(A) feed for livestock;

(B) livestock, poultry, or other animals used in the owner's or lessee's farming activity;

(C) milk or milk products produced by the owner's or lessee's farming activity; or

(3) sheltering, stabling, or milking the owner's or lessee's dairy animals, poultry, or livestock.

2025 Alaska Statutes

Title 29. Municipal Government

Chapter 45. Municipal Taxation

Article 1. Municipal Property Tax.

**Sec. 29.45.050. Optional exemptions
and exclusions**

CODE ORDINANCE

Sponsored by:

Introduced:

Public Hearing: *(if applicable)*

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 26-XXX**

**A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AGRICULTURE
ADVISORY BOARD RECOMMENDING SUPPORT FOR ORDINANCE SERIAL NO.
26-XXX AMENDING MSB TITLE 23 (REAL PROPERTY) TO ADD A NEW
CHAPTER AUTHORIZING LIMITED SUBDIVISION OF AGRICULTURAL UNITS
INTO UP TO THREE PARCELS SMALLER THAN 40 ACRES, WITH A MINIMUM
PARCEL SIZE OF 10 ACRES; PROVIDING STANDARDS, PROCEDURES, AND
ENFORCEMENT.**

WHEREAS, MSB Title 23 directs the Borough to exemplify good land stewardship, maximize agricultural productivity on suitable soils, and manage Borough real property interests using sound real property management principles; and

WHEREAS, overall agricultural production of Borough agricultural program parcels has declined over time, land in existing Borough agricultural programs is limited or unavailable to new farming, often lying fallow or uncleared, and interest in smaller farming operations has been demonstrated; and

WHEREAS, the proposed ordinance would authorize the subdivision of Agricultural Units of at least 40 acres to subdivide into a maximum of four separate parcels, none smaller

Resolution Serial No. 26-XXX

Ordinance Serial No. 26-__

IM No. 26-__

than 10 acres; and to request by application to sell such parcels separate from the farm unit to encourage and improve agricultural operational viability, support landowner access to financing and investment, and enable smaller land parcels to be made available for new farming ventures;

WHEREAS, the ordinance establishes standards and procedures to ensure that any subdivision maintains agricultural use in perpetuity, avoids unnecessary fragmentation of productive fields, and integrates with existing platting standards under MSB Title 43; and

WHEREAS, the Agriculture Advisory Board finds that the proposed new MSB Chapter 23.35 appropriately balances flexibility for agricultural landowners with the Borough's long-standing agricultural covenant protections; and

WHEREAS, the Agriculture Advisory Board recognizes that this amendment aligns with Borough goals to expand agricultural opportunity, preserve farmland, and promote long-term agricultural productivity.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Agriculture Advisory Board hereby recommends that the Assembly adopt Ordinance Serial No. 26-XXX as drafted.

Resolution Serial No. 26-XXX
Ordinance Serial No. 26-____
IM No. 26-____

BE IT FURTHER RESOLVED that the Agriculture Advisory Board supports continued development of administrative guidance and covenant amendment templates necessary to implement MSB Chapter 23.35 effectively.

ADOPTED by the Matanuska-Susitna Borough Agriculture Advisory Board this ___ day of _____, 2026.

Chair, Agriculture Advisory Board

ATTEST:

Borough Clerk

(SEAL)

Resolution Serial No. 26-XXX
Ordinance Serial No. 26-____
IM No. 26-____

Matanuska-Susitna Borough



MEMORANDUM

TO: Agriculture Advisory Board Members

FROM: Suzanne Reilly, Asset Manager

DATE: March 18, 2026

RE: **DRAFT FOR DISCUSSION - Title 23 – Proposed Sub-40 Ag Option**

The following language is presented to the AAB members to begin drafting language for a new Title 23 agricultural option to allow the limited subdivision of ag parcels to a minimum of 10-acres.

MSB 23.35 – AGRICULTURAL UNITS – LIMITED SUBDIVISION PROGRAM

1. 23.35.010 Purpose and Intent
2. 23.35.020 Definitions
3. 23.35.030 Applicability
4. 23.35.040 Authorization and Limitations
5. 23.35.050 Application and Review
6. 23.35.060 Approval Criteria
7. 23.35.070 Conditions of Approval and Recordation
8. 23.35.080 Enforcement
9. 23.35.090 Conforming Amendments and Guidance

23.35.010 Purpose and Intent.

(A) To authorize the subdivision of a recorded Agricultural Unit subject to a Borough agricultural program with covenants

into parcels smaller than 40 acres, creating no more than four total parcels, provided each parcel is at least 10.00 acres; while maintaining agricultural use in perpetuity and aligning with Borough land management objectives. This is an optional program.

(B) This chapter supplements the Borough's agricultural covenants and procedures and shall be applied in coordination with Title 43 subdivision requirements.

23.35.020 Definitions.

(A) "Agricultural Unit" or "Farm Unit" means a parcel encumbered by Borough agricultural covenants recorded under Title 23 that designate the land for agricultural purposes, including improvement site provisions and subdivision limitations. [See current Title 23 Agricultural Covenants model.]

(B) "Sub-40 Subdivision" means a subdivision authorized by this chapter that creates up to three parcels smaller than 40 acres, each not less than 10 acres, together with a remainder parcel, for a total of no more than four parcels within the original Agricultural Unit or Farm Sub-Unit;

(C) "Improvement Site" has the meaning set out in the Borough's Title 23 agricultural covenants (primary and ancillary areas used for headquarters, residence, and related non-field improvements).

23.35.030 Applicability.

Suzanne Reilly, Asset Manager
Community Development Department, Land and Resource Management
350 E. Dahlia Avenue, Palmer, Alaska 99645
907.861.8492 Direct

(A) This chapter applies to Agricultural Units encumbered by Borough agricultural covenants under Title 23, including units converted from former Title 13 agricultural rights to fee simple with covenants under the Borough's Land & Resource Management Policy and Procedures Manual (PPM) Part 5.

(B) If a recorded covenant expressly prohibits subdivision below 40 acres, approval of a Sub40 Subdivision requires a concurrent covenant amendment recorded with the final plat, as provided in MSB 23.35.070

23.35.040 Authorization and Limitations.

(A) Number, size, and total parcels. An Agricultural Unit under this chapter may be subdivided to include up to four parcels of 10.00 acres or greater. The cumulative number of parcels created below 40 acres under this section shall not exceed four per original Agricultural Unit.

(B) Title 43 compliance. All plats must comply with Title 43, including but not limited to legal and physical access, roadway dedication/construction standards, and lot design requirements, and the Subdivision Construction Manual. [Cross-ref.: MSB 43.20 and SCM.]

(C) Improvement sites. Each created parcel remains limited to the total improvement site acreage allowed by the agricultural covenants (up to five (5) acres per 40-acre parcel, or 10 percent of total sub-40 parcel acreage), and all non-field improvements

must be located within designated improvement sites identified on the plat and in the recorded covenant amendment.

(C) Improvement sites. Each parcel, including any remainder parcel, is limited by the improvement site acreage and placement requirements in the applicable agricultural covenants. Designated improvement sites on all Sub40 parcels are limited to 10 percent of the parcel acreage, to be situated to maximize agricultural potential and legal access. All non-field improvements must be located within designated improvement sites as identified on the plat and in the recorded covenant amendment.

(D) Agricultural use preserved. All parcels, including any remainder parcel, remain subject to the agricultural covenants requiring agricultural use in perpetuity and prohibiting non-agricultural development except as expressly allowed within designated improvement sites and covenant allowances.

(E) Minimum parcel size preserved. No parcel created under this chapter, including any remainder parcel, may be further subdivided to create any parcel smaller than 10.00 acres unless and until this chapter is amended to authorize such subdivision.

(F) Remainder parcel. For purposes of this chapter, "remainder parcel" means the portion of the original Agricultural Unit that remains after the creation of up to three sub-40-acre parcels under this section. The remainder parcel remains subject to all applicable agricultural covenants and this chapter.

(G) Net agricultural function. The plat shall be configured to avoid fragmentation of prime production fields to the maximum extent practicable, using shared access, consolidated improvement sites, and logical field boundaries.

23.35.050 Application and Review.

(A) Pre-application. Applicants shall complete the Platting Division pre-application process and confer with the Land & Resource Management Division to confirm covenant status and required submittals.

(B) Submittal requirements include: (1) proposed preliminary plat; (2) covenant status report and draft covenant amendment language conforming to this chapter; (3) improvement site map; (4) access and infrastructure concept compliant with Title 43 standards; and (5) an agricultural operations statement explaining how the proposed configuration sustains farm viability across the resulting parcels.

(C) Processing. Applications are processed under Title 43 for plat approval, with concurrent Title 23 covenant amendment review by Land & Resource Management. Approvals are contingent upon recording of the covenant amendment at final plat.

23.35.060 Approval Criteria.

The approving authority shall find that:

(A) The subdivision complies with Title 43 standards and this chapter;

(B) The configuration locates non-field improvements within designated improvement sites and avoids unnecessary fragmentation of productive fields, and accounts for the presence of a remainder parcel in the overall field layout and access design;

(C) Agricultural use is preserved in perpetuity through recorded covenants; and

(D) Public access, emergency response, and utility considerations are addressed consistent with Title 43.

23.35.070 Conditions of Approval and Recordation.

(A) Covenant amendment. As a condition of final plat, the owner shall record a Borough-approved amendment to the agricultural covenants that: (1) authorizes the Sub-40 Subdivision for the subject unit; (2) binds each parcel to agricultural use in perpetuity; (3) designates improvement sites on each parcel; (4) restates subdivision limits, including the minimum 10.00-acre restriction and the maximum total of four parcels within the original Agricultural Unit; and (5) includes enforcement provisions described in 23.35.080.

(B) Plat notes. The final plat shall include notes referencing the recorded agricultural covenants and this chapter, identifying improvement site boundaries, and restricting non-agricultural uses outside improvement sites.

23.35.080 Enforcement.

(A) Code enforcement. Violations of this chapter and related covenants are enforceable as infractions under MSB 23.05.055 and MSB 1.45, with civil fines and other remedies available at law.

(B) Civil remedies. The Borough may pursue injunctive relief, abatement, and recovery of costs and attorney's fees, and may record notices of violation and compliance agreements.

(C) Reversionary remedy / covenant reentry. The agricultural covenants shall include reversionary or re-entry language enabling the Borough to obtain judicial enforcement or other equitable relief for material breach, consistent with the Borough's standard Title 23 covenant form.

(D) Permit holds. The Borough may withhold or condition approvals, permits, and further plats affecting the subject parcels until violations are cured.

(E) Agreement termination. Where applicable, the Borough may cancel or terminate Title 23 agreements, consistent with MSB 23.05.080.

(F) Monitoring. The Land & Resource Management Division may require an annual agricultural use attestation for parcels created under this chapter.

23.35.090 Conforming Amendments and Guidance.

Suzanne Reilly, Asset Manager
Community Development Department, Land and Resource Management
350 E. Dahlia Avenue, Palmer, Alaska 99645
907.861.8492 Direct

(A) The Borough's Title 23 Agricultural Covenants (model form) are amended to add an optional "Sub-40 Subdivision Authorization" rider consistent with this chapter.

(B) The Land & Resource Management PPM Part 5 is amended to remove the 40-acre minimum for subdivisions authorized under this chapter and to provide application and review procedures.

(C) The Planning Department shall publish administrative guidance describing submittal examples and best practices for configuring Sub-40 Subdivisions to protect agricultural functionality.

RECEIVED

5.21.26

**MATANUSKA-SUSITNA BOROUGH
AGRICULTURE ADVISORY BOARD
RESOLUTION NO. 26-01**

CLERKS OFFICE

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPT ORDINANCE SERIAL NO. 26-067, CONVEYING THE BOROUGH'S DEVELOPMENT RIGHTS INTEREST TO THE AGRICULTURAL RIGHTS HOLDERS, PAUL AND MARGARET COOK, AND COOK RAEVSKY EZRA LK, LLC, FOR FEE SIMPLE TITLE WITH AGRICULTURAL COVENANTS (MSB008116).

WHEREAS, the Borough Agriculture Advisory Board was enacted by Matanuska-Susitna Borough Ordinance 15-050 to review issues specifically related to and affecting Borough agriculture lands, and advise the Assembly and Manager on such matters; and

WHEREAS, the Agriculture Advisory Board asked Land and Resource Management staff to develop a program to convert and merge the Borough's development rights held in deeds for the 1977, 1981, 1982, and 1983 agricultural land sales programs; and

WHEREAS, on November 22, 2022, the Matanuska-Susitna Borough Assembly approved Informational Memorandum No. 22-224 and Resolution Serial No. 22-105, amending Title 23 Real Property and the Land and Resource Management Policy and Procedures Manual Part Five (5), for the Agricultural Land Sales under former Title 13 that occurred in 1977, 1981, 1982, and 1983 and merge the Borough's development right with the agricultural rights title for fee simple title with agricultural covenants; and

*cm
Oid*

WHEREAS, the Matanuska-Susitna Borough Land and Resource Management Division received applications from Paul and Margaret Cook and Cook Raevsky Ezra LK, LLC to acquire the remaining interest in the land estate of the parcels identified as Tax IDs 8537000L002 (Lot 2 of Plat 2024-89) and 8537000L003 (Lot 3 of Plat 2024-89); and

WHEREAS, Paul and Margaret Cook and Cook Raevsky Ezra LK, LLC are the agricultural rights owners of the parcel identified as Tax ID 8537000L002 (Lot 2 of Plat 2024-89); and Cook Raevsky Ezra LK, LLC is the agricultural rights owner of the parcel identified as Tax ID 8537000L003 (Lot 3 of Plat 2024-89); and

WHEREAS, Paul and Margaret Cook and Cook Raevsky Ezra LK, LLC qualify to purchase the remaining interest in a land estate in the parcels identified as Tax IDs 8537000L002 (Lot 2 of Plat 2024-89) and 8537000L003 (Lot 3 of Plat 2024-89) in accordance with MSB Title 23 and Land and Resource Management Policy and Procedures.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Agriculture Advisory Board recommends the Matanuska-Susitna Borough Assembly hereby adopt Ordinance Serial No. 26-067, conveying the Borough's development rights interest to Paul and Margaret Cook and Cook Raevsky Ezra LK, LLC for fee simple title with agricultural covenants.

ADOPTED by the Matanuska-Susitna Borough Agricultural
Advisory Board this 20th day of May, 2026.



LaMarr Anderson, Chairman

ATTEST:



Margie Cobb
Margie Cobb
Dept Administrative Specialist

Butte Community Council Meeting Minutes

Butte Community Center

3881 S. Butte Rd.

7:00 PM April 8th, 2026

RECEIVED

MAY 14 2026

CLERKS OFFICE

Call to Order – 7:02PM

Roll Call and Determination of Quorum – Board Members Taylor, Harrison, Ron, Michelle, Janet, Linda. Total of 18 present

Pledge of Allegiance – Led by Mike Bowles

Approval of Agenda – Motion, Mitzi. 2nd, Connie. Unanimously approved

Officer's Reports -

Secretary's Report – Approval of March 2026 minutes. - Motion, Michelle. 2nd Harrison

<u>Treasurer's Report</u> – General Fund (Misc. Exp):	\$ 589.05
Savings (Compound Cleanup):	\$ 2,388.50
Building: [OOB]	\$ 48,501.38
Neighborhood Watch: [OOB]	\$ 1,405.74

Correspondence - None

President's Report – May 16-17 Community Cleanup. Dumpster at Green Store.

Community Patrol has been decommissioned. Could be resurrected if needed. (Gregory and Mike will still be patrolling periodically)

Special Presentations – Tanya spoke to say she is back and will be opening the pizza shop in Butte Pizza name again.

Palmer Community Foundation-Affiliate of Alaska Community Foundation. Purpose to connect communities in Matsu River Watershed- In existence since 2018. Grants are available. Apply at PalmerCF.org. Serves all non-profits in the community.

Several community members spoke about the Asphalt Plant at Caudill/Sullivan. (Emissions and Water Pollution)

*CNT
oor*

Committee Reprts (2 minutes each)

Neighborhood Watch – Calls about standing water. Told to call DOT if frozen culvert.

Little Angels Playground – May “pass off” equipment to “compound” area if possible. Mike Bowles will work with Borough to turn that area into a community area.

Butte Community Sign - None

Community Reports (3 minutes each)

Butte Fire Department - None

Road Service (RSA No. 26) - None

Assembly – Ord. 26-032 –No property tax, replace with 6.5% sales tax. Assembly discussing weight limits on roads and the Asphalt Plan problem.

School District - None

Legislature – Forrest Musselman gave a report for Sen Tilton. SB 239, SB243, SB249, SB 277 and Operating Budget.

Old Business - None

New Business

Community Picnic – June 13. Taylor and Linda will head up the committee. Hours 11a-1pm

Adjournment – Gregory

Next Meeting May 13th

Upcoming Items of Interest:

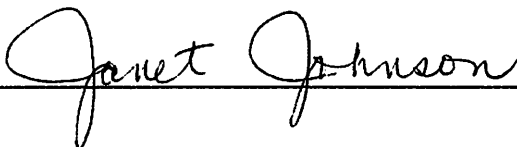
MSB Public Meetings Calander - The Matanuska-Susitna Borough

MEA Annual Meeting April 28th 5:00 PM

Community Clean-Up May 16th & 17th



President, May 13, 2026



Secretary, May 13, 2026

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

RECEIVED
MAY 14 2026
CLERKS OFFICE

Regular Meeting: 12 February 2026

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 10:03 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
Guests: Alisa Taylor, Chris Mobley
- III. Stood for the Pledge of Allegiance
- IV. Minutes of the 11 December 2025 meeting were read and approved.
- V. Reports/Correspondence: The Butte Fire Dept. responded to 50 calls for service in December which is two and a half times the normal call volume. This was due to the severe weather in the valley with Butte personnel traveling to other areas to help during this time. Chief Shipton indicated we now have 32 personnel on board and training is proceeding nicely. The training hours for 2025 averaged 246 hours per responder. The Dept. continues to reach out to the community by installing smoke detectors and CO alarms as well as distributing address signs to help identify properties during emergencies.
- VI. Financial: There were no issues to deal with regarding the present budget and no unusual expenses to discuss.
- VII. Director's Report: Director Davis said the FY27 budget is in review and the fire service mil rate is once again under close scrutiny. Security cameras are now installed in all 37 fire stations and programming should be complete within a month. Director Davis is looking for grant money to supply the last five stations with backup generators. The acquisition and integration of a generator of this

*Can
over*

**Butte Fire Service Area Board of Directors
Regular Meeting 12 February 2026**

type for an emergency building can run to \$100,000. Fire House Subs, a restaurant, has provided a grant to purchase training materials on how to deploy and use fire extinguishers.

VIII. Other Business: None

IX. Adjournment: 10:51 a.m.

Respectfully Submitted,



Mitzi Van Asdlan

Assistant to the Chair

Edit

RECEIVED

Delete



MAY 13 2026
CLERKS OFFICE

Date of Meeting: October 8, 2025
Meeting Location: Council Building,
Zoom
Website: chickalooncc.com
Email: info@chickalooncc.com
Prepared By: Kalee Bowen

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE : October 8th 2025

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

Community Members: 9 members, 7 guests and 5 on zoom. See attendance sheet

Meeting called to order at: 7:01

Pledge of Allegiance: Marcia Stock

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

Jeff started off the meeting by announcing that Blanche Roe resigned effective immediately

- ○ **Minutes from Last Meeting (9/10/25):** Read by Kalee Bowen written by Cindy
 - Approval of Minutes: 1st by Janie 2nd by John
- **Announcements and Guest Speakers:**
 - - ASRC: Amanda said there is no update on the appeal, but they are still planning on work in December. They will be conducting some work with smaller trucks and will not be stopping traffic. This work will begin within the next week or so and be prepared for increased traffic in the area. Please reach out to Amanda directly. ASRC has also donated fire blankets to match the Chimex fire sticks. Do not forget to sign up, everyone in the community gets one.
 - Chickaloon Police: Donna announced that they did get the Palmer dispatch contract so they will be dispatching calls now for them. In an emergency call 911 and they will relay information to Chickaloon Police. They are also adding starlink for officer safety in remote areas. There is a survey out for Jonesville rec area, they are looking to clean up and start patrolling due to increased crime in the area. The PD has a Facebook page where they are posting press releases. They are a couple open job positions that have been posted. There is an increase of homeless people in the valley but the lack of housing is causing road block. Donna recently attended a conference to learn about the resources available for missing children. The call volume for Chickaloon has gone down since tourist season is over, they had a total of 8 calls in the last month.
 - Michelle Heun told us about current meetings going on about excise tax and encourages people to attend, and had a flyer for Jonesville special use project timeline. There are also changes to the borough site and an improved problem reporter. www.michelleheunforassembly.com
 - Michael Bowles briefly introduced himself and discussed his goals to take away property tax and do a 3% sales tax. He said Wasilla has implemented this and they are out of debt.

CM Stock

- **Reports and Correspondence:**

- Treasurer's Report: Read by Cindy Hotz.
- Road Service Area (RSA 31): Dave was not present, but Kalee has been in contact with owner of Tews Construction and they are doing a great job.
- Community Assistance Program (CAP): No new applications have been received but we do need projects that benefit the whole community.
- Crime Watch: There was grizzly bear that came and got into some chickens recently.

- **Public Comment:**

- Marcia brought up the potholes in the driveway to the council building and was hoping they can be fixed. Hugh Keogh offered to try and fill them.
- Jeff announced that the General Store is now open for business! They opened on the 29th and are open Monday through Saturday from 9-8.

- **Old Business:**

- ■ We have received one cleaning bid for \$150 each cleaning. Janie makes a motion to accept the bid, Jeremy 2nds. Room is all in favor, none against.
- There are no plow bids, so we will have to extend the bid period until the 30th of October. There is hope that we will have someone submit a bid.
- Fire Department: Skip announced that the fire department is closed down. He has gathered all the information including a flash drive etc and gave it to John J. There are a few trucks that were recently acquired that belong to the borough, but they do not want them back. He said it may be worth reaching out to other volunteer departments in a similar position to us that may need them. Brian Davis is not surprised that the department failed but is surprised we lasted so long. This led into where the council was with taking possession of the fire department. Jeff read an email we had received that out a halt to the work parties the council had planned after an emergency session had been held. The emergency session meeting minutes can be found on the website. Jeff also read a section of the fire department bylaws which states once the FD board dissolves then it reverts back to the CC board. While looking into the current state of accounts we had discovered that the fire department had been dissolved in March of this year due to not filing paperwork on time. Skip addressed this and said he did get the paperwork in after the fact, and so the corporation will be active again. Which now he wishes he hadn't done since it would be simpler for all involved if it wasn't active. Michael Bowles offered to help with this since he works in that department. Donna brought up that corporations shouldn't be able to work with dispatch and acquire radios like we did. She said it would be better the council had oversight due the fact its a government body. Cindy also discovered that the property taxes are due on the Fish Lake property, and Skip said he will try and get those paid. Jeff asked Skip about the IRS tax issue, Skip said that the info has been passed to John J and gave a rundown on him trying to resolve it but had never heard back from IRS. Janie asked if we should respond to the email that had been received, there was some general discussion in the room and the consensus was to let it be. The general outlook of the room is hopeful that the department will continue back up in the near future. Skip said if the department can be managed by people other than the volunteer fire fighters, and we get a good core of able bodied individuals that we may have a chance. Jeff relayed that it is our hope as well, and many of the individuals are willing to come back to the department. We hope to get a committee that can look into feasibility and restructuring. Jeff reiterated that the council board are just facilitators and it is up to the community on how they want to move forward. Kalee said that our main goal was just protecting fire departments assets so that way it could be started up again if it's decided to do so. But it was important to make sure the trucks were left without water so the pumps didn't freeze and accounts were taken care of. Skip and Marcia emptied the trucks of water over the weekend, there is just one truck left to be dealt with.

- **New Business:**

- - Janie introduced Joe and Gina Phillips to the room and that Joe will be running for a chair position. Joe gave a brief speech about himself and why he wants to run for council. He looks forward to the possibility of serving the community and being involved. Jeff announced that Cindy will also be running again. Jeff and Kalee both spoke up about the great job Cindy does on the council as Treasurer. Jeff announced that John J is also running again. Kalee and Jeff both stated how vital John J is to the board and all that he does.
 - Janie also introduced Nancy Calhoun, a new addition to Chickaloon. She received a warm welcome from everyone. Gina also took a moment to introduce herself.
 - Website Update: Kalee has been trying to get Teri in the back end of the website but have had continuous problems. Stephen was able to help with this, so we should be moving forward now. We will not know the cost of fixing current issues until she gets a good look at the site, but it should be about \$300 yearly for maintenance.
 - Tim Hale briefly stood up and thanked everyone for 6 years of service and how it was the greatest pleasure of his life to be in the position.

Agenda Items for Next Meeting (11/12/25) : none

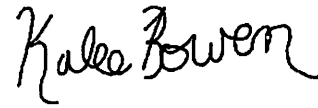
Meeting adjourned: 8:27pm 1st by Janie, 2nd by Jeremy

Status: **Approved**

President:



Secretary:



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.

Edit

Delete



Date of Meeting: November 12, 2025
Meeting Location: Council Building, Zoom
Website: chickalooncc.com
Email: info@chickalooncc.com
Prepared By: Joseph Phillips

Chickaloon Community Council Meeting Minutes

Prepared By: Joe Phillips

Date: November 12, 2025

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

Zoom link ID:

1. Call to Order: 7:00 pm
 2. Pledge of allegiance
 3. Approval of Agenda as Posted 1st Austin, 2nd Cia
 4. Minutes from last meeting (11/12/2025): Read by Kalee Bowen
 5. Approval of Minutes: 1st Marcia, 2nd Barb
 6. Announcements and guest Speakers
-
1. Amanda from ASRC gave an update. Mentioned that they completed some work after the previous meeting and that they had a couple of days' worth of work that will happen in the next couple of weeks. There was no update on the DNR appeal. It looks like they will be able to do some work without doing anything to the road. They will need to cut some trees down to accommodate equipment, and are working with DOT and DNR. It will still be one-way traffic and will impact the area once work begins. They expect work to begin end of Dec into Jan, just waiting on Equipment. Amanda was asked who was taking care of maintaining the snow on that section of road. Amanda said the plan is to use the same contractor who currently plows snow in the area.

 1. Chickaloon Tribal Police Chief Dona was not present; Lieutenant Steeler was representing to give updates. Victim services update: Advocate worked with Elder to get them the accommodations they needed. She developed heart issues and ended up in the hospital. She recovered and reconnected with her granddaughter in the lower 48. Dispatch update: There have been some contract issues. Paperwork is being sent back to the attorneys to be sorted out. They plan to have everything up and running by December 1st. They will have their officers work with dispatch so they know what they can and can not do, and to make sure they are all on the same page to reduce confusion. They have some training coming up planning is underway to hire 10 more officers. Calls decreased from the previous month to 3 calls.

 1. Jeff relayed a message from Michelle Heun about information regarding a CIP Project for toilets for the fiscal year of 2028, applications due by Aug 1st, 2026. And that the State Board of Game will be taking up proposal 252 at the March Meeting in Kodiak. And thanks for all the support she received from the community.
-
1. Reports and Correspondence:
 2. Public Comment: Jeff mentioned Hugh filled the potholes in the driveway, and wanted to thank him.
-
1. Treasure's Report: Read by Cindy Hotz

A handwritten signature in blue ink, appearing to read "Cindy Hotz".

2. Treasures report of previous volunteer fire department: Read by Cindy Hotz
3. Road Service Area (RSA) 31: Dave Vancleve stated he will be stepping down from the position and that they will be seeking to fill it. Dave recommended that if you are having problems or concerns with the road this winter, to use the problem reporter.
4. Community Assistance Program (CAP): No projects proposed
5. Fire Department: John J has been getting things together from the previous volunteer fire department.
6. Crime Watch Report: No crime other than bear-on-bear conflicts reported.

1. Old Business:

1. Awarded plow bid. Frankie made motion to approve. 1st Marcie and 2nd by Ron.
2. Kalee gave an update on the status of the website. The web designer is working on transferring to the web designers' hosting platform, and they are checking out the community's website. They were also given a list of priorities of what needs to be done.

1. New Business:

1. Joe Phillips, Austin Bowen, and John J volunteered for the Fire Department Restructuring Committee to work on forming a plan to move forward.
2. Council asked for volunteers to help John J with the cleanup of picnic tables and organize the connex.
3. Council Board Voting took place: John J and Cindy Hotz were re-elected, and Joe Phillips was elected for the three council chair positions.

1. Agenda Items for Next Meeting (12/10/2025)

XII. Meeting adjourned: 1st by Dave, 2nd by Ron at 7:56 pm

Attendees: Andrea Frederick, Chris VanCleve, David VanCleve, Amanda Dial, Joe Phillips, Skip Stock, Marcia Stock, Wesley Daniels, Talitha Daniels, Nancy Calhoun, Austin Bowen

Deven Stewlow, Onkima Lone Wolf-Twigg, Kendra Zamzou, Pat Owens, Ron Wayner, Barb Wayner, Frankie Barlow

Status: **Approved**

President:



Secretary:



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.

Edit

Delete



Date of Meeting: February 11, 2026
Meeting Location: Council Building,
Zoom
Website: chickalooncc.com
Email: info@chickalooncc.com
Prepared By: Joseph Phillips

Chickaloon Community Council Meeting Minutes

Prepared By: Joe Phillips

Date: February 11, 2026

Officers: Kalee Bowen (Vice-Chair), John J Vessey (Member at Large), Cindy Hotz (Treasurer), Joe Phillips (Secretary)

Zoom link ID: 816 8237 8937

I. Call to Order: 7:00 pm

II. Pledge of allegiance

III. Approval of Agenda as Posted 1st Janie, 2nd John

IV. Minutes from last meeting (11/12/2025): Read by Joe Phillips

V. Approval of Minutes: 1st Janie, 2nd John

VI. Announcements and guest Speakers

1. Alaska Senator George Rausher gave an update from Juno.
2. Chickaloon Tribal Police introduced their new program coordinator Jess Bently. Gave an update on the dispatch contract. It is still in the works but hopes it will be done in a couple weeks. Gave updates on crimes.
3. Elise Blocker with RESPEC gave a presentation about the Healthy Riparian Initiative.
4. Spoke on OR 25-103 the building permit ordinance for residence outside of city limits.

VII. Reports and Correspondence:

VIII. Treasurer's report: Read by Cindy Hotz

IX. Road Service Area (RSA) 31: Need a new volunteer for the area.

X. Community Assistance Program (CAP):

1. Cindy proposed we get a propane generator for the community building. After the recent power outages this winter it was highlighted that our emergency shelter needs to be better prepared in case of an emergency. It currently relies on council members or volunteers to venture out in the elements and set up the generator. Motion was made to send the proposed plan out to vote. 1st by Frankie 2nd by Janie All in favor of motion passed.
2. Crime watch report: Nothing to report.

XI. Public Comment: Christine from the general store introduced herself.

XII. Old Business:

1. Kalee gave an update on the website. The web designer now has access to begin work on fixing it. She has our priority list.
2. Reviewed Log refinishing quotes.
3. CERT training we have the required amount of people interested in CERT training to move forward with the program.

A handwritten signature in blue ink, appearing to read "Cindy Hotz".

XIII. New Business:

1. Austin Bowen gave an update on the proposed fire department restructuring.
2. We need a volunteer to repair the flag pole. Amanda said she may be able to help if we need equipment.

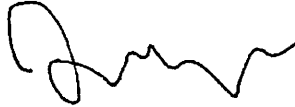
XIII. Agenda Items for Next Meeting (3/11/2026) None.

XIV. Meeting adjourned: 1st by Janie, 2nd by Nancy at 8:32 pm

Attendees: Amanda Dial, Nancy Calhoun, Austin Bowen, John Vessey, Janie Vessey, Cia Vessey, Deven Stearlow, Jess Bently, Elisa Blocker, Angye Leavitt, Christine Rodneck, Frankie Barlow

Status: **Approved**

President:



Secretary:



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.

RECEIVED

MAY 18 2026

CLERKS OFFICE

**Greater Talkeetna Road Service Board of Supervisors
Minutes of Regular Meeting
February 12, 2026**

A regular meeting of the Greater Talkeetna Road Service Area Board of Supervisors (RSA 29) was held via Zoom at 6:30 pm on February 12, 2026. Board members John Strassenburgh and Robert Gerlach attended, as did Wade Lyndaker, Borough Road Superintendent.

- I. There was a quorum, and the meeting was called to order at 6:37 pm.
- II. Minutes of the January 8, 2026 meeting were approved as written.
- III. Wade provided an overview of a revetment repair project soon to be underway near the end of Main Street. The project will repair areas of the revetment that have been damaged. Robert brought up serious erosion occurring at the south end of the Village Airstrip, which also needs to be repaired. Both projects involve strategic placement of heavy rock to prevent further deterioration of the revetment and further erosion at the airstrip. Reportedly, the rock is being stockpiled near the end of Main Street, and work on the projects is due to start soon.
- IV. Wade also reported that the RSA roads look good. Although the Contractor's response to earlier snowfalls was somewhat delayed, the response to the latest snowfall was satisfactory, with the exception of delays in clearing driveway berms. All is now caught up.
- V. John brought up Yoder bridge over Montana Creek, and reported that a design and engineering firm had been hired to assess, design, and engineer the replacement of damaged bridge support members and the recoating of the bridge. This information is essential in developing the bid package. Part of the work is to design an under-bridge "catch" structure to prevent the debris from removing the lead paint from entering Montana Creek.
- VI. Downtown striping was discussed, concluding that the work needs to be done early in the season. This year's pattern still needs to be defined, and, to the extent possible, past patterns need to be removed or obscured. The issue of parking at the edge of pavement, leaving pedestrians between parked cars and traffic flow needs to be addressed.
- VII. Brief discussion occurred regarding the proposal to reroute traffic flow to provide a "pedestrian only" Main Street on Saturdays during the tourist season. The planning committee does not include a member of the Borough Public Works or the RSA, but the

*CW
our*

meetings are announced and open to the public. Robert volunteered to attend the committee meetings and keep the RSA informed. In the event that this proposal needs dust control on the North and South alleys, the Board suggests that water be used rather than calcium chloride.

- VIII. Wade asked what we wanted for Calcium Chloride application this coming spring. Board responded 4 super sacks on the same roads as last year, and application as early in the season as possible.
- IX. There being no further business, the meeting was adjourned at 7:48.

Sincerely,



John Strassenburgh
Primary Supervisor

*Attested to by RSA 29 Road Service Area board
members Robert Gerlach and Billy FitzGould via Zoom
at the May 14, 2026 Regular RSA 29 meeting*

RECEIVED

MAY 13 2026

CLERKS OFFICE

ATTN: MSB Lonnie McKechnie, CMC
lonnie.mckechnie@matsugov.us
350 E. Dahlia Ave.
Palmer, AK 99645

From: MSB Library Board

April 14, 2026

TO: MSB Mayor Edna DeVries & MSB Assembly Members

Dear Honorable Mayor DeVries and Assembly Members: Bowles, Nowers
McKee, Gamble,, Fonov, Bernier, Sumner

This letter is to put on record that as officially installed Board Members of the MSB Library Board, we are united in our opposition to State of Alaska SB 238 in its entirety. This action is being taken due to the unanimous vote taken at the April 14, 2026 Library Board meeting that was held in Talkeetna.

As part of the discussion that was held and by unanimous vote of the quorum members signed below, we believe that this bill would stifle the rights of the citizens of the Mat-Su Valley by allowing the State of Alaska to take control of the MSB Libraries.

Thank you for your service!

Sincerely,

Karen Crandall, Chair, LIB Big Lake
Julie Endle, Vice Chair, LIB Sutton
Chad Scott, Secretary, LIB At-Large 1
Mark Spohn, LIB Willow
Marty Kincaid, LIB At-Large 2
Sally Pollen, LIB Palmer
Cindy Redmond, LIB Talkeetna

MATANUSKA-SUSITNA BOROUGH
MSB Fish and Wildlife Commission
FEBRUARY 26, 2026
SPECIAL MEETING
MINUTES

RECEIVED
MAY 20 2026
CLERKS OFFICE

- I. CALL TO ORDER
Chair called the meeting to order at 4:01pm

- II. ROLL CALL – DETERMINATION OF QUORUM
Present
Gabe Kitter
Pete Probasco
Andy Couch
Bill Gamble (left at 5:28)
Kendra Zamzow
Jim Sykes
Michael Bowles

Absent
Marty Van Diest

- III. PLEDGE OF ALLEGIANCE

- IV. APPROVAL OF AGENDA
Andy requested that a discussion about HB 304 be added to the agenda
No objections, item added to agenda

- V. AUDIENCE PARTICIPATION (*three minutes per person*)

- VI. STAFF/AGENCY REPORTS & PRESENTATIONS
 - A. Staff Report
 - B. Chair Report
Pete will reach out to mayor about FWC vacancy

 - C. Preliminary 2025 UCI Commercial Fishery Coho Genetic Stock ID Estimates
Andy requested that we ask Andy Barkley at ADF&G whether genetic data can be split out into harvest by weekly distribution. Also request sockeye data by week.

- VII. ITEMS OF BUSINESS

A. Board of Fisheries 2026 March Meeting Strategy

1. Draft FWC letter*

Andy – add 2c. - note that over 4.6 million

AC moves to approve letter as amended, GK seconds, no objection, motion passes

-Post on website and send out to FWC associates list

2. Outreach

FWC will send me lists, I will write up brief summary

Stefan – offered to help with outreach through MSB channels

Andy will also work with us to help

3. FWC participation at the meeting*

Attendance at BOF Meeting

Pete – attend the whole meeting

Andy – attend the whole meeting

Jim and Gabe will also participate and are willing to drive in

Mac – We will split up topics during public testimony as it has worked well in the past, and focus our comments on the conservation aspect of the proposal, since that is the reason that it was taken up out of cycle.

B. Letter of support for HB 203 / SB 161*

Andy moved to support letter with Pete and Kendra working together, MB second, no objection, motion passes

HB 304 – Rep McCabe shared information on the bill, which would add \$1 to residential fishing licenses and \$3 to non-residential license, generating about +\$900k/year. Funding will support economic report of the value of sportfishing in Alaska. Send to Rep McCabe

Letter of support for this bill would be great.

Andy will create a draft letter of support for HB304 for approval at the March 12 meeting

C. Prep for 2027 Board of Fisheries

1. Draft proposals - April 10 is deadline

Andy shared a few ideas he has developed:

- **Management plans need to be based on a precautionary basis.**
- **Change in management earlier in season to allow passage of earlier runs**

- **In-river goal based on a mid-point escapement number**

Pete expressed an interest in exploring a bounty on pike

2. Goals


D. NPFMC Results & Next Steps

VIII. MEMBER COMMENTS (10 minutes)

IX. NEXT MEETING DATE: Regular Meeting, March 12, 4:00 PM

X. ADJOURNMENT

AC moves, GK seconds, no objection, meeting adjourned at 5:58



Peter Probasco, FWC Chair

May 18, 2026

Date



Paul Clark, MSB Staff

MAY 18, 2026

Date

MATANUSKA-SUSITNA BOROUGH
MSB Fish and Wildlife Commission
March 12, 2026
REGULAR MEETING
MINUTES

RECEIVED
MAY 20 2026
CLERKS OFFICE

- I. CALL TO ORDER
Meeting called to order at 4:01pm
- II. ROLL CALL – DETERMINATION OF QUORUM

Present

Pete Probasco
Andy Couch
Kendra Zamzow
Gabe Kitter (virtual)
Marty Van Diest
Michael Bowles (virtual)
Jim Sykes (arrived at 4:10)
Bill Gamble (joined virtually at 4:47)

- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
Agenda was approved with no objection

- V. APPROVAL OF MINUTES

A. January 8, 2026 – **AC moves to approve, KZ seconds, no objection, approved**
B. January 29, 2026 – **AC moves to approve, KZ seconds, no objection, approved**

- VI. AUDIENCE PARTICIPATION (*three minutes per person*)

Jonah Profeta
Stephen Braund
Stefan Hinman
Margeret Stern
Andrew Traxler
Ed Soto

- VII. STAFF/AGENCY REPORTS & PRESENTATIONS

A. Staff Report

CW
2026

B. Chair's Report

VIII. UNFINISHED BUSINESS

A. Board of Fisheries 2026 March Meeting Strategy*

- **Role of commission is participation during public testimony**
- **Proposal 186 is a conservation-based regulatory action and concern – goal is to get enough fish into the river to meet escapement goals”**
- **Mac needs an email of all people for oral testimony**
- **We will share some of the more detailed information during the Committee of the Whole**
- **Have 25 copies available of It Takes Fish to Make Fish**

B. Prep for 2026-27 Board of Fisheries Cycle

Andy described a draft proposal regarding inriver escapement goals

AC moves to submit the proposal with amended language in the solution establishing an SEG 13450-18700 of as a FWC proposal, MVD seconds

No – PP, GK, BG, MB, MVD

Yes – AC

Abstain – KZ

Motion fails

C. Waterbody Setback Ordinance Staff Update and Discussion

Bill - Assembly has decided to work on this themselves beginning in late spring / early summer.

D. ADF&G Summary Meetings

1. Questions for ADF&G Annual Game Meeting (April 9)

- **What were the dates for most recent moose census and/or survey?**
- **What is the most recent data for moose?**
- **How best do moose surveys in low snow years?**
- **Nelchina caribou – status report on the herd, what are they seeing in their habitat studies, what have they learned about ability for the herd to rebound based on what they learned from other herds.**
- **Same for Dall sheep, as sheep are declining statewide**
- **Introduction of new game biologist. Are there management things we could do better in the Mat-Su?**

2. Cook Inlet salmon genetics presentation

- **Paul will reach out to Jayde Ferguson to schedule a presentation at the May 13 regular meeting.**

E. Deshka Watershed Land Classification Resolution (RS 25-02)

- **Bill will follow up with Joe Metzger**

F. **Letter of support for HB304 –**

AC moves to approve submission of the letter of support for HB304, KZ seconds

Letter was amended to strike language about possible metrics to use in the study.

Motion to submit the letter, as amended, passes

MVD moves to extend meeting to 6:15, GK seconds, no objection, approved

H. Pike Mitigation Ideas

IX. NEW BUSINESS

A. 2026 FWC Officer Elections*

AC nominates PP to continue to be chair

No objections, PP will be chair in 2026

PP nominates AC to continue as vice-chair


No objections, AC will be vice chair in 2026

X. MEMBER COMMENTS (10 minutes)

XI. NEXT MEETING DATE: 4:00-6:00 PM

XII. ADJOURNMENT

MVD moves, AC seconds, no objection, meeting adjourned at 6:14pm.



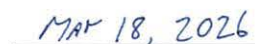
Pete Probasco, Chair



Date



Paul Clark, MSB Long Range Planner



Date

RECEIVED

MAY 20 2026

CLERKS OFFICE

MATANUSKA-SUSITNA BOROUGH

MSB Fish and Wildlife Commission
MARCH 26, 2026, SPECIAL MEETING 4:00 p.m.

MINUTES

I. CALL TO ORDER

Meeting called to order at 4:01pm

II. ROLL CALL – DETERMINATION OF QUORUM

Present

Pete Probasco

Andy Couch

Gabe Kitter

Bill Gamble

Kendra Zamzow

Marty Van Diest

Jim Sykes

(Michael Bowles arrived at 4:07pm)

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

AC moves, GK second, no objections, agenda approved

V. AUDIENCE PARTICIPATION (*three minutes per person*)

Stephen Braund

VI. STAFF/AGENCY REPORTS & PRESENTATIONS

A. Staff Report

B. Chair Report

VII. ITEMS OF BUSINESS

A. Board of Fisheries 2026 March Meeting

1. After Action Review

AC moved to change the word “Prepare” to “Consider” in policy recommendations of the action report and remove items C. and F., MVD second. No objection, motion carried.

AC moved to accept action report as amended, GK second. No objections, motion passed.

*am
OK*

RECEIVED

MARKS OFFICE

Pete would like to send all Assembly members the after-action report and get on an agenda to provide a short presentation on the FWC's success, the importance of a good budget next year, and good staff support. Andy could serve as a back-up.

2. Next Steps

B. Prep for 2027 Board of Fisheries

- 1. Draft proposals
- 2. Goals

C. Providing a Letter of support for HB 321 "Fish & Game Wildlife Refuges"

FWC discussed various concerns with the bill as currently written and decided to take no action at this meeting, but leave it on the agenda for further discussion.

Follow-up action is to ask Rep McCabe if he has any comments regarding HB 321

VIII. MEMBER COMMENTS (10 minutes)

IX. NEXT MEETING DATE: Regular Meeting, April 9, 4:00 PM at 533 E Fireweed

X. ADJOURNMENT

KZ moves to adjourn, AC seconds, no objections, meeting adjourned at 5:22pm.



Peter Probasco, FWC Chair

May 18, 2026
Date



Paul Clark, MSB Staff

MAY 18, 2026
Date

MATANUSKA-SUSITNA BOROUGH

Fish and Wildlife Commission
REGULAR MEETING, April 9, 2026, 4:00 p.m.
MINUTES

RECEIVED
MAY 20 2026
CLERKS OFFICE

I. CALL TO ORDER

Meeting called to order at 4:03pm

II. ROLL CALL – DETERMINATION OF QUORUM

Present

Pete Probasco

Andy Couch

Gabe Kitter

Terry Gorlick

Michael Bowles

Marty Van Diest

Jim Sykes

Kendra Zamzow (joined at 5:25pm)

Absent:

Bill Gamble

ADF&G Members

Todd Rinaldi, Regional Management Coordinator

Manny Eichholz, Wildlife Biologist

Ross Dorendorf, Area Biologist

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Andy Couch moved, Gabe Kitter seconded, no objections, agenda approved.

V. APPROVAL OF MINUTES

A. February 26, 2026 (Special Meeting)

Gabe Kitter moved, Michael Bowles seconded, no objections, minutes approved.

B. March 12, 2026

Gabe Kitter moved, Andy Couch seconded, no objections, minutes approved.

VI. AUDIENCE PARTICIPATION (*three minutes per person*)

Margaret Stern

Becky Long

Howard Delo

*CMW
OK*

RECEIVED
OFFICE
Neil Dewitt

VII. STAFF /AGENCY REPORTS & PRESENTATIONS

A. Staff Report

B. Chair's Report

VIII. UNFINISHED BUSINESS

A. Prep for 2027 Board of Fisheries Cycle

Andy Couch notified commission of the Board of Fisheries special meeting on May 1.

B. Letter of support for HB321

Andy Couch moved to approve letter of support, Marty Van Diest seconded, motion failed unanimously (7-0).

Michael Bowles moved to approve writing a letter of opposition to HB 321, Andy Couch seconded, no objections, motion approved.

Michael Bowles tasked with writing HB321 letter of opposition outlining FWC concerns with HB321's intentions.

IX. NEW BUSINESS

A. ADF&G Annual Game Summary Meeting

ADF&G responses to FWC questions were posted to the FWC website at <https://matsugov.us/docs/meetings/25068/ADFG-Responses-to-FWC-Questions.pdf>

X. MEMBER COMMENTS (10 Minutes)

XI. NEXT MEETING DATE: May 14, 4:00-6:00 PM DSJ Building, Conference Room 203

XII. ADJOURNMENT

Terry Gorlick moved to adjourn, Michael Bowles seconded, no objections, meeting adjourned at 6:00pm.



Pete Probasco, Chair

May 18, 2026
Date



Paul Clark, MSB Long Range Planner

MAY 18, 2026
Date

Matanuska-Susitna Borough Local Road Service Area Board #27 Meeting Minutes

Meadow Lakes

April 15, 2026 @ 12:00pm-Regular Meeting by in Person at Fire Station 73

RECEIVED

MAY 15 2026

CLERKS OFF

CALL TO ORDER

ROLL CALL, QUORUM WAS MET

Attending was Michael Fulton, Esther Huddleston, Charles Conrad. Borough Staff from Public Works attending was Dustin Spidal and Alex Forkner.

Public Attendance: 1 Person in attendance

APPROVAL OF MINUTES January 28, 2026 @ 4pm at Fire Station 73 Parks Highway. Michael Fulton 1st approval of minutes, Charles Conrad 2nd approval of minutes. No objections to the minutes. Minutes Adopted.

STAFF REPORTS

- A. Alex Forkner- Meadow Lakes Drive needs to be addressed, suggested using the van for a ride along to look at roads on the Road Improvement Project List, look at Meadow Lakes Dr., and other roads which may need attention. The Public Meeting Ride Along is scheduled for Wednesday, May 13, 2026 @ 9:30am. Brushing is scheduled for July 1st and to call in if pumping is needed for drainage issues to get it on the list. There is a requirement for monthly grading. Alex added Meadow Lakes Drive to the Road Improvement Project List. Ditching and asphalt repair will take place in July.
- B. Dustin Spidal-Meadow Lakes Drive does not qualify for a bond. It would cost ten million to redo Meadow Lakes Drive with drainage. One thousand linear feet per section for mapping out utilities on roadways. It will cost approximately \$150,000 to move the utilities on Meadow Lakes Drive. Culverts are being replaced on Treasure Island Subdivision every few years due to organic rich soils (peat), clay and silt. Geotechnical test pits determine how much is needed to raise the road in Treasure Island Subdivision. Four feet deep for peat isn't worth excavating, use geocell (polyethylene panels) and fill instead. In July, contractor surplussing on site and the contractor is moving materials. We sold 22 cubic yards of material, the contractor lost money on the purchase because the material turned bad from weather. Ficklin Construction LLC, won the bid for RSA 27 Meadow Lakes.

BOARD MEMBER COMMENTS

- A. Esther Huddleston- handed out Meadow Lakes RSA #27 Revenue Reports and past history of revenue in Meadow Lakes. Ballots were counted for the election RSA #27 Meadow Lakes new Chair. Esther Huddleston was chosen for the new RSA chair position. Michael Fulton made 1st motion for Esther Huddleston to be the new RSA chair, Charles Conrad 2nd the motion for Esther Huddleston to be the new RSA chair. Resolution 26-002 was adopted to inform the Assembly the new chair for RSA Meadow Lakes #27. Esther Huddleston spoke about drainage issues on Meadow Lakes Drive lacking culverts.
- B. Michael Fulton- asked about a slip for Treasure Island Subdivision and mentioned the increase for the road project at 1.5 million.

*CW
OK*

C. Charles Conrad-The asphalt on Meadow Lakes Drive is too thin and has too much tar on the road. Asked about having the utility companies locate the utilities on Meadow Lakes Drive. Charles Conrad commented that we need to address the draining issues, overlay vs. redo Meadow Lakes Drive. Treasure Island is a swamp and always a problem. Charles suggested a Geocell wall on the permafrost areas for Treasure Island Subdivisions.

PUBLIC COMMENTS

A. Stephen Edwards- asked about code compliance for vehicles down Scatters Way. Capsis is still in budget with the state legislature. Mentioned that he liked Northern Asphalt as our contractor in the past for road maintenance in RSA #27.

ADJOURNMENT: April 15, 2026, at 12:49pm Fire Station 7-3, Michael Fulton 1st to adjourn, Charles Conrad 2nd to adjourn. No objections.

Approved   
Supervisor Signature Supervisor Signature Supervisor Signature

RECEIVED
MAY 19 2026
CLERKS OFFICE

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2 - Chair
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
Ivan Fonov, 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
Tyler Young, Platting Officer
Lacie Olivieri, Planning Clerk

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

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION
MEETING MINUTES
May 4, 2026**

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on May 4, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Allen called the meeting to order at 6:00 p.m.

Present: – Commissioner Collins
Commissioner McCabe*
Commissioner Allen
Commissioner Fonov
Commissioner Carpenter
Commissioner Glenn

Absent/Excused: Commissioner Scoggin

Staff Present: – Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin
Mr. Alexander Lowe, Assistant Borough Attorney

* Indicates telephonic participation

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 Glenn.

IV. CONSENT AGENDA

A. MINUTES: Regular Meeting Minutes – April 20, 2026

Allen

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS

Resolution 26-05

A Conditional Use Permit In Accordance With MSB 17.30 – Conditional Use Permit For Earth Materials Extraction Activities To Extract Approximately 360,000 Cubic Yards of Gravel Over 10 Years Located at 20254 West Susitna Parkway (Tax ID# 16N04W03A009), Within Township 16 North, Range 4 West, Section 3, Seward Meridian.

Public Hearing Date: May 18, 2026

Staff: Rick Benedict

Resolution 26-07

A Variance in Accordance With MSB 17.65 – Variances To Construct A Residential Structure Approximately 32 Feet From Middle Caswell Lake Located At 49562 South Lure Circle (Tax ID# 6070000L1051), Within Township 22 North, Range 4 West, Section 14, Seward Meridian.

Public Hearing Date: May 18, 2026

Staff: Rebecca Skjothaug

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

(There were no Quasi-Judicial Introductions)

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

(There were no Quasi-Judicial Public Hearings.)

X. PUBLIC HEARING LEGISLATIVE MATTERS

(There were no Legislative Public Hearings.)

XI. CORRESPONDENCE AND INFORMATION

(There was no Correspondence and Information.)

XII. UNFINISHED BUSINESS
(There was no unfinished business.)

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS
A. Upcoming Planning Commission Agenda Items

Chair Allen asked whether Commissioners had any questions about the list of upcoming agenda items in their folders.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Collins: No comment

Commissioner Fonov: No comment

Commissioner Carpenter: No Comment

Commissioner McCabe: No comment

Commissioner Glenn: No Comment

Commissioner Allen: Wish you all a great evening.

Wade Long: Rebecca Skjothaug is listed in your agenda for a quasi-judicial matter in a couple weeks, but she has since resigned. So we will have another staff member, Natasha Heindel, who will be providing that staff report. But I did want to go ahead and take a moment just to thank Becca for her service to this borough to this commission. She's presented many quasi-judicial matters, and they've been professional. She's very intelligent, and we absolutely wish her all the success in her future. Thank you very much.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:05 p.m.



RICHARD ALLEN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 5/18/26

RECEIVED
MAY 19 2026
CLERKS OFFICE

By: Mark Whisenhunt
Introduced: May 4, 2026
Public Hearing: May 18, 2026
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 26-05**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE EXTRACTION OF APPROXIMATELY 280,000-360,000 CUBIC YARDS OF EARTH MATERIAL FOR UP TO 10 YEARS WITHIN A 22.08-ACRE PARCEL LOCATED AT 20254 WEST SUSITNA PARKWAY, TAX ID #16N04W03A009.

WHEREAS, Rick Antonio, on behalf of Ficklin Gravel Products, LLC submitted a conditional use permit application to extract earth material at 20254 West Susitna Parkway, Tax ID #16N04W03A009; and

WHEREAS, it is the intent of the Borough to recognize the value and importance of promoting the utilization of natural resources within its boundaries; and

WHEREAS, it is the purpose of MSB Chapter 17.30 to allow resource extraction activities while promoting the public health, safety, and general welfare of the Borough through the regulation of land uses to reduce the adverse impacts of land uses and development between and among property owners; and

WHEREAS, it is further the purpose of MSB 17.30 to promote orderly and compatible development; and

WHEREAS, MSB 17.30.020(E) requires a conditional use permit for the annual extraction of more than 2,000 cubic yards of earth materials; and

*CW
BCR*

WHEREAS, the applicant proposes the removal of approximately 280,000-360,000 cubic yards of earth material for up to 10 years from the date of permit issuance; and

WHEREAS, the total area of earth material extraction activity will occur on approximately 17 acres within the 22.08-acre parcel; and

WHEREAS, according to the application material, a batch plant is not proposed at this site; and

WHEREAS, according to the application material, extraction activities on the subject parcel are anticipated to conclude by the end of the 2036 operational season; and

WHEREAS, an Alaska State Department of Revenue mining license is not required for this operation because Alaska law was amended in 2012, and rock, sand, and gravel quarries are now exempt from the requirement; and

WHEREAS, an Alaska State Department of Natural Resources (ADNR) mining permit is not required for this application because the extraction activities will not occur on state land; and

WHEREAS, according to the application materials, a reclamation plan has been developed as required by the Alaska State Department of Natural Resources (ADNR), pursuant to A.S. 27.19; and

WHEREAS, the application material indicates the site is developed to contain storm water runoff. As such, detailed storm water pollution prevention plan (SWPPP) is not required; and

WHEREAS, according to the application material, the applicant filed a Letter of Intent to the Alaska State Department of Natural Resources Commissioner's office, citing the operations exemption from state reclamation requirements; and

WHEREAS, according to the application material, the proposed operation on the subject parcel is exempt from State of Alaska requirements for a notice of intent for a construction general permit, a multi-sector general permit, a storm water pollution prevention plan, and other associated permits or plans required by the Department of Environmental Conservation (DEC) pursuant to the Alaska Pollutant Discharge Elimination System (APDES); and

WHEREAS, according to the application material, the site does not discharge stormwater into the waters of the U.S., including jurisdictional wetlands. Therefore, obtaining Alaska Pollutant Discharge Elimination System (APDES) coverage for site operation is unnecessary; and

WHEREAS, according to the application material, a United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act is not required for this application as the applicant is not proposing any extraction activity to take place

within any identified wetlands, lakes, streams, or other water bodies; and

WHEREAS, the subject property is located within the boundary of the Big Lake Community Council area; and

WHEREAS, Big Lake Comprehensive Plan does not specifically address natural resource development or sand and gravel extraction activities; and

WHEREAS, the Economic Development Strategic Plan Strategy 1G in part, states: Promote the sustainable development of Mat-Su's natural resources for economic development. The MSB should support sustainable natural resource development and the natural resource industries with an emphasis on meeting local needs and local value-added product manufacturing, as well as ensuring compatibility with other parts of the local economy. Indeed, natural resource development is a high priority for the Borough Assembly. The main natural resources in Mat-Su, in addition to agricultural land, include coal, gravel, timber, some gold mining, and some metallic mineral potential; and

WHEREAS, the Economic Development Strategic Plan Action 1G-3, in part, states: Work with the gravel mining industry to balance the need for the sector's growth with other economic development considerations, as well as environmental and resource protection. The MSB is developing gravel regulations and guidelines to provide for continued commercial gravel operations while addressing

community and other economic development concerns regarding buffers from roadways, water protection, and reclamation. These regulations should balance the concerns of gravel mining businesses with the need to protect the environment and visual beauty of the Borough; and

WHEREAS, according to the application material, topsoil, gravel, and screened gravel will be extracted from the subject parcel; and

WHEREAS, three residential parcels 5 acres in size abut most of the subject parcel's northern lot line; and

WHEREAS, West Susitna Parkway and a vacant parcel 1.03 acres in size abuts the northeastern portion of the subject property; and

WHEREAS, a section line easement exists along most of the eastern lot line on the subject parcel; and

WHEREAS, a vacant parcel 22.94 acres in size abuts a majority of the subject parcel's eastern lot line; and

WHEREAS, the subject parcel's southern lot line abuts a vacant parcel 360 acres in size that is owned by the Matanuska-Susitna Borough; and

WHEREAS, three residential parcels abut the subject parcel's western lot line, the smallest being 4.06 acres in size; and

WHEREAS, parcels within a half-mile of the subject parcel range in size from .34 to 360 acres; and

WHEREAS, surrounding land uses within a half mile of the subject parcel vary from vacant, residential, and commercial; and

WHEREAS, according to the application material, a combination of visual screening methods has been incorporated into the operating plan on the subject parcel such as the use of natural topography, and the retention of vegetative buffers measuring at least 50 feet in width; and

WHEREAS, according to the application material, water trucks will be used as needed during operations as a dust control measure; and

WHEREAS, according to the application material, the applicant is not proposing to mine below or within four feet of the seasonal high-water table; and

WHEREAS, according to the application material, test holes and monitoring tubes will be used to verify the absence of groundwater; and

WHEREAS, according to the application material, slopes will be left at 2:1 (H:V) which meets the standards of MSB 17.28.067(D) that requires a maximum 50 percent (2:1) slope or the natural stabilized angle of repose of the existing earth material; and

WHEREAS, according to the application material, operations will occur seasonally, seven days a week, between the hours of 7:00 a.m. and 7:00 p.m.; and

WHEREAS, according to the application material, the proposed peak hour of operations will be approximately 2:00 p.m. to 3:00 p.m.; with an estimated 24 trucks per hour to serve local projects; and

WHEREAS, according to the application material, non-peak hour operations will generate approximately 8-10 truckloads of gravel; and

WHEREAS, according to the application material, the operation will not use asphalt or concrete plants; and

WHEREAS, according to the application material, the extraction operation will employ an excavator, loaders, and a mobile screening plant for daily use. Additional dozers, loaders, and excavators will be available for increased workloads; and

WHEREAS, according to ADEC's website tracking tool, the proposed use is not within the "drinking water protection area" for a public water system; and

WHEREAS, according to the application material, the disturbed areas will be reclaimed with 4" of compacted topsoil and seeded with a certified seed mix suitable for Alaska conditions and free of noxious weeds or other undesirable species; and

WHEREAS, according to the application material, the pit will be reclaimed in stages, and slopes will be stabilized during extraction; and

WHEREAS, according to the application material, during extraction, the bottom of the pit will be graded to a -0.5% slope to the north; this slope will be maintained after reclamation; and

WHEREAS, according to the application material, upon reclamation, the site will be unpaved, covered in topsoil, and seeded; and

WHEREAS, all site plans and site development requirements have been provided; and

WHEREAS, according to the application material, the proposed operation incorporates a combination of visual screening methods, such as natural topography, vegetative buffer retention, and the phasing design, which uses the working face to screen the operation from neighboring uses; and

WHEREAS, according to the application material, the operation will extract earth material from the bottom of the cut slope, also known as the working face, working from south to north in the middle of the subject properties. This will allow the slope to mitigate noise and provide visual buffering to adjacent properties; and

WHEREAS, according to the application material, a combination of visual screening methods has been incorporated into the operating plan on the subject parcel such as the use of natural topography, constructed berms, and the retention of vegetative buffers measuring at least 50 feet in width; and

WHEREAS, access to the subject parcel is made from West Susitna Parkway, via an existing driveway for which the applicant is working with the public works department and the permit center to obtain a commercial driveway permit; and

WHEREAS, based on the application material, the operation will shut down during winter months and closure will be determined by frozen ground conditions, borough roadway weight restriction limits, and the needs of ongoing road construction projects; and

WHEREAS, West Susitna Parkway is classified as a Major Collector roadway; and

WHEREAS, according to the application material, the total area of earth material extraction activity will occur on approximately 17 acres within the 22.08-acre parcel; and

WHEREAS, according to the application material, semi-permanent structures and/or equipment will not be constructed or placed within setbacks or section line easements; and

WHEREAS, the closest residential structure is approximately 225 feet from the subject property's western lot line; and

WHEREAS, maps are included in the record identifying surrounding property ownership, existing land uses, wetlands, and waterbodies within one-quarter mile of the proposed site; and

WHEREAS, according to the application material, earth material extraction activities will not take place within one-quarter mile of any identified wetlands or waterbodies; and

WHEREAS, according to the application material, the proposed operation will not generate traffic of more than 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles per day; and

WHEREAS, according to the application material, the operator may utilize muffler wraps, muffler silencers, or other add-on equipment to reduce heavy equipment noise impacts on adjacent residential uses and to remain within limits defined by the code; and

WHEREAS, according to the Rutgers Noise Technical Assistance Center, heavy trucks produce approximately 90 decibels (dB) when operating, which is considered "very loud"; and

WHEREAS, according to Rutgers Noise Technical Assistance Center, a quiet to noisy home produces sound around 30-60 decibels (dB), which falls in the "faint" and "moderate" categories; and

WHEREAS, earth material extraction activities are a commercial use that can cause excessive noise, dust, and heavy truck traffic; and

WHEREAS, noise levels exceeding the levels in MSB 17.28.060 and 17.61.080 are prohibited; and

WHEREAS, according to the application material, no site lighting is proposed; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.30 and MSB 17.28; and

WHEREAS, the Planning Commission conducted a public hearing on May 18, 2026, on this matter.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 26-05:

1. All the requirements to demonstrate compliance with state and federal laws have been met (MSB 17.30.055(A)).
2. The proposed use is consistent with the applicable comprehensive plans (MSB 17.30.060(A)(1)).
3. The proposed use will not detract from the value, spirit, character, and integrity of the surrounding area (MSB 17.30.060(A)(2)).
4. The applicant has met all the requirements of this chapter (MSB 17.30.060(A)(3)).
5. The proposed use will not be harmful to the public health, safety, convenience, and welfare (MSB 17.30.060(A)(4)).
6. Sufficient setbacks, lot area, buffers, or other safeguards are being provided (MSB 17.30.060(A)(5)).

7. The surrounding property ownership, existing land uses, wetlands, and water bodies within the notification area have been identified (MSB 17.28.060(A)(1)).
8. Phases of proposed mining activities, description of the topography and vegetation, and approximate time sequence for the duration of the mining activity have been identified. No permanent, semi-permanent, or portable equipment is expected to be located within the required setbacks (MSB 17.28.060(A)(2)).
9. The proposed traffic route and traffic volumes have been identified. Traffic generated from the use will not exceed 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles a day (MSB 17.28.060(A)(3)).
10. The operation will make use of earthen berms, vegetation, and below-grade excavation to provide visual screening measures (MSB 17.28.060(A)(4)).
11. Noise mitigation measures, including retaining vegetative buffers and constructing earthen berms, will ensure that sounds generated during earth material extraction activities will not exceed the levels specified in MSB 17.28.060(A)(5)(a). Noise levels exceeding the levels in 17.28.060(A)(5)(a) are prohibited.

12. The proposed use satisfies the lighting standards (MSB 17.28.060(A)(6)).
13. The operation will not conduct earth material extraction activities within 100 linear feet of any wetland, stream, river, or other waterbody, and the operation will not mine below or within four feet of the seasonal high water table (MSB 17.28.060(A)(7)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application does meet the standards of MSB 17.30 and MSB 17.28 and does hereby approve the conditional use permit for earth material extraction activities with the following conditions:

1. The operation shall comply with all applicable federal, state, and local regulations.
2. All extraction activities, including all activities that cause noise, dust, or traffic, shall be limited to 7:00 a.m. to 7:00 p.m., daily.
3. Operation of an earth materials crusher shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. and shall be centrally located in phase 2 or within the southern portion of phase 1. Furthermore, an earth materials crusher is prohibited from operating within phases 3 and 4 shown on the site plan of the application material.

4. All aspects of the operation shall comply with the description detailed in the application material. An amendment to the permit shall be required prior to any alteration or expansion of the material extraction operation.
5. The property boundary of phases 2, 3, and 4 of the extraction area shall be surveyed and marked with lath at 50-foot intervals to ensure that no earth material extraction occurs beyond the boundaries of the subject parcel, prior to operating within each phase.
6. Material extraction shall be limited to the area identified in the applicant's site plan.
7. A four-foot vertical separation shall be maintained between all excavations and the seasonal high-water table.
8. Dust control shall be achieved on the subject parcel at the material extraction and vehicular access sites.
9. Neither a batch plant nor a hot mix plant shall be used at the site.
10. Per MSB 17.28(A)(4), visual screening measures shall be maintained in accordance with the application material.
11. Per MSB 17.28.060(A)(5), berms, constructed or natural, shall be installed and/or maintained at a minimum height of 10 feet on the subject property surrounding areas

where material extraction activities will occur to mitigate or lessen noise impacts to adjacent land uses.


12. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 17.28.060(A)(5)(a) - Site Development Standards, and MSB 8.52 - Noise, Amplified Sound, and Vibration.
13. The operation shall comply with the reclamation standards of MSB 17.28.067.
14. Prior to operating, proof shall be provided to the Planning Department showing all applicable requirements of the Alaska Department of Natural Resources reclamation plan process have been met.
15. If reclamation information is updated with the Alaska Department of Natural Resources, a copy of the updated information shall be provided to the MSB Development Services Division.
16. Junk vehicles, junk vehicle parts, and trash shall be removed in accordance with MSB 8.50.
17. Vehicles and equipment shall be staged at a designated location, and all equipment shall be inspected for leaks at the end of each day.
18. On-site maintenance of vehicles shall be done in an area where all leaks can be contained with drip pans or other discharge prevention devices.

19. Any hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.
20. All construction exits shall comply with standard Alaska Pollutant Discharge Elimination System requirements to minimize off-site vehicle tracking of sediments and discharges to stormwater.
21. All track-out sediments from the site shall be removed from the right-of-way daily.
22. If cultural remains are found during material extraction activities, the MSB Planning Department shall be contacted immediately so the remains can be documented.
23. The existing setback violation related to the shop structure on the subject parcel shall be abated and notice of the abatement shall be provided to the MSB Planning Department prior to operating.
24. A copy of the approved permit shall be provided to each contractor company working at the site, and a copy of the permit shall be posted on the subject property in a location and manner clearly visible to the public for the duration of the permitted activities.
25. Borough staff shall be permitted to enter any portion of the property to monitor compliance with permit requirements. Such access will at minimum be allowed on demand when activity is occurring and, with prior verbal

or written notice, and at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Permit.

26. Authorization for earth material extraction activities approved by this Conditional Use Permit shall expire on December 31, 2036.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 18th day of May, 2026.


Richard Allen, Chair

ATTEST


Lacie Olivieri, Planning Clerk

(SEAL)



YES: Fonov, Carpenter, Allen, McCabe

NO: None

RECEIVED
MAY 19 2026
CLERKS OFFICE

By: Rebecca Skjothaug
Introduced: May 4, 2026
Public Hearing: May 18, 2026
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-07**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE TO MSB 17.55.020 FOR THE CONSTRUCTION OF A DWELLING TO BE PLACED APPROXIMATELY 32 FEET FROM THE SHORELINE OF MIDDLE CASWELL LAKE SUBDIVISION, PLAT #68-10, PALMER RECORDING DISTRICT, STATE OF ALASKA, LOCATED AT 49562 S LURE CIRCLE, TAX ID 6070000L1051.

WHEREAS Paul and Elizabeth Knecht, property owners, have applied for a variance under MSB 17.65 for a parcel located on Middle Caswell Lake, Alaska (Tax ID# 6070000L1051).; and

WHEREAS, to grant a variance, the Planning Commission must find that each requirement of MSB 17.65.020(A) has been met; and

WHEREAS, the subject lot is part of the Caswell Lakes Subdivision and was initially platted in 1968 before Borough setback and lot size regulations were established; and

WHEREAS, the subject parcel does not conform to the current Borough subdivision standards for lot size; and

WHEREAS, Middle Caswell Lake is located west of the subject parcel. To the north and south is a residential property with a cul-da-sac on the eastern boundary; and

CSW

WHEREAS, according to the application material, the subject parcel is approximately 0.39 acres; and

WHEREAS, there is buildable area as indicated on the survey conducted by Richard L. Wentworth on December 20, 2024; and

WHEREAS, Planning staff analyzed 67 parcels with lake frontage on Middle Caswell Lake; and

WHEREAS, Planning staff found the lakefront properties within the analysis are approximately 0.3 acres; and

WHEREAS, after conducting an analysis, the Planning staff found that there are 21 lakefront parcels with dwellings that appear to meet the 75-foot setback criteria, and these dwellings have an average size of 977 square feet; and

WHEREAS, the dwellings that may violate the setback requirements were not included in the average dwelling size calculation; and

WHEREAS, according to the application material, the applicant proposes building a 1,132 two-story structure; and

WHEREAS, according to the Planning staff's analysis, constructing a 1,132-square-foot dwelling is compatible with the surrounding area; and

WHEREAS, according to the application materials, the proposed structure is planned to be 10.9 feet away from the southern property line and 32 feet from Middle Caswell Lake (west), 56.8 feet from the northern proper line, and 53.5 feet from the eastern property line (ROW); and,

WHEREAS, based on the application material, the current land use consists of recreational and family activities; and

WHEREAS, in 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies; and

WHEREAS, based on the application materials, the applicant proposes preserving the natural shoreline and maintaining a buffer of undisturbed vegetation along the shoreline; and

WHEREAS, MSB Chapter 17.65 - Variances, was written to grant relief to property owners whose lots are impacted by existing land use regulations, thereby making the lot undevelopable; and

WHEREAS, Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents; and

WHEREAS, Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent,

compatible, effective, and efficient development within the Borough; and

WHEREAS, Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values; and

WHEREAS, the variance request is consistent with the policies and goals of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update); and

WHEREAS, the subject parcel is not in a special land use district; and

WHEREAS, residential structures are allowed on this property; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 26-07;

1. The 0.3-acre parcel has limited legal buildable area, which is an unusual condition (MSB 17.65.020(A)(1)).
2. The strict application of the provisions of this title would deprive the applicants of rights commonly enjoyed by others, as the application indicates the parcel is currently used for camping and outdoor recreation. The

average size of dwellings within the analysis area is 977 square feet. The property is 0.3 acres of land, and there has limited legal buildable area on the property.. (MSB 17.65.020(A)(2)).

3. Granting a variance will not be injurious to nearby property nor harmful to the public welfare (MSB 17.65.020(A)(3)).

4. The proposed variance is consistent with the applicable comprehensive plans and does meet the intent of MSB 17.65 (MSB 17.65.020(A)(4)).

5. Granting a variance will be no more than is necessary to permit a reasonable use of the property (MSB 17.65.020(A)(5)).

6. The person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).

7. The variance will not allow a land use in a district in which that use is prohibited, as residential structures are allowed on this site (MSB 17.65.030(A)(2)).

8. The variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3))

9. Denial of the variance request would interfere with the current drive and only access to the lake launch.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the setback variance

to construct a 1,132 two-story dwelling within the parcel located on Middle Caswell Lake, Alaska (Tax ID# 6070000L1051), as referenced in the application material.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 18 day of May 2026.


Richard Allen, Chair

ATTEST


Lacie Olivieri, Planning Clerk

(SEAL)



YES: Fonov, Carpenter, Allen, McCabe

NO: None

RECEIVED
MAY 19 2026
CLERKS OFFICE

By: E. Krueger
Public Hearing: May 18, 2026
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-08**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING KEY BOROUGH-OWNED PARCELS ON THE SHORE OF THE DESHKA RIVER AS WATERSHED LANDS TO PROTECT SALMON POPULATIONS. (MSB008272)

WHEREAS, the Matanuska-Susitna Borough (MSB) Planning Commission has reviewed the outcomes of a recent study on the temperature of water entering the Deshka River from adjacent groundwater seeps; and

WHEREAS, this new information shows that certain parcels supporting the cold-water inputs to the Deshka River are essential for maintaining healthy salmon runs in the river; and

WHEREAS, spatial variation in water temperature is a key feature of habitat complexity that contributes to the movement, resilience, and persistence of cold-water fishes, including salmon; and

WHEREAS, during spawning migration, periods of high river temperatures can block migratory corridors and cause thermal stress and mortality; and

WHEREAS, the Alaska Department of Fish and Game (ADFG) ranks the Susitna River drainage king salmon population as the fourth

*am
ocul*

largest in the State of Alaska, with the Deshka River providing spawning and rearing habitat for approximately 20 percent of the Susitna River king salmon return on an annual basis; and

WHEREAS, during the 10-year period from 1997-2006 Deshka River king salmon spawning escapments averaged more than 33,000 fish per year and the Deshka River king salmon sport fishery was an important economic driver for the MSB; and

WHEREAS, even with no sport harvest allowed in 2023, 2024, and 2025, not a single king salmon spawning escapment goal was attained anywhere in the Susitna River drainage and the sport fishery is closed again for 2026; and

WHEREAS, unsustainability of the Susitna River drainage king salmon population is a rapidly accelerating problem; and

WHEREAS, the Deshka River has a very productive silver salmon run within the Susitna River drainage, with Deshka River silver salmon escapements used by ADFG as a tool for managing silver salmon stocks throughout the entire Susitna River drainage; and

WHEREAS, local economic studies in 2007 and 2017 show the significant positive economic effect returning salmon have on the MSB economy, that included \$56 million in direct spending benefits to the MSB in 2017 alone, and there are additional economic benefits from healthy wildlife and fish populations; and

WHEREAS, the Fish and Wildlife Commission and the Planning Commission believe it is important the MSB takes every available action to safeguard healthy salmon runs in local water bodies; and

WHEREAS, the MSB can classify these parcels as watershed lands in recognition of the water quality function they provide that protects salmon habitat; and

WHEREAS, a Borough inter-departmental review was conducted, along with 30-day public notice in accordance with Title 23 and Land and Resource Management Policy and Procedures adopted by the Matanuska-Susitna Borough; and

WHEREAS, through land classification, the parcels identified as essential for salmon habitat cannot be changed without Assembly approval.

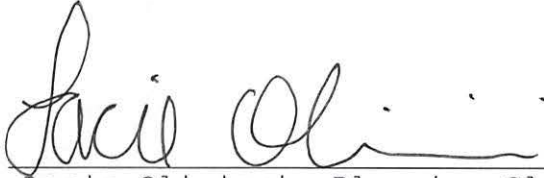
NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of the land classification contained in Exhibit A.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 18th day of May, 2026.



Richard Allen, Chair

ATTEST



Lacie Olivieri, Planning Clerk

(SEAL)

YES: Fonov, Carpenter, Allen, McCabe

NO: None



RECEIVED

MAY 11 2026

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
April 2, 2026**

CLERKS OFFICE

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 2, 2026, 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 Liebing, District Seat #2
- Mr. Michael Gillson, District Seat #3
- Ms. Michelle Traxler, District Seat #5
- Mr. Steve Kevan, District seat #6
- Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

- Ms. Amanda Salmon, District Seat #4
- Vacant, District seat #7
- Mr. Igor Galloway, 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
- Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Chiavetta led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

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

Discussion ensued.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- March 19, 2026

CLERK

MOTION: Platting Member McBride made motion to approve the Minutes presented.
Platting Member Liebing seconded.

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

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. HOUSTON RAIL NW: The request is to create 5 lots and dedicate the portions encumbered by the W. Parks Highway as right of way from Tax Parcels A6, D4, & C8, to be known as Houston Rail NW Subdivision, containing 119.9 acres +/- . The property is located north of Little Susitna River, south of W Zero Lake Road, and fronts on W. Parks Highway (Tax ID #18N03W20A006, 18N03W20D004, & 18N03W21C008); within the E ½ Section 20 & the SW ¼ Section 21, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

(Petitioner/Owner: Matanuska-Susitna Borough, Staff: Matthew Goddard, Case # 2026-008)

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

Kayla Smith provided the mailing report:

- Stating that 21 public hearing notices were mailed out on March 11, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

Platting Member Liebing had questions for staff.

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

The petitioners representative Lisa Gray 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 chose not to speak.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Houston Rail NW. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

B. MOUNTAIN TOP ACRES ADDITION 1: The request is to eliminate a utility easement; to eliminate a common access easement; to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as Mountain Top Acres Addition 1, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Bull Moose Surveying, Staff: Matthew Goddard, Case # 2026-009*)

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

Kayla Smith provided the mailing report:

- Stating that 136 public hearing notices were mailed out on March 11, 2026.

Staff gave an overview of the case:

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

Platting Member Liebing had questions for staff.

Platting Member Kevan had questions for staff.

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

The petitioners representative Tim Carmen spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Elizabeth Powers
- Scott Haan
- Joy Cypra
- Jim Colver

- Isaak Rowland

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, Tim Carmen, spoke.

Discussion ensued.

MOTION: Platting Member Kevan made a motion to continue the preliminary plat of Mountain Top Acres Addition 1 to the May 7th Platting Board Hearing. Platting Member Liebing seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

The public hearing was reopened.

C. LOT 6 BLOCK 6 GEOR DOL ESTATES: The request is to vacate a 50' section line easement along the west boundary of Lot 6, Block 6 Geor Dol Estates, Plat 77-179 (Tax ID# 1343B06L006), to be known as Lot 6 Block 6 Geor Dol Estates. The plat is located south of East Knik River Road, and west of South Ben Hur Drive, located within the NW ¼ Section 15, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (*Petitioner/Owner: Jason & Erin Callaway, Staff: Cayman Reynolds, Case # 2026-019*)

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

Kayla Smith provided the mailing report:

- Stating that 52 public hearing notices were mailed out on March 11, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 6 findings of facts.

Platting Member Chiavetta had questions for staff.

Platting Member Kevan had questions for staff.

Platting Member Liebing had questions for staff.

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

The petitioners representative Wayne Whaley spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Ron Perrin
- Robert Hicks

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 Member Kevan had questions.

Platting Member Chiavetta had questions.

MOTION: Platting Member Kevan made a motion to approve the Section Line Easement Vacation of Lot 6 Block 6 Geor Dol Estates. Platting Member Liebing seconded the motion.

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 is 1 case scheduled for April 16, 2026 Platting Board.
- Grizzly Hills 2 MSP

9. BOARD COMMENTS.

- Member Liebing – I have 2 comments, I think that this case that we continued is an opportunity for us to us collectively as the board, as the Platting Division, the developer and the neighborhood to come up with a better solution potentially than what was there. I'm encouraged that we have people attempting to do that up on Fishhook and then I would just add my congratulations to the group. Fred, I know that your going to enjoy the hell out of retirement and I look forward to finding your food truck at some point out here and having a little brisket.

- Member Kevan – I concur, I think that last case, it is important that we do look at the public opinion to the degree that it is worthy, not just the complaints of peoples kids playing in the roadway. That's called disorderly conduct and that's actually not caring for your children in a roadway. Everybody wants to use that excuse. Coming from a law enforcement, retired law enforcement background, I don't tolerate that. And it just irks me every time somebody brings that up. The roadways are public use for everybody; we all have to share it. Play nice. When we have areas like this I think, in my experience over the years to in seeing these types of situations if the Borough is able to come up with a great solution that helps everybody I think that's great but as Fred has pointed out, connectivity is required and I think that we shouldn't forget that point as well. Congratulations Fred.
- Member McBride – I agree with all of that too, congratulations Fred on your retirement.
- Member Chiavetta – Also being from law enforcement here, we kind of hear the same things over and over. People speeding, people doing that, it doesn't negate what we have to do. Law enforcement needs to do their job and to people that fund law enforcement need to fund them so that they have the ability to do their job and such things. You know frankly here in Alaska you just don't see the ability to patrol neighborhoods like you do in major like when I policed in Florida we'd get complaints and we'd be at a neighborhood writing tickets. The ability to do that is not here but that doesn't negate the fact that we need to have the connector road but like I suggested that its good that they're willing to try to come to some sort of conclusion to make everybody happy. Didn't have to do it so good on you guys for wanting to do that. Fred anytime you want to play poker, let me know buddy.
- Member Gillson – Best wishes to Fred on nis retirement.
- Member Traxler – Gonna miss you Fred, I wish you well and don't be a stranger.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 2:17 PM.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
April 16, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 16, 2026, 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 Liebing, District Seat #2
- Mr. Michael Gillson, District Seat #3
- Ms. Michelle Traxler, District Seat #5
- Mr. Steve Kevan, District seat #6
- Ms. Karla McBride, Alternate A
- Mr. Igor Galloway, Alternate B

Platting Board members absent and excused were:

- Ms. Amanda Salmon, District Seat #4
- Vacant, District seat #7

Platting Board members absent were:

Staff in attendance:

- Mr. Jason Ortiz, Planning Deputy Director
- Ms. Kayla Smith, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Chiavetta led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

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

Discussion ensued.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- April 2, 2026

MOTION: Platting Member McBride made motion to approve the Minutes presented.
Platting Member Liebeng seconded.

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. **GRIZZLY HILLS 2 MASTER PLAN**: The request is to create three additional phases and extend the deadline for completion to February 14, 2029, for the approved subdivision known as Grizzly Hills 2 Master Plan, containing 117.17 acres +/- . The plat is located directly north of E. Dale Circle, and east of N. Covington Street, W ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. In the Fishhook Community Council and in Assembly District #6. *(Petitioner/Owner: Sockeye Homes, LLC, Staff: Chris Curlin, Case # 2019-170)*

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

Kayla Smith provided the mailing report:

- Stating that 161 public hearing notices were mailed out on March 24, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

Platting Member Kevan had questions for staff.

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

The petitioners representative Gary LoRusso spoke.

Chair Traxler opened the public hearing for public testimony,

The following persons spoke:

- Jennifer Deason

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.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the extension and phases of preliminary plat of Grizzly Hills 2 Master Plan. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS
(None)

7. ITEMS OF BUSINESS & MISCELLANEOUS
A. Memo for Board member comments

Matanuska Susitna Borough Assistant, Attorney Erin Ashmore spoke.

Platting Member Liebing had questions for staff.

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 3 cases and a resolution scheduled for May 7, 2026 Platting Board.
 - Mountain Top Acres Addition 1
 - Star Lake 2
 - Lot 9 Block 15 Enchanted Forest

9. BOARD COMMENTS.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:32 PM.



MICHELLE TRAXLER
Platting Board Chair

ATTEST:



KAYLA SMITH
Platting Board Clerk

South Lakes Community Council (SLCC)
SLCC Meeting Minutes
Date: May 4, 2026
Location: 5201 E Mayflower Lane Wasilla, AK 99654

RECEIVED

MAY 18 2026

CLERKS OFFICE

- A. Call to Order at 7:05pm by Chair Susanna Biederman
- B. Roll Call
 - a. Chair - Susanna Biederman - present
 - b. Vice-Chair - Dan Kennedy, present
 - c. Secretary - Terry Roth - not present, excused
 - d. Treasurer - Kelley Tedd - not present
 - e. Member-At-Large - Lance Nielsen, present
 - f. Member-At-Large - Lynn Hallford, not present
- C. Approval of Minutes from April 6, 2026 Meeting
 - a. Motion to approve minutes by Dan Kennedy
 - b. 2nd by Misti Schiewe
 - c. Motion passed - approved
- D. Treasurer's Report
 - a. Member Dues - Invitation to Become a Member - no action needed
- E. Borough Spotlight
 - a. Ryan McKee for Sen Yundt - no action needed
 - b. Max Sumner for Mat-Su Assembly District 4 - no action needed
 - c. Elise Blocker from RESPEC - no action needed
- F. Community Non-Profit Spotlight - MatSu Health Foundation - no action needed
 - a. MatSu Health Foundation Technical Assistance Program
 - b. MatSu Health Foundation Scholarships - <https://vimeo.com/1152671121?fl=pl&fe=sh>
 - i. Academic Scholarships
 - ii. Vocational Scholarships
 - iii. Professional Development and Training Scholarships
- G. Community Member Linda Lozanoff - Valley trash clean up - discussed adding Clean Up Day vote to June agenda
- H. Transportation and Roads
 - a. Transportation Committee update - no action needed
 - b. Public Comment
- I. Board Positions
 - a. Invitation to join the Board - no action needed
- J. Public Comments

Call
OK

K. Adjournment at 8:14pm by Chair Susanna Biederman:

Susanna Bieder
Signed: Susanna Biederman, Chair

5-6-26
Date

Terry Roth
Signed: Terry Roth, Secretary

5-6-26
Date

A Regular Meeting of the Talkeetna Community Council
Monday, February 2nd, 2026 - 7:00 p.m.
Talkeetna Public Library w/ Zoom link
Meeting Minutes

RECEIVED

MAY 11 2026

ERKS OFFICE

1. Call to order at 7:01pm. Establish a quorum: 6 were in attendance: Jon Korta, Kai Leddy, Jodi Rodwell, Kara Walker, Marissa Goerke, April Morrow. Absent: Bobbi Jo Van Sickle.
2. K. Leddy will take the minutes.
3. Approval of agenda: Add Hugh Leslie from MSB Parks and Rec to be added to Out of Town Guests. **Motion** by Kara, seconded by Jodi. No opposition. Agenda is approved.
4. Approval of Minutes from 1-5-26: **Motion** to approve minutes by Jodi, seconded by Kara. No edits/discussion. Minutes approved
5. Out-of-Town Guest(s): Branch Manager of Outdoor Recreation for MSB, Hugh Leslie - works in community development with the borough, 33 years working in recreation. Speaking tonight to connect MSB Parks/Recs/Libraries with the communities better, this presentation is to share information and gather input. Hugh spoke on various recreational facilities around the valley (indoor and outdoor)
6. Treasurer's Report - in correspondence packet (link below), Kara Walker -
7. Correspondence: Link to Correspondence Packet HERE: <https://tinyurl.com/8rfkjayx>
8. Announcements:
 - MSB Transportation Fair Date: Wednesday, February 25, 2026, 3-7 pm; AK Fairgrounds
 - March 17-18, 2026, Southcentral Alaska Subsistence Regional Advisory Council
9. Persons to be heard:

Joe McAneney- Village Airstrip Erosion; Joe wasn't able to make it but is President of Village Airmen's Association, they've applied for funding from AK Disaster Relief fund to repair revetment at end of village airstrip. There will be more updates at the March meeting.

Andrea Larson - Talkeetna Water System Upgrade Location; New lots being considered behind the Swiss Alaska Inn on front street (street going to Mahay's boat launch). There are two heavily wooded properties between Swiss Alaska and Andrea's personal property (with cabin). Andrea states that these 2 lots were not included in the environmental review study done in 2023 for the TKA water facility upgrades. Andrea agrees there need to be upgrades to the treatment system and water storage system, but would like to dispute the use of these

*CW
out*

lots depending on the purposes they'd be used for. Andrea does the plowing on this road in the winter. There are 5 alternative sites in the 2023 environmental study (done by HDR engineering) that are not in the flood zone and those locations should be considered over lots 3 & 4 behind the Swiss Alaska Inn.

10. Fire Dept. Report - Chief Eric Chappel - 17 calls last month (little higher than previous months), highway was closed for 8 hours with 2 semis and 1 tow truck in the ditch. This was followed by a sander gone into the ditch, another accident a few miles north included 2 sanders and a couple more vehicles. Talkeetna Fire and the Troopers decided to wait until the State could get sand to that 2-3 mile section of road. One of the semis that went into the ditch was hauling ~17,000 gallons of gasoline with lakes on either side of the roadway, no liquid leaked. It took over 6 hours for the transfer tanker to reach the accident to transfer the fuel out of the tipped tanker. There was not enough room on the roadway to allow traffic to pass the tipped tanker, the road was closed at Tesoro at the Y. Four wreckers arrived capable of pulling double semis back onto the road and all semis were able to drive away from the accident. Great work to Talkeetna Fire and State Troopers for handling such a large, hazardous incident so well! TKA partnered with the State Fire Marshal office to install over 40 smoke and carbon monoxide detectors in a single day! The State and MSB are putting on CERT (Community Emergency Response Team) training to everyone (don't have to be a CERT team member to attend training) at the Senior Center on March 14th, 15th, and 21st (9am-5pm). Covers fire safety, light search and rescue, responding to large earthquakes, team organization and more! The training is available to all ages and mobilities. For more info or to register contact Talon Boeve at talon.boeve@matsugov.us

11. Talkeetna Water and Sewer Board - Ryan Sheldon - n/a

12. Talkeetna Road Service Area Report - John Strassenburgh -

The RSA 29 Road Board met January 8, 2026

1. The Board re-elected John as Primary Supervisor.

2. Bill (D&S) requested that next month's RSA 29 meeting agenda include a discussion of striping downtown.

3. Potential Public Construction and RIP ("Road Improvement Project) List projects were discussed. Wade (Borough Road Superintendent) reported that design is progressing on the combined repair and recoating of Yoder bridge over Montana Creek.

4. Wade reported that up until the recent big snow event, it has been a relatively easy winter. This snow event (16") was the first significant storm of the season and brought up some scheduling and allocation of resource issues that resulted in delays in clearing berms and some streets. All were satisfactorily resolved

5. There being no further discussion items, the meeting was adjourned at 7:20

The next RSA 29 meeting is scheduled for February 8, 2026.

13. Talkeetna Library Report - Geri Denkwalter - Great programs this past month as well as PFD filing assistance. Saturday is Take Your Child to the Library Day with lots of fun challenges (scavenger hunt) as well as music and crafts. Book fair is also coming to the Library. Summer reading planning has begun as well as the seed collection.

14. Committee/Board Reports

****Note to Committee Chairs - your meetings need to be advertised 48 hours in advance and in at least two places (KTNA, Talkeetna Community Council website, Post office, etc.). This is especially important if you're taking action at a meeting so the public can be informed and attend.***

a. TPAC (Talkeetna Parks Advisory Committee) - Karl Swanson - Meeting was on Jan 19th, Brian gave Parks update with current trail conditions. Whitney gave report on signage on Ridge trail, there was discussion about signs for allowable/non-allowable usage of TKA Lakes park. Next meeting is March 16th at 6:30 (Talkeetna Library). February report can be found at this link:

<https://tinyurl.com/yrhu6bj5>

b. Recycling - Cici Schoenberger - biggest issue facing Recycling is trying to find volunteers. Any that is a recycling user, it's requested you consider giving just 2 hours a month of your time to helping volunteer at recycling! PSA's are being planned to be aired on KTNA. Volunteers should contact Cici at 907-355-8324 or recycling@talkeetnacouncil.org.

c. Community Assistance Program - Kara Walker - The \$15,789 for CAP funds has been received from the Mat Su Borough. We are still accepting applications to be on the grant review committee (application to be on the committee AND application for funds ends March 15th). Find more information and apply on the website here:

<https://www.talkeetnacouncil.org/cap>

d. CERT (Community Emergency Response Team) - still looking for local leaders! Contact Eric Chappel if interested.

e. Technology Committee - Kai Leddy - anyone notices issues on the website, please email connect@talkeetnacouncil.org. Heads of committees please make sure to email in your meeting times so they can get posted on the website.

f. Paddle and Racket Committee - n/a

g. Skatepark Committee - update in correspondence packet (link above)

h. AK Long Trail Advisory Group - n/a

15. Unfinished Business - n/a

16. New Business

a. Formation of Committee for Mainstreet Area Improvement - background: last Summer the TKA Chamber of Commerce had the idea to create a Pedestrian only Main Street day of the week which didn't come through Talkeetna Community Council but was coordinated with the Borough. The project was stopped so there could be more community involvement. The meeting took place in January at the Hangar and was well attended (~80 people). The takeaway from the meeting was that this is a community-wide issue and a formation of a working group would be a great way to move forward on the topic. A call was made for interested persons to submit their info to be considered for the working group. Tonight Talkeetna Council will vote as to whether an ad hoc Talkeetna Community Council committee will be formed in regards to Mainstreet Area Improvement. Things that need to be decided: how

the committee will be formed, what is the size of the committee, when would the committee begin to meet. There are 3 main topics to discuss 1) should a committee be formed on this topic, 2) what is the purpose of this committee, 3) what size should the committee be, 4) what selection process should create this committee, and 5) when will they begin to meet?

- 1) **Motion** by Jodi to form committee under TCCI for Mainstreet Area Improvement, seconded by Kara. Discussion: A question was asked if the Chamber of Commerce is having this same discussion. The Chamber is not forming a second committee, but rather Talkeetna Council is spearheading the formation of the committee. It has been discussed the working committee would have 2 Talkeetna Council members, 2 Chamber of Commerce members, and x number of at-large residents on the committee (x number to be discussed tonight). General topics to be "improved" in the Mainstreet Area Improvement committee may include pedestrian safety, quality of road/alleys in downtown Talkeetna, parking issues in the downtown area, traffic flow patterns in downtown, etc. No opposition to the listed motion. **Motion passes** to form ad hoc committee of Main Street Area Improvement.
- 2) **Motion** to create a goal and purpose to the ad hoc committee of Main Street Area improvement by Jodi, seconded by Kara. Discussion: request for quantitative/measurable goal of the committee. This is especially important as it is an ad hoc committee and an unmeasurable goal could perpetuate the lifespan of the committee. Worth noting, all committees of the Council cannot make decisions, but rather propose ideas to the Board of elected Council members who will vote on whether action should or shouldn't be taken on the ideas. Furthermore, the Talkeetna Community Council itself acts as an advisory committee to the Mat Su Borough itself, essentially acting as a "voice" for Talkeetna aside from public comments that residents can submit directly to the Borough. Additionally, this committee is not just focused on creating a pedestrian only event, but other mainstreet improvements including striping, parking access, improving the quality of main street and alleys, etc. The pedestrian only project would include State and Borough permitting and could not be accomplished with the abilities of the TCCI Council alone. By being a committee under the TKA Community Council, this committee is required to have public meetings (anyone can attend), advertise meetings 48 hours in advance in at least two places (KTNA, post office, TCCI website), submit monthly report to be included in TCCI correspondence packet, and present at the monthly TCCI meeting. **Amended motion** by Jodi To propose ideas or projects to the community council that would add to the overall betterment of the mainstreet area, particularly in regards to improving pedestrian safety and safe vehicular traffic flow/parking. Utilize resources/suggestions from prior plans such as the 1999 Comprehensive Plan, 2002 Talkeetna Community/Tourism Plan and Issues and Needs Workbook, as well as feedback from 1/13//26 Community Meeting. Seconded by Kara, no

further discussion. No opposition, amendment passes. No further discussion on main motion, original motion passes.

- 3) **Motion** by April to form a committee of 12 members, seconded by Jodi. Discussion: Two members would be on TKA Council's Board, two members would be on TKA Chamber of Commerce's Board, 7 remaining members would be selected from the 12 applicants (that are not on either of those two Boards). No opposition. Motion passes.
- 4) **Motion** by Jodi that the formation of the committee will happen through a vote of the Board members of the TKA Community Council - Board members will rank the 12 candidates and the committee will be formed of the top 7 candidates. Seconded by Leddy. Discussion: Jon and Marne discussed whether each Board would choose their 2 members. A suggestion was made that each member of the TKA Council Board ranks the 12 applicants and the top ranking 7 members will be placed on the committee. It was brought up that the Chamber of Commerce Board is elected Chamber members (which is a paid membership) and the TKA Community Council is a volunteer position and publicly elected through democratic process. **Amendment** by Jodi if someone selected in the top 7 withdraws their name, the next person in the ranking will be added to the committee (and onward as needed). Seconded by Kara. Discussion: What if a Board position of the committee drops out? Jon suggests it's the Board's responsibility to replace that committee member. No opposition. Amendment passes. No further discussion on main motion, no opposition, motion passes.
- 5) The Board will rank their choices and have them submitted to the Chair (Jon Korta) by Thursday. From there, the Council will send out a poll to the committee members so they can decide together on a mutual date.

17. Board Comments

Leddy - Thank you everyone for being here, what a great turnout for a February meeting. Have fun in the snow and be safe out there!

Kara - Thank you everyone for being here and the discussion. Have fun in the snow!

Jodi - Thank you everyone, it's always fun to have everyone provide input. We all have the same goals in mind: to be safe, have fun, and enjoy our community. There's a big weekend coming up with the Talkeetna Ice Festival. See you on Main Street!

April - Thank you all from Iowa!

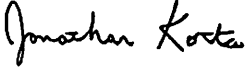
Jon - Thank you to the TKA Chamber for initiating the conversation, there are things we can do to improve the situation downtown and we're looking forward to working together.

Thank you to interested folks who submitted to the committee, those committee meetings will be public so anyone with an idea should come to those meetings and let their voice be heard.

18. Adjournment. Meeting adjourned at 9:30pm.

Next meeting Monday, March 2nd, 2026 at 7pm at Talkeetna Public

Library.

Signed by: Jon Korta, Chair _____  _____ Date: 3-25-26

Attested to: Kai Leddy, Secretary _____ K.A. Leddy _____ Date: 4-2-26

If you're not on our correspondence email list, please send a note to
connect@talkeetnacouncil.org

Agenda, previous meeting minutes and correspondence packet are sent
by Saturday prior to each meeting - if you don't receive these items by
Saturday please email us.

RECEIVED

MAY 12 2026

CLERK'S OFFICE



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

April 1, 2026
1:02pm-3:01pm

I. CALL TO ORDER

This regular meeting of the Talkeetna Sewer & Water Board for Service Area No. 36 was held on Wednesday, April 1, 2026, at the Talkeetna Warm Storage Building at 25150 S Comsat Road in Talkeetna, Alaska and via Microsoft Teams. The meeting was called to order at 1:02pm 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
Mr. James Kellard – present and on-time

III. APPROVAL OF AGENDA

Motion to adopt the agenda by Jane Steere. Seconded by James Kellard.

CWS

No objections, agenda approved as presented.

IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

A. Regular Meeting:

Minutes for the February 4, 2026, regular meeting were re-reviewed by the Board with a minor correction to CALL TO ORDER and NEXT MEETING dates. Minutes for the March 4, 2026, regular meeting were reviewed by the Board. Motion to approve the February and March minutes by James. Seconded by Jane.

No objections, minutes approved as presented.

V. STAFF REPORT

A. TSW Supervisor (Amanda Fleming)

- The WWTF Quality Assurance Project Plan has been submitted and under review. All other requirements have been completed.
- Freeze ups are continuing to occur within the Service Area – operators are tracking at least 30 known freeze ups on both water and sewer systems. This does not account for re-freezes. The Utility is working with customers to access curb stops/thaw wires. Service Request fees are being charged when significant work is required to access curb stops; ie. chipping ice, melting ice, chipping gravel. New maintenance issues have been identified along the way. Some customers are running water to prevent freezing/re-freezing both on services and main lines. In these cases, water charges will be adjusted. There is too much risk to encourage all customers to run water. This is a unique winter where frost has exceeded the normal depth and impacting water lines that typically have been well protected. This is expected until end of May.
 - Thaw companies are 10-15 days out. Moore's Hardware rents thaw boxes. TSW owns a thaw box used for main lines and other MSB buildings but may be used in rare cases for customer services. The TSW thaw box is currently broken; waiting for repair parts.
 - Future considerations; making sure thaw wires are available, copper pipe for services, installing in-line thaw wires, creating looped water lines.
- FY26 revenues are trending at 75% which is on trend for being at 75% of the FY. Water revenues are slightly elevated compared to historical numbers while sewer revenues and other fees are down.
- No update to the grease requirements. Amanda sent out a letter to all commercial accounts notifying them of the upcoming changes in fall 2025, but will plan to send out a reminder notice before July 1.
 - *Drew brought up the idea of utilizing social media. Group discussed the importance of correcting misinformation while also directing people to the MSB website, TSWB meeting schedule, or Amanda directly. Amanda requested to not tag her personal Facebook profile but listing her work cell or work email was appropriate and encouraged. Amanda indicated there are general messages that could go out on the main MSB website.*

- B. MSB Engineer (Mike Campfield) – not present.
- Update via Amanda – there is no new update to the request for the DNR parcels. Land conveyance can take a long time to get through all the internal and external review processes. Ryan confirmed this in addition to changes with Commissioner. He encouraged writing to representatives to ask for a speedier review process.

VI. AUDIENCE PARTICIPATION

- A. Andrea Larson reaffirmed her opposition with the MSB pursuit of acquiring DNR parcels 3 & 4 on Front St. She wrote a letter to DNR; she stated she will email that letter for the Board to review.

VII. UNFINISHED BUSINESS

- A. **Service Area Rule & Rate Changes** – Amanda brought up the potential for a general service fee that is not dependent on seasonal changes such as certifying a backflow device. The other consideration is building size limitations.
- *Amanda will email the current Service Area Rules for review.*
- B. **Land Acquisition for New Headworks and Storage Tank Project** – see update from MSB Engineer.
- C. **Request to Review Headwork Sites; resolution** – A motion to approve the attached draft resolution by Jane. Seconded by James.

Discussion of the draft resolution prepared by Drew and Amanda. Board reworked several sections to correct typos, clarify goals, and add a section to include contacting representatives and the ARRC to assist in determining land acquisition. The Board discussed at length the importance of preserving historical trails, recognition of Native Lands, flood and visual/auditory concerns while recognizing the need for construction infrastructure that will provide safe, reliable drinking water to the community. The Board reviewed previously considered sites and identified similar concerns with the DNR parcels as with some of those sites, including the current location of the Wellhouse and Arsenic Treatment Plant. The Board discussed pros and cons of owning land vs. leasing land; then purchasing land vs. land conveyance which comes without a cost.

Ryan suggested hosting a special meeting in 15 days to give time for the Board to consider the resolution. Drew suggested that given a community request last month, the resolution should be adopted now to ensure it gets submitted to the Clerk's office in a timely manner.

A motion to approve the resolution with the discussed changes by James. Seconded by Jane. No objections with Jane abstaining, resolution approved.

A motion to reconsider the resolution with the discussed change by James. Seconded by Ryan.

Discussion was re-opened to discuss Jane's position on abstaining. Ryan suggested the 15-day review period again. Board discussion simplifying the resolution however, agreed the history of the MSB and Board review process and funding sources was important. Drew reminded the Board they could consider more resolutions as the process moves forward. James will talk to the ARRC about options for land ownership.

No objections on the motion to approve the resolution with the discussed changes, resolution approved with changes.

No objections with Jane abstaining to approve the original motion to approve the resolution.

VIII. NEW BUSINESS

A. None.

IX. COMMENTS FROM THE BOARD

A. Drew – Jon Korta asked for a TSWB member to attend the next TCCI meeting. Drew and Jane will attend.


X. NEXT MEETING

A. Regular Meeting: May 6, 2026, 1:00pm, Talkeetna Warm Storage & Teams

XI. ADJOURNMENT

Motion to adjourn James. Seconded by Jane.

No objections, meeting adjourned at 3:01pm.



Mr. Andrew Haag, Chair

ATTESTED:



Ms. Amanda Fleming, Board Administrative Support

Board Sign - In 4/1/26

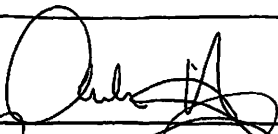
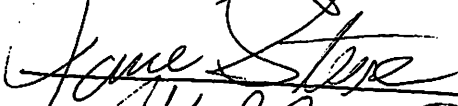
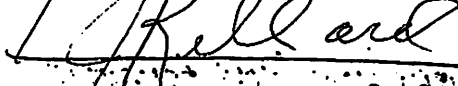
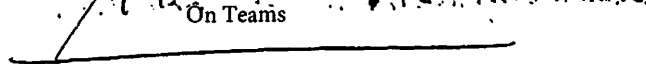

Andrew Haag

Jane Steere

James Kellard

Ryan Sheldahl

Vacant

On Teams

4/1/26
Date

Talkeetna Sewer & Water Board for Service Area No. 36
AUDIENCE PARTICIPATION SIGN-UP SHEET

Please print your name, email address, phone number, and subject you wish to speak about.
When speaking to the board, state your name for the record and the subject you wish to speak about.

NAME (PLEASE PRINT)	E-MAIL ADDRESS	PHONE NUMBER	SUBJECT
Andrea Larson	andrea@skyblueent.com	(907) 227-3784	Water Upgrade

	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 To Date	FY26 To Date	FY26 Adopted	FY27 Projected	FY28 Projected	FY29 Projected
Total Revenues	\$538,100.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$2,202,242.36	\$1,406,601.80	\$2,001,988.52	\$1,477,845.85	\$1,096,745.54	\$1,438,000.00	\$1,466,760.00	\$1,496,095.20	\$1,526,017.10
Total Expenditures	(\$315,567.96)	(\$362,107.71)	(\$1,892,244.11)	(\$608,145.66)	(\$751,864.47)	(\$1,031,477.12)	(\$946,904.01)	(\$1,320,811.72)	(\$783,353.36)	(\$1,048,615.80)	(\$1,100,640.07)	(\$1,115,510.12)	(\$1,130,702.58)
	\$222,532.82	\$1,098,665.13	(\$830,695.05)	\$181,108.68	\$1,450,377.89	\$375,124.68	\$1,055,082.51	\$157,134.13	\$313,392.18	\$389,384.20	\$366,119.93	\$380,585.08	\$395,314.53
Projected Revenues									\$1,096,745.54	\$1,438,000.00	\$1,466,760.00	\$1,496,095.20	\$1,526,017.10
Projected Expenditures													
Capital Projects								(\$1,320,811.72)	(\$783,353.36)	(\$1,048,615.80)	(\$1,100,640.07)	(\$1,115,510.12)	(\$1,130,702.58)
Loan - Principal payment								(\$14,023.38)	(\$18,130.00)	(\$25,000.00)	(\$85,000.00)	(\$25,000.00)	(\$25,000.00)
								(\$397,254.06)	(\$331,313.00)	(\$336,823.50)	(\$336,303.00)	(\$341,369.00)	(\$346,511.00)
Actual adjustment to fund balance 6/30	\$222,532.82	\$1,098,665.13	(\$830,695.05)	\$181,108.68	\$1,450,377.89	\$375,124.68	\$1,055,082.51						
Projected adjustment to fund balance at end of FY								(\$160,119.83)	(\$17,920.82)	\$52,560.70	\$28,818.93	\$39,216.08	\$48,603.53
Actual fund balance 6/30	(\$236,952.10)	\$861,713.03	\$31,017.98	\$212,126.66	\$1,662,504.55	\$2,037,629.23	\$3,092,711.74	\$2,912,591.81	\$2,694,670.99	\$2,965,152.51	\$2,994,969.44	\$3,034,185.52	\$3,082,969.05
Projected fund balance at end of FY													
WTP Loan Interest Payment										(\$605.30)			
WTP Loan Principal Payment										(\$5,510.50)			
WWTF Loan Interest Payment										(\$108,441.64)	(\$103,851.07)	(\$96,785.34)	(\$93,643.30)
WWTF Loan Principal Payment										(\$331,313.00)	(\$336,303.00)	(\$341,369.00)	(\$346,511.00)
Capital Funds Returned to Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$756,926.00	\$21,707.08	\$486,645.88	\$1,977.00					\$134,498.40
Corrected Actual Revenues w/o Cap Project Returns	\$538,100.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$1,445,316.36	\$1,394,894.72	\$1,515,340.64	\$1,475,968.85	\$962,247.14				
Fund Balance w/o Cap Project Returns	(\$236,952.10)	\$861,713.03	\$31,017.98	\$212,126.66	\$905,578.55	\$2,015,922.15	\$2,606,065.86	\$2,910,614.81	\$2,780,172.59				
Sales Tax Revenues	\$163,591.04	\$1,083,733.41	\$667,123.68	\$506,972.98	\$1,034,675.93	\$928,250.93	\$1,055,472.88	\$1,030,556.17	\$575,076.96				
Rates & Fees Revenues	\$369,539.27	\$372,417.83	\$387,724.13	\$378,257.49	\$396,649.02	\$449,877.15	\$453,258.21	\$431,494.11	\$343,976.28				
Interest on Investments	\$146.00	\$221.00	\$499.00	\$258.00	\$1,625.00	\$4,311.00	\$4,241.00	\$4,157.00	\$0.00				
State PERS Relief	\$1,533.47	\$4,401.60	\$6,202.25	\$13,765.89	\$12,366.41	\$3,455.64	\$2,388.55	\$5,129.57	\$0.00				
Other Revenues	\$3,291.00	\$0.00	\$0.00	\$0.00	\$756,926.00	\$21,707.08	\$486,645.88	\$4,632.00	\$42,772.00				
Totals	\$538,100.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$2,202,242.36	\$1,406,601.80	\$2,001,988.52	\$1,475,968.85	\$961,825.24				
Totals minus Other	\$534,809.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$1,445,316.36	\$1,384,894.72	\$1,515,340.64	\$1,471,336.85	\$919,053.24				

YTD Updated 3/31/26

MATANUSKA-SUSITNA BOROUGH
WATER & WASTEWATER ADVISORY BOARD

Bob Walden, P.E. Chair
Terry Gorlick
Dan Tucker

Danny Noland, Vice Chair
Gina Jorgensen

Amanda Fleming
Matthew Midgett

MINUTES

REGULAR MEETING

March 4, 2026

MSB Assembly Chambers
350 E. Dahlia Ave
Palmer, AK 99645

2:30 p.m.

I. CALL TO ORDER

This regular meeting of the Matanuska-Susitna Borough (MSB) Water and Wastewater Advisory Board was held on Wednesday, March 4, 2026, at the DSJ Building at 350 East Dahlia Avenue in Palmer, Alaska. The meeting was called to order at 2:35 p.m. by Mr. Bob Walden, P.E.

II. ROLL CALL AND DETERMINATION OF A QUORUM

Water and Wastewater Advisory Board members present and establishing a quorum were:

Mr. Bob Walden, P.E. - present

Mr. Danny Noland - present

Ms. Amanda Fleming – present through Teams

Mr. Terry Gorlick - present

Ms. Gina Jorgensen - present

Mr. Matthew Midgett - present

Mr. Dan Tucker – present at 2:41 p.m.

III. APPROVAL OF AGENDA

Mr. Robert Walden moved to approve the agenda.

Mr. Terry Gorlick moved an amendment to add: Review of: A Resolution of the Matanuska-Susitna Water and Wastewater Advisory Board making recommendations to the Assembly regarding Assembly Ordinance Serial No. 26-030 as an additional new business.

VOTE: The agenda passed as amended without objection.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Robert Walden.

VI. APPROVAL OF MINUTES OF PRECEDING MEETING

A. December 17, 2025 (regular meeting)

Minutes for December 17, 2025, regular meeting were reviewed by the Board.

Motion to approve the minutes as presented by Mr. Terry Gorlick.

VOTE: The minutes were approved without objection.

VII. AGENCY AND STAFF REPORTS

A. City of Wasilla – Mr. Bob Walden, P.E., Public Works Deputy Director

The City of Wasilla continues to work on the water system interconnect project to link the Wasilla and Palmer systems. HDL is progressing with the design work and is expected to provide a presentation at the next regular meeting. There are no new updates from ADEC regarding the wetlands discharge permit.

B. City of Palmer – Mr. Matthew Midgett

The City of Palmer had nothing to report.

C. Matanuska-Susitna Borough – Ms. Amanda Fleming

Ms. Amanda Fleming commented on the inspection that they had by ADEC in November which included a couple action in need of correction. One of them being the Quality Assurance Project Plan which is in the process of being updated. The Compliance Order by Consent has been terminated as of February.

VIII. PRESENTATION

Mr. Kody Worley, Engineering and Support Services Sales Manager at ASRC Energy Services provided a presentation on Waste to Energy. Please see attached presentation slides for additional information.

IX. AUDIENCE PARTICIPATION (*Three minutes per person*)

None.

X. UNFINISHED BUSINESS

None.

XI. NEW BUSINESS

Mr. Robert Walden moved to switch New Business items A and B in order to utilize the Matanuska-Susitna's Planning Director's time better.

VOTE: The motion passed without objection.

- A. Review of: A Resolution of the Matanuska-Susitna Water and Wastewater Advisory Board making recommendations to the Assembly regarding Assembly Ordinance Serial No. 26-030

Mr. Robert Walden moved to direct MSB staff to develop a draft resolution in support of Assembly Ordinance Serial No. 26-030.

Discussion ensued and Mr. Terry Gorlick moved an amendment to direct MSB staff to develop two draft resolutions. One draft resolution in support of Assembly Ordinance Serial No. 26-030 and one opposed to Assembly Ordinance Serial No. 26-030.

Vote: The amendment passed with Ms. Gina Jorgensen and Mr. Danny Noland opposed.

The main motion passed as amended without objection.

- B. Drafting Resolution requesting Assembly guidance in defining Board goals and strategic direction

Ms. Amanda Fleming moved to accept Board Resolution 26-01 requesting Assembly's guidance in defining the Board's goals and strategic plan.

Discussion ensued.

The motion passed without objection.

XII. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

XIII. COMMENTS FROM THE BOARD

Mr. Bob Walden, P.E.:

None.

Mr. Danny Noland:

None.

Ms. Amanda Fleming:

The Board Resolution is intended to address concerns previously discussed by the Board and to provide clearer direction moving forward.

Mr. Terry Gorlick:

Mr. Terry Gorlick expressed his understanding that the term 'septage' was removed from the Board's title because the Assembly preferred the Board to focus on broader water-related issues rather than wastewater treatment plant construction.

Ms. Gina Jorgensen:

None.

Mr. Matthew Midgett:

None.

Mr. Dan Tucker:

Mr. Dan Tucker expressed dissatisfaction with the outcome of Board RS 26-01, stating that the Board has the vision to identify the issues and should advise the Assembly, rather than be directed by it.

As recalled, the Board's discussion regarding "septage versus wastewater" ultimately led to a shared understanding that wastewater includes septage; however, septage does not encompass other forms of wastewater. This distinction resulted in the removal of the term "septage" and the addition of the term "water" to the Board's title.

Ms. Christina Sands:

Ms. Christina Sands asked the Board to establish a date for the special meeting to discuss Assembly Ordinance Serial No. 26-030 and the outcome of Board Resolution 26-01. The Board selected May 6, 2026, at 2:30 p.m. for the meeting.

XIV. NEXT MEETING

- A. May 6, 2026, 2:30 p.m., MSB Assembly Chambers, Special Meeting
- B. June 17, 2026, 2:30 p.m., MSB Assembly Chambers, Regular Meeting

XV. ADJOURNMENT

Motion to adjourn the meeting by Mr. Bob Walden.

The meeting was adjourned at 4:22 p.m.



Mr. Bob Walden, P.E. Chair

ATTESTED:



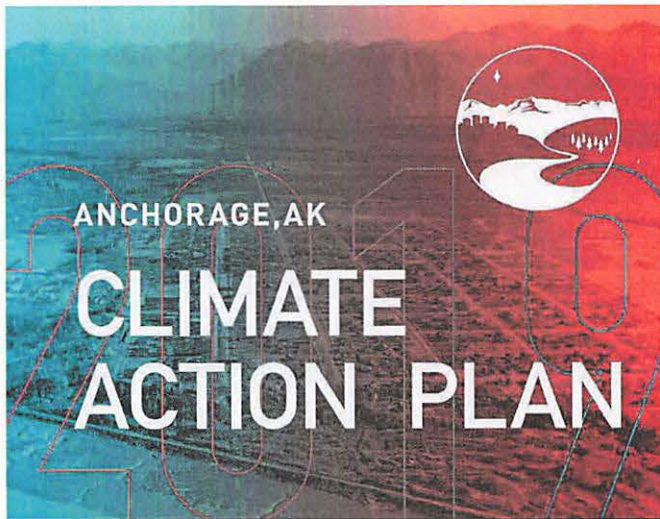
Christina Sands, Board Administrative Support



WASTE-TO-ENERGY

Design and Permitting of a New Waste-to-Energy Project in Anchorage

Anchorage Energy Resilience Plan Recommendation



Objective 10. Capture potential energy in collected refuse.

No.	Actions	Co-benefits	Primary Municipal Liaison	Potential Partners	Timeline
10A	Develop leachate evaporator with excess landfill methane to reduce leachate hauling	🌱 💰	SWS	Deyon Utilities, Anchorage Water and Wastewater Utility (AWWU), Joint Base Elmendorf-Richardson (JBER)	Mid-term
10B	Identify and implement additional means of energy collection from solid waste (e.g. organics digestion, mass burn)	🌱 💰	SWS	Alaska Waste, Alaska Energy Authority, AWWU, Central Environmental Inc., Anchorage electric utilities, local compost makers, entrepreneurs	Mid-term

Anchorage Solid Waste Services Master Plan Recommendation



Goal of the Solid Waste Services Strategic Plan

**DEPARTMENT OF SOLID WASTE SERVICES
STRATEGIC PLAN**

2021-2026

PLAN AT-A-GLANCE

GOAL AREA ONE

Community Sustainability

All Solid Waste Services efforts contribute to the sustainability of the Anchorage community.

- FLEET**
Facilitate the development of a sustainable, eco-friendly fleet of vehicles.
- RECYCLING**
Develop and implement, results-based tactics that make recycling more accessible to the community.
- LANDFILL**
Facilitate the closure of the old of the Anchorage Transfer Station.
- CLIMATE ACTION PLAN**
Coordinate with the Municipality of Anchorage on implementation of the climate action plan.



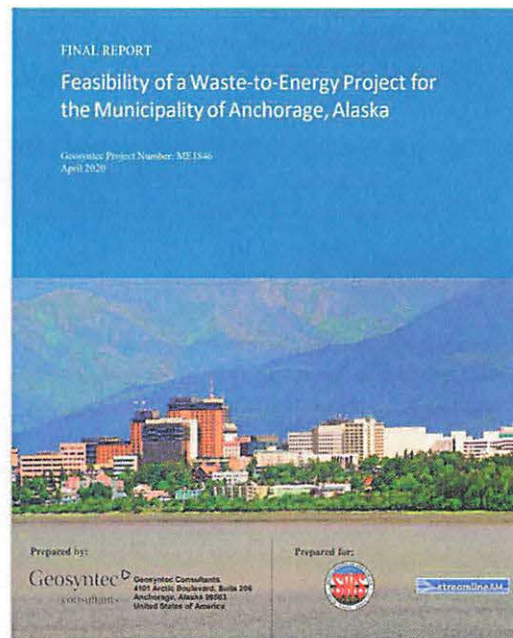
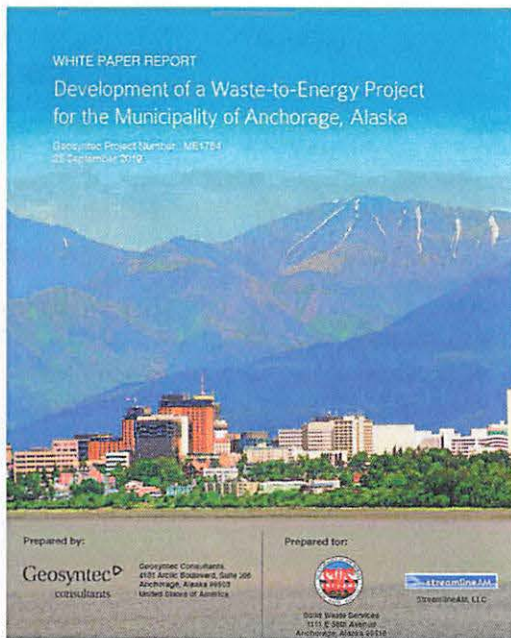
GOAL AREA TWO

Operational Excellence

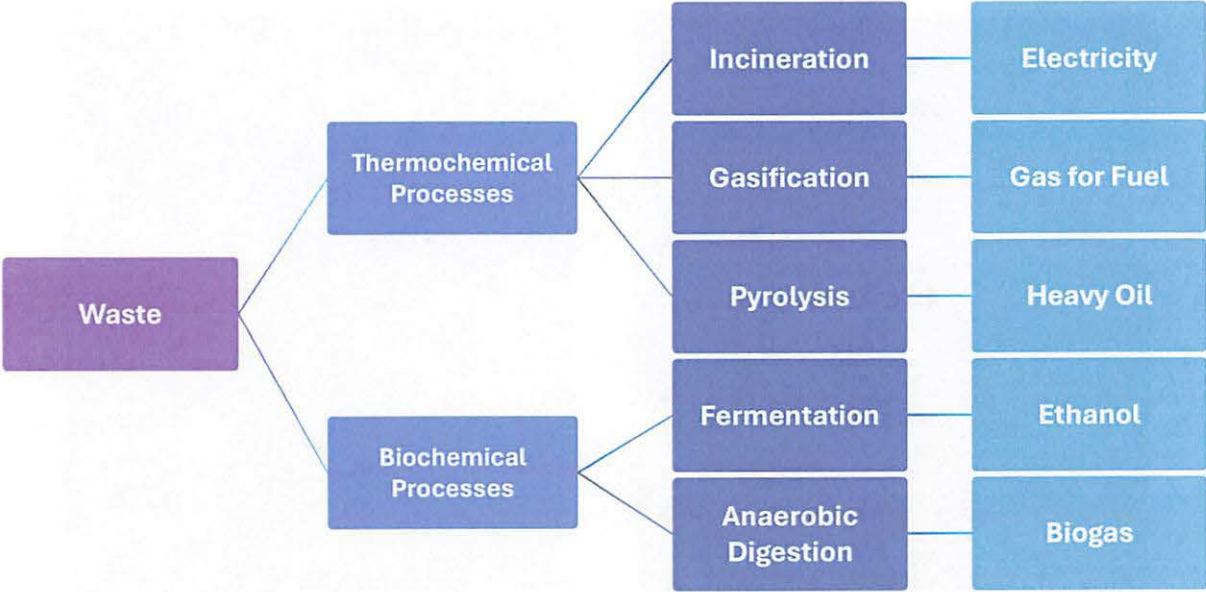
Solid Waste Services is an inspired and empowered team committed to high standards throughout all operations.

- SAFETY**
Continue our commitment to the safety of our employees, customers, and community.
- COMPLIANCE**
Improve regulatory compliance through enhanced permit management practices.
- NEW FACILITIES**
Facilitate the planning and integration of new facilities to improve operational excellence.
- WORKFORCE**
Attract and meet the needs of our workforce by allowing and understanding the value of flexible work practices to include remote working when feasible.
- SHARED SERVICES**
Develop and leverage the value of our shared services with the Municipality of Anchorage, including:
 - Information Technology
 - Human Resources
 - Facilities
 - Fleet
 - Finance
 - Legal
 - Marketing
 - Procurement
 - Risk Management
 - Safety
 - Training
 - Utility

Feasibility Studies Completed



Waste to Energy Technologies Evaluated in Pre-Feasibility Analysis



Benefits of Waste to Energy for Anchorage

**WTE is Renewable
Energy, Will Offset
Natural Gas Usage
~20-30MW**

**Reduces
Greenhouse
Missions, Carbon
Capture**

**Significantly
Extends Life of
Landfill
>100-yrs**

**Can Treat
PFAS/PFOA, WW
Biosolids, Waste
Heat Recovery**

**Capacity Factor
of 90%**

**Allows Space for
Hazardous Waste
Landfill Cell**

Waste to Energy in the U.S. and Opportunities in Anchorage, AK



- ~75 Waste to Energy Plants in 25 States
- ~14% Solid Waste Managed
- 3 Facilities in the West
 - Spokane
 - Vancouver
 - Honolulu (burns wastewater sludge)
- Municipality of Anchorage Landfill Gas to Energy Plant at Anchorage Regional Landfill Could Double Capacity
 - Existing gas production is 7MW

Technology

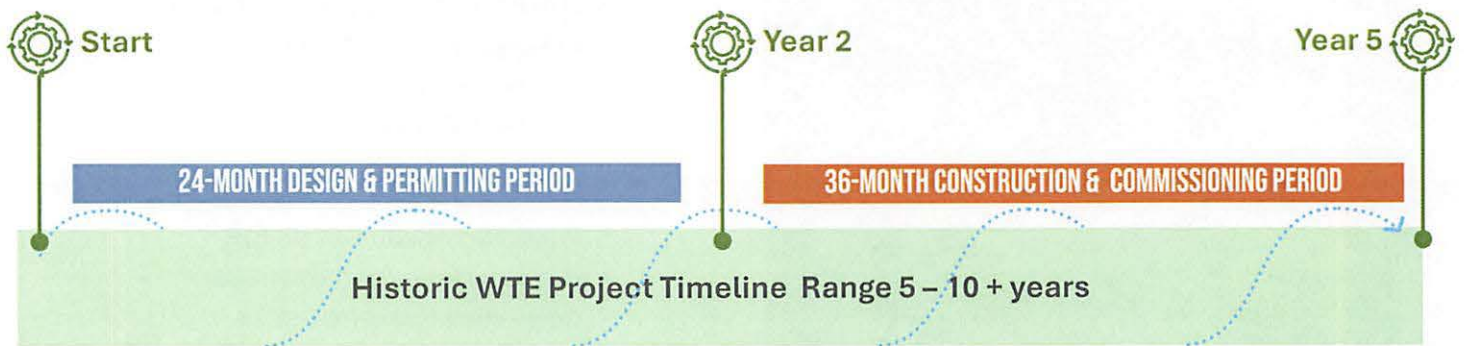


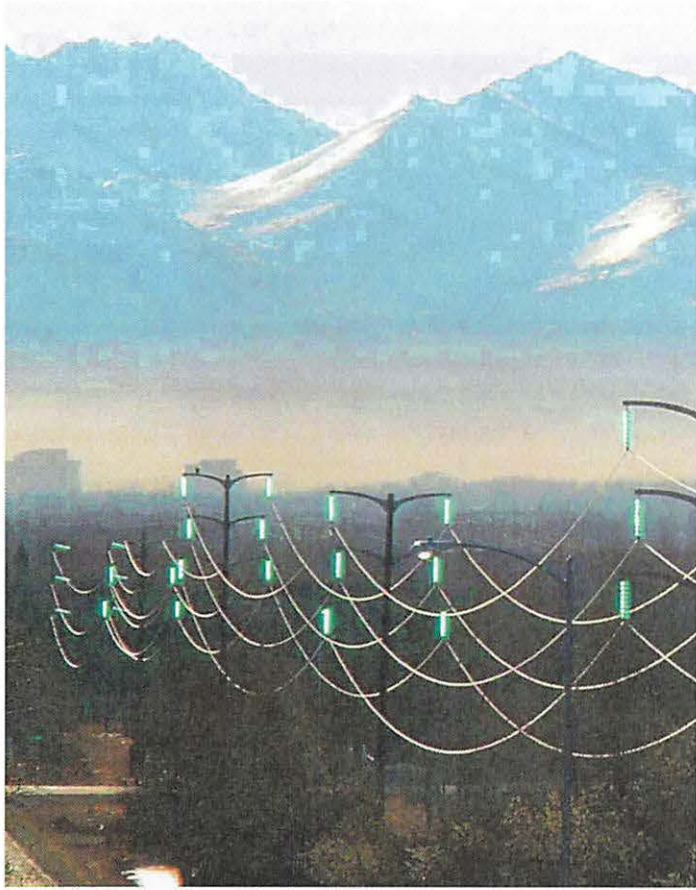
Anchorage is Working Toward a Waste to Energy Facility



- Pre-Feasibility Analysis **COMPLETE**
- Initial Investment of Funds \$8 Million **COMPLETE**
- Hire Program Manager **COMPLETE**
- RFPs Issued **COMPLETE**
 - Wasteshed Analysis
 - Waste Characterization Study
 - Baseline Air Monitoring
 - Public Relations & Communications
- Project Schedule **COMPLETE**
- Concept Design **IN PROGRESS**
- Cost Estimate **IN PROGRESS**
- Business Plan **IN PROGRESS**
- Siting Study **IN PROGRESS**
- Initial Community Polling & Public Engagement **IN PROGRESS**

Target Timeline





Next Steps

- Identify Site (ARL is leading candidate)
- Identify power plant operator for planning, design, construction, and operations
- Identify financial plan (capital and cash flow)
 - Capital
 - Cash flow
 - Power purchase
 - Identify other customers throughout AK
- Continue to release RFPs for expertise as needed

Haulage Planning

Input to WTE

- **Solid Municipal Waste:** ARL tipping & separation
- **Asplund Biosolids:** 8 end-dumps per day
- **Local Wood / Brush:** 68 side dumps, chipped
- **C&D:** 10 side dumps per day
- **Mat-Su Burnables:** Unknown volume
- **MEA Utility Power:** 2 MW
- **Enstar NG:** 112 CCF/day
- **AWWU Feed Water:** 22,500 gal/day
- **Consumable Chemicals:** 6010 tons/year

Output from WTE

- **Ash:** 250 tons/day to ARL
- **Electrical Power:** 24 MW
- **Thermal Energy:** TBD
- **ARL Leachate:** 23 trucks/day currently to Asplund

Input to SRS

- **PFAS Soils:** 6 side dumps per day, highly seasonal
 - Dumps may come from a wide range of locations, highest rate would likely be from railroad cars
- **MEA Utility or WTE Power:** 2.1 MW
- **AWWU Feed Water:** 4400 gal/day

Output from SRS

- **Clean Gravel:** 50 tons/day, will need removed and/or used as ARL cover
- **Thermal Energy:** TBD

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 26-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WATER AND WASTEWATER ADVISORY BOARD REQUESTING ASSEMBLY'S GUIDANCE IN DEFINING THE BOARD'S GOALS AND STRATEGIC PLAN.

WHEREAS, in 2011 the Matanuska-Susitna Borough Assembly adopted ordinance 11-087 establishing the Wastewater and Septage Advisory Board (WSAB) for the purpose of advising the Assembly on issues relating to wastewater and septage issues within the Borough; and

WHEREAS, on May 25, 2022 the WSAB passed Resolution 22-01 in support of advancing a preliminary engineering report for the Septage Treatment Facility Project; and

WHEREAS, on August 17, 2022 the MSB Assembly adopted Resolution Serial Number 22-071, directing staff to discontinue efforts toward a septage treatment facility project; and

WHEREAS, that same Resolution resolved that the Board is to be disbanded upon adoption of this resolution; and

WHEREAS, on September 27, 2022, Ordinance Serial Number 22-099, was presented to repeal MSB 4.70, Wastewater and Septage Advisory Board (Board's name at that time), which would have dissolved the Board. However, the ordinance failed. MSB 4.70 remained in effect with no changes to its content; and

WHEREAS, on September 13, 2023 the Board established through Board Resolution 23-01 new goals such as 1) On a continuing basis, assess the current wastewater and septage handling situation and conditions and identify and propose potential alternatives, should the current options be compromised or terminated; 2) review and maintain past alternative options; 3) investigate new and evolving methods, means and opportunities for wastewater and septage treatment, and; 4) continue to inform and educate the Assembly regarding wastewater and septage issues that could affect Borough residents.

WHEREAS, on November 30, 2023 Borough Manager Mike Brown came to the Board's special meeting informing the Board of the Borough's collaboration with the cities of Palmer and Wasilla regarding future water and wastewater system improvements, including a possible interconnect between the two cities' water systems. The Borough Manager stated he would like the Board to be involved with these efforts in the future. The Manager emphasized that water and wastewater infrastructure needs must be addressed prior to addressing septage; and

WHEREAS, on May 7, 2024, the Assembly adopted the Ordinance Serial No. 24-045 which changed the Board's name from Wastewater and Septage Advisory Board to Water and Wastewater Advisory Board; and

WHEREAS, during the remainder of 2024 through present time and in accordance with direction from the Assembly and Manager Brown, the Board has focused on water and wastewater issues including presentations and updates from the City of Wasilla regarding the study of the interconnect between the two cities' water systems; and

WHEREAS, the Board has also received updates from the City of Palmer regarding their new facilities and a new pump station supplying water to the Colony schools; and

WHEREAS, the Board feels as though they are sufficiently informed on water infrastructure related topics; and

WHEREAS, the Board receives an increasing number of concerns both inside and outside the cities' boundaries regarding failure of private septic systems installed in the 1970s and 80s and the Board would like to investigate/study this issue and generate data that can be used to determine solutions; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Water and Wastewater Advisory Board requests Assembly guidance in defining future goals and requests strategic direction from the Assembly.

ADOPTED by the Matanuska-Susitna Borough Water and Wastewater Advisory Board this ____ day of _____, 2026.

MR. BOB WALDEN, PE, Chair

ATTEST:

CHRISTINA SANDS, Board Administrative Support

(SEAL)

YES:

NO:

CODE ORDINANCE

By: Assemblymember Keogh
Introduced: 07/19/11
Public Hearing: 08/02/11
Adopted: 08/02/11

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 11-087**

**AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CREATING A
WASTEWATER AND SEPTAGE ADVISORY BOARD.**

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Adoption of chapter. MSB 4.70 is hereby adopted as follows:

4.70.010 Establishment and purpose

4.70.020 Composition

4.70.030 Functions and duties

4.70.040 Meetings

4.70.010 Establishment and purpose

(A) There is established a wastewater and septage advisory board.

4.70.020 Composition

(A) The Board shall consist of seven voting members.

(B) All members of the Board shall be residents of the Borough

(C) As feasible, the seven member board shall consist of a representative from the following:

(1) a staff representative from the Matanuska-Susitna Borough;

(2) a representative from the city of Houston;

(3) a representative from the city of Palmer;

(4) a representative from the city of Wasilla;

(5) a representative with an environmental engineering background;

(6) a representative from the septage industry; and

(7) an at-large member.

(D) Each board member may serve more than two-consecutive terms. The terms of members initially appointed shall be staggered so that as nearly as possible an equal number of vacancies occur each year.

(E) The Board shall select among its members, on a yearly basis, a chair and vice-chair. The chair and vice-chair shall be selected by a majority of the members.

4.70.030 Functions and duties

(A) The Wastewater and Septage Advisory Board is established for the purpose of providing advice to the assembly relating to wastewater and septage issues within the Borough.

(B) All matters pertaining to the Board, unless otherwise specified in this section, shall be governed by MSB 4.05.

4.70.040 Meetings; Organization

(A) The Board shall hold meetings at a minimum on a quarterly basis, or more frequently if necessary.


Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 2 day of August, 2011.



LARRY DEVILBISS, Borough Mayor

ATTEST:



LONNIE R. McKECHNIE, CMC, Borough Clerk
(SEAL)

PASSED UNANIMOUSLY: Keogh, Woods, Arvin, Ewing, Bettine, Colver,
and Halter

**MATANUSKA-SUSITNA BOROUGH
WASTEWATER AND SEPTAGE ADVISORY BOARD
RESOLUTION SERIAL NO. 22-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WASTEWATER AND SEPTAGE ADVISORY BOARD IN SUPPORT OF ADVANCING A PRELIMINARY ENGINEERING STUDY FOR THE SEPTAGE TREATMENT FACILITY PROJECT.

WHEREAS, in 2011 the Matanuska-Susitna Borough (Borough) Assembly adopted resolution 11-087 establishing the Wastewater and Septage Advisory Board (WSAB) for the purpose of advising the Assembly on issues relating to wastewater and septage issues within the Borough; and

WHEREAS, in February 2012 the WSAB passed Resolution No. 12-01 in support of acquiring land for the construction of a regional wastewater and septage treatment facility which the Assembly provided funding for in August 2014 through Resolution 14-084; and

WHEREAS, in May 2012 the WSAB passed Resolution 12-02 in support of conducting a site feasibility study for a regional wastewater and septage treatment facility which the Assembly approved in July 2012 through Resolution Serial No. 12-083; and

WHEREAS, in October 2014 the WSAB recommended the Borough Assembly authorize a loan application to the State of Alaska, Department of Environmental Conservation, Alaska Clean Water Fund which the Assembly authorized through Resolution Serial No. 14-110 in the amount of \$22,000,000 for design and construction of a septage and leachate treatment and disposal facility; and

WHEREAS, in April 2015 the WSAB recommended the Borough Assembly designate the landfill as the preferred site for the septage and leachate facility through Resolution Serial No. 15-02, which the Assembly approved through Resolution Serial No. 15-060; and

WHEREAS, in August 2017 the Borough received the first loan of the Alaska Clean Water Fund in the amount of \$5,000,000 for

of septage in Anchorage could instead be diverted to a local facility thereby minimizing septage disposal costs to MSB residents.

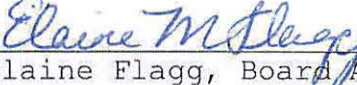
NOW, THEREFORE, BE IT RESOLVED that the WSAB supports continuing efforts to find the best long-term, cost-effective means to treat septage generated in the Borough.

BE IT FURTHER RESOLVED that the WSAB supports advancing with a PER for the septage treatment facility.

ADOPTED by the Matanuska-Susitna Borough Wastewater and Septage Advisory Board this 25th day of May, 2022.


Mr. Mike Campfield, P.E., Chair

ATTEST:


Elaine Flagg, Board Administration

Adopted: 08/17/22

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 22-071**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY DIRECTING STAFF TO DISCONTINUE EFFORTS TOWARD A SEPTAGE TREATMENT FACILITY PROJECT AND TO DISBAND THE WASTEWATER AND SEPTAGE ADVISORY BOARD.

WHEREAS, in 2011, the Assembly adopted Resolution Serial No. 11-087 establishing the Wastewater and Septage Advisory Board (WSAB) for the purpose of advising the Assembly on issues relating to wastewater and septage issues within the Borough; and

WHEREAS, in February 2012 the WSAB passed Resolution No. 12-01 in support of acquiring land for the construction of a regional wastewater and septage treatment facility which the Assembly provided funding for in August 2014 through Resolution No. 14-084; and

WHEREAS; in May 2012, the WSAB passed Resolution No. 12-02 in support of conducting a site feasibility study for a regional wastewater and septage treatment facility which the Assembly approved in July 2012 through Resolution Serial No. 12-083; and

WHEREAS, in October 2014 the WSAB recommended the Assembly designate the landfill as the preferred site for the septage and leachate facility through Resolution No. 15-02, which the Assembly approved through Resolution Serial No. 15-060; and

WHEREAS, in August 2017, the Borough received the first loan of the Alaska Clean Water Fund in the amount of \$5,000,000 for

preconstruction expenditures (e.g., planning, design, and related tasks) for the leachate and septage treatment facility; and

WHEREAS, in January 2018 Clark Engineering completed a Preliminary Engineering Report evaluating septage and leachate treatment alternatives; and

WHEREAS, in 2018, the Assembly adopted Resolution Serial No. 18-042 endorsing treating leachate separately from septage and exploration of a public/private partnership for septage treatment using a waste-to-energy method in conjunction with solid waste disposal; and

WHEREAS, in February 2020, the Borough solicited for a public/private partnership to treat septage and received no proposals in response; and

WHEREAS, in November 2020, the Assembly adopted Action Memorandum No. 20-125 endorsing application for funding of the proposed septage treatment facility through the United States Department of Agriculture Rural Development Program; and

WHEREAS, all septage generated in the Borough is currently hauled to Anchorage for disposal at the Turpin Street Station, which Anchorage Water and Wastewater Utility has informed the Borough will remain available to receive septage from the Borough; and

WHEREAS, the city of Palmer was open to the possibility of receiving privately hauled septage at its wastewater treatment

plant, which would require additional engineering analysis to determine the feasibility and costs; and

WHEREAS, in March 2021, the Assembly endorsed a feasibility study of the city of Palmer's wastewater treatment plant for septage disposal, to provide valuable information for consideration by Borough staff and the Assembly before moving forward with any septage projects; and

WHEREAS, in March of 2022, the Borough completed a feasibility study which identified two options for septage treatment and disposal: 1) a new facility at the Borough landfill or 2) an upgrade to the city of Palmer Wastewater Treatment Plant; and

WHEREAS, in May of 2022, the WSAB set forth Resolution 22-01 in support of advancing a preliminary engineering study to provide further analysis and additional information regarding a preferred alternative; and

WHEREAS, on August 2, 2022, the Assembly held a special meeting to discuss landfill and septage issues, and directed discontinuation of the Borough's efforts toward analysis or development of a septage treatment facility.


NOW, THEREFORE, BE IT RESOLVED, that the Assembly hereby suspends any further efforts toward analysis or development of a septage treatment facility project.

BE IT FURTHER RESOLVED, that the WSAB is to be disbanded upon adoption of this resolution.

ADOPTED by the Matanuska-Susitna Borough Assembly this 17 day
of August, 2022.


EDNA DEVRIES, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

[Clerk's note: MSB 4.70, Wastewater and Septage Advisory Board is
scheduled to be repealed through Ordinance Serial No. 22-099, on
September 6, 2022.]

YES: Nowers, McKee, Yundt, Tew, Sumner, and Bernier

NO: Hale

CODE ORDINANCE

Sponsored by: Borough Manager
Introduced: 09/06/22
Public Hearing: 09/27/22
Defeated: 09/27/22

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 22-099**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REPEALING
MSB 4.70, WASTEWATER AND SEPTAGE ADVISORY BOARD.

WHEREAS, the intent and rationale of this ordinance are in the accompanying Informational Memorandum No. 22-185.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Repeal of chapter. MSB 4.70 WASTEWATER AND SEPTAGE ADVISORY BOARD is hereby repealed in its entirety.

Section 3. Effective date. This ordinance shall take effect upon adoption.

DEFEATED by the Matanuska-Susitna Borough Assembly this 27 day of September, 2022.

NO: Hale, Nowers, McKee, and Yundt

YES: Tew, Sumner, and Bernier

**MATANUSKA-SUSITNA BOROUGH
WASTEWATER AND SEPTAGE ADVISORY BOARD
RESOLUTION SERIAL NO. 23-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WASTEWATER AND SEPTAGE ADVISORY BOARD ESTABLISHING THE BOARD'S GOALS AND OBJECTIVES.

WHEREAS, in 2011 the Matanuska-Susitna Borough Assembly adopted resolution 11-087 establishing the Wastewater and Septage Advisory Board (WSAB) for the purpose of advising the Assembly on issues relating to wastewater and septage issues within the Borough; and

WHEREAS, on May 25, 2022 the WSAB passed Resolution 22-01 in support of advancing a preliminary engineering report for the Septage Treatment Facility Project; and

WHEREAS, on August 17, 2022 the MSB Assembly adopted Resolution Serial Number 22-071, directing staff to discontinue efforts toward a septage treatment facility project; and

WHEREAS, the Board has considered ongoing Borough wastewater needs including current economic and financial conditions to establish its goals and objectives;

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Wastewater and Septage Advisory Board adopts the following goals and objectives: 1) On a continuing basis, assess the current wastewater and septage handling situation and conditions and identify and propose potential alternatives, should the current

options be compromised or terminated; 2) review and maintain past alternative options; 3) investigate new and evolving methods, means and opportunities for wastewater and septage treatment, and; 4) continue to inform and educate the Assembly regarding wastewater and septage issues that could affect Borough residents.

ADOPTED by the Matanuska-Susitna Borough Wastewater and Septage Advisory Board this 13th day of September, 2023.



Mr. Mike Campfield, P.E., Chair

ATTEST:



Elaine Flagg, Board Administrative Support

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 4.70, WASTEWATER AND SEPTAGE ADVISORY BOARD, TO CHANGE THE BOARD'S TITLE TO WATER AND WASTEWATER ADVISORY BOARD.

AGENDA OF: May 7, 2024

ASSEMBLY ACTION:

Amended and Adopted without objection. 05/21/24 - *emw*

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator - E. Flagg	4/19/2024 X Elaine Flagg Signed by: Elaine Flagg
Department Director - T. Adams	4/19/2024 X Tom Adams, P.E. Signed by: Tom Adams
Finance Director	4/22/2024 X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	4/22/2024 X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	4/22/2024 X Michael Brown Signed by: Michael Brown
Borough Clerk	4/23/2024 X Lonnie McKechnie Signed by: Lonnie McKechnie

ATTACHMENT (S) :

- MSB 4.70, Wastewater and Septage Advisory Board (2 pp)
- Ordinance Serial No. 24-045 (3 pp)

SUMMARY STATEMENT:

At the March 6, 2024 regular meeting of the Wastewater and Septage Advisory Board (WSAB), the Board approved a motion to initiate legislation that would change the Board's title to "Water and Wastewater Advisory Board".

The Wastewater and Septage Advisory Board was established in 2011, with Assembly Resolution 11-087, for the purpose of providing advice to the Assembly relating to wastewater and septage issues

within the Borough. More recently however, information from the Assembly and the Borough Manager seems to indicate a shift in the Board's purpose and focus. Assembly Resolution 22-071 was adopted on August 17, 2022, directing staff to discontinue efforts toward a septage treatment facility within the Borough and moving to disband the Wastewater and Septage Advisory Board. On September 27, 2022, Ordinance 22-099 was presented to repeal MSB 4.70, Wastewater and Septage Advisory Board, which would have dissolved the Board. However, the ordinance failed. MSB 4.70 remained in effect with no changes to its content.

At a Special Meeting of the WSAB on November 30, 2023, the Borough Manager informed the Board of the Borough's collaboration with the cities of Palmer and Wasilla regarding future water and wastewater system improvements, including a possible interconnect between the two cities' water systems. The Borough Manager stated he would like the Board to be involved with these efforts in the future. The Manager emphasized that water and wastewater infrastructure needs must be addressed prior to addressing septage.

The attached legislation is presented in an effort to bring Borough Code into greater alignment with the Assembly's intended purpose for the Board.

RECOMMENDATION OF ADMINISTRATION: Adopt legislation as presented.

CHAPTER 4.70: WASTEWATER AND SEPTAGE ADVISORY BOARD

Section

4.70.010 Establishment and purpose

4.70.020 Composition

4.70.030 Functions and duties

4.70.040 Meetings; organization

4.70.010 ESTABLISHMENT AND PURPOSE.

(A) There is established a wastewater and septage advisory board.

(Ord. 11-087, § 2 (part), 2011)

4.70.020 COMPOSITION.

(A) The board shall consist of seven voting members.

(B) All members of the board shall be residents of the borough.

(C) As feasible, the seven-member board shall consist of a representative from the following:

- (1) a staff representative from the Matanuska-Susitna Borough;
- (2) a representative from the city of Houston;
- (3) a representative from the city of Palmer;
- (4) a representative from the city of Wasilla;
- (5) a representative with an environmental engineering background;
- (6) a representative from the septage industry; and
- (7) an at-large member.

(D) Each board member may serve more than two consecutive terms. The terms of members initially appointed shall be staggered so that as nearly as possible an equal number of vacancies occur each year.

(E) The board shall select among its members, on a yearly basis, a chair and vice-chair. The chair and vice-chair shall be selected by a majority of the members.

(Ord. 11-087, § 2 (part), 2011)

4.70.030 FUNCTIONS AND DUTIES.

(A) The wastewater and septage advisory board is established for the purpose of providing advice to the assembly relating to wastewater and septage issues within the borough.

(B) All matters pertaining to the board, unless otherwise specified in this section, shall be governed by MSB [4.05](#).

(Ord. 11-087, § 2 (part), 2011)

4.70.040 MEETINGS; ORGANIZATION.

(A) The board shall hold quarterly meetings or more frequently if necessary, and the manager shall make sure all meetings have staff in attendance.

(Ord. 20-100, § 2, 2020; Ord. 19-028, § 2, 2019; Ord. 11-087, § 2 (part), 2011)

The Matanuska-Susitna Borough Code is current through Ordinance 24-009, passed January 16, 2024.

Disclaimer: The borough clerk's office has the official version of the Matanuska-Susitna Borough Code. Users should contact the borough clerk's office for ordinances passed subsequent to the ordinance cited above.

Borough Website: <https://www.matsugov.us/>

Borough Telephone: (907) 861-7801

[Code Publishing Company](#)

CODE ORDINANCE

Sponsored by: Borough Manager
Introduced: 05/07/24
Public Hearing: 05/21/24
Amended: 05/21/24
Adopted: 05/21/24

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 24-045**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 4.70, WASTEWATER AND SEPTAGE ADVISORY BOARD, TO CHANGE THE BOARD'S TITLE TO WATER AND WASTEWATER ADVISORY BOARD.

WHEREAS, the intent and rationale of this ordinance are found in the accompanying Information Memorandum No.24-081.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 4.70 is hereby amended to read as follows:

4.70.010 ESTABLISHMENT AND PURPOSE

(A) There is established a [WASTEWATER AND SEPTAGE] water and wastewater advisory board.

4.70.020 COMPOSITION

(A) The board shall consist of seven voting members.

(B) All members of the board shall be residents of the borough.

(C) As feasible, the seven-member board shall consist of a representative from the following:

(1) a staff representative from the Matanuska-Susitna Borough;

(2) a representative from the city of Houston;

(3) a representative from the city of Palmer;

(4) a representative from the city of Wasilla;

(5) a representative with an environmental engineering background;

(6) a representative from the septage industry; and

(7) an at-large member.

(D) Each board member may serve more than two consecutive terms. The terms of members initially appointed shall be staggered so that as nearly as possible an equal number of vacancies occur each year.

(E) The board shall select among its members, on a yearly basis, a chair and vice-chair. The chair and vice-chair shall be selected by a majority of the members.

4.70.030 FUNCTIONS AND DUTIES

(A) The [WASTEWATER AND SEPTAGE] water and wastewater advisory board is established for the purpose of providing advice to the assembly relating to [WASTEWATER AND SEPTAGE] water and wastewater issues within the borough.

(B) All matters pertaining to the board, unless

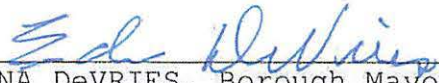
otherwise specified in this section, shall be governed by MSB 4.05.

4.70.040 MEETINGS; ORGANIZATION

(A) The board shall hold quarterly meetings or more frequently if necessary, and the manager shall make sure all meetings have staff in attendance.

Section 3. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 21 day of May, 2024.


EDNA DeVRIES, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



PASSED UNANIMOUSLY: Hale, Nowers, McKee, Yundt, Gamble, Fonov, and Bernier

RECEIVED

MAY 18 2026

CLERKS OFFICE

Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
WATER AND WASTEWATER ADVISORY BOARD
RESOLUTION NO. 26-03**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WATER AND WASTEWATER ADVISORY BOARD RECOMMENDING APPROVAL OF ASSEMBLY ORDINANCE 26-030 REPEALING MSB 8.25 WATER POLLUTION CONTROL AND MSB 17.55.020(E), IN THEIR ENTIRETY.

WHEREAS, Assembly Ordinance 26-030 repeals MSB 8.25 and MSB 17.55.020(E), in their entirety; and

WHEREAS, The State of Alaska has always retained primacy over the regulation and enforcement of septic systems and water pollution control; and

WHEREAS, Enforcement authority in this area rests with the state, and the Borough ordinance has never had an operative enforcement role; and

WHEREAS, these standards serve no practical regulatory purpose; and

WHEREAS, Repealing the ordinances would eliminate any potential confusion regarding jurisdictional authority.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Water and Wastewater Advisory Board hereby recommends approval of Assembly Ordinance 26-030.

air out


RECEIVED

ADOPTED by the Matanuska-Susitna Borough Water and Wastewater
Advisory Board this 6 day of May, 2026.



ROBERT WALDEN, Chair

ATTEST:



CHRISTINA SANDS, Staff Support

(SEAL)

YES: Gina Jorgensen, Bob Walden, Dan Tucker, Terry Gorlick, Matthew
Midgett

NO: None

WEST LAKES FIRE SERVICE AREA
BOARD OF SUPERVISORS MEETING
10073 West Parks Hwy, Wasilla, AK 99623



RECEIVED
MAY 12 2026
CLERKS OFFICE

BOARD OF SUPERVISORS

Cindy Michaelson, Chair
Randy Newcomb, Vice Chair
Cathi Kramer

DISTRICT CHIEF

Tawyna Hightower

Minutes

Regular Meeting
Monday April 13, 2026 at 6:00 p.m.
Public Safety Building, West Lakes Fire, Station 7-3

I. CALL TO ORDER.

The meeting of the West Lakes Fire Service Area Board of Supervisors was called to order at 6:05 pm by Cindy Michaelson April 13, 2026

II. ROLL CALL AND DETERMINATION OF QUORUM

Board members establish quorum:

West Lakes Fire Service Area Board of Supervisors

Chair: Cindy Michaelson present, **Vice-Chair:** Randy Newcomb present, **Members:** Cathi Kramer by video call

Present from West Lakes Fire Department

Tawnya Hightower, Chief
Mary Hauge, Admin Assistant

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance

*uw
del*

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

IV. APPROVAL OF AGENDA

MOTION: Cindy Michaelson moved to approve the agenda

No objections to the Motion

V. APPROVAL OF MINUTES FROM PREVIOUS MEETING

MOTION: Cathi Kramer moved to approve the minutes

Randy Newcomb 2nd the motion

VOTE: Motion passed unanimously

VI. ANNOUNCEMENTS

- Wildfire Preparedness Day is May 2nd from 11:00 am - 3:00 pm
- Chipping Day is May 9th
- June 6th, Community BBQ for the commemorative 30-year Anniversary of Millers Reach Fire. Location to be determined.
- We have an applicant for the vacant BOS seat and now awaiting the Borough approval process.

VII. CHIEF'S REPORT

A. Chief's Report – Tawnya Hightower – WLFSA

- 47 Emergency Calls for March
- 5 Structure Fires, 2 were in our fire service area, 1 Houston and 2 in Central Mat Su
- 3 Vehicle Fires
- Our first Wildland call of the year occurred at Sleepy Hollow Golf Course, during an unsafe Class B burn exceeding, 10 feet in diameter and 4 feet high. Safe burning practices were not followed, and the crew boss was cited and ticketed by Forestry. Fire spread among aspens and 100-year-old cottonwood trees some 6 feet in diameter, despite 2 feet of snow on the ground. We called area-wide Rescue for Drone coverage, crews ran over 600 feet of line through the snow to get to the trees and safely cut the trees down.
- Working on quotes for CIP radio upgrades, funding available July 1st

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

- Our Hose Tower failed the overhead crane inspection and required redesign. The borough didn't have design plans when the building was built, and engineers are in the design process which is going forward.
- Station 7-1 and 8-1, water improvement capacity project, engineering the project and estimating cost to build.
- Connex Roof at Station 8-2: The two existing 45-foot Connex will be spread out to 20 feet between them. A concrete pad will be poured, a roof put on and painted. This project will protect seasonal gear we store out there. Currently Forestry skid units are stored there, and in the summer we store plows. The improvements will provide dry storage, create an additional roof to train on and extend the life of our equipment.
- Ice road is now shut down on Big Lake.

TRAINING:

- ETT Class finished
- Basic Fire Fighter class to be held in June, 11 interviews scheduled

COMMUNITY RISK REDUCTION:

- Visited Meadow Lakes Elementary for Career Night
- Organizing and working on Preparedness Day, we need more outreach to different people.
- Car Seat Safety Program: This year we are working with the borough to conduct car seat checks and installations. Currently two people are in a class. Pending borough approval, car seat checks may be offered at upcoming events. Eventually, scheduling appointments for people to have car seats checked by Certified Car Seat Safety Technicians.
- We have a Responder that has cancer and started treatments. We are coordinating meal deliveries, sharing fundraiser information on our Facebook page, including online T-shirt sales through Custom Ink. We have a group that volunteered to drive him to his appointments. He is set up and connected to the Fire Fighters Cancer Support Network. Information has been shared on Facebook page and has been shared nationwide. We are supporting him in any way we can.

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

B. APPARATUS UPDATES:

- Annual Inspections are going faster, one every three months.
- Work order system is working well for any repairs needed. We have an email group for online work orders to ensure all requests are entered into Cartegraph.

VIII. UNFINISHED BUSINESS

- Mill rate information was emailed out. The Borough Manager adjusted the mill rate to 1.8 and said he is willing to attend a board meeting if requested. Board members are encouraged to contact him with questions and also to show up at the borough budget hearings.
- One item we did have in our five-year plan was to ask for our administrative position to go full-time. The Borough is not adding any new positions at this time due to three school closings.

IX. NEW BUSINESS

- At the last board meeting information was requested on “How many calls do we get when we have people on shift?” Our new software system doesn’t talk to the old system. Chief researched and pulled captain reports along with her own reports to provide the following information. The primary focus for on shift personnel is that they are always ready to respond. Examples of other duties while on shift:
 - Performed apparatus checks, washed vehicles, moved apparatus around for work or inspections. Fill SCBA bottles, performed work orders, truck training, signed off emergency driver on a CV, worked with basic firefighter on check off sheets
 - Another day they didn’t have a call they plowed snow, washed Rescue Engine 81
 - 6-hour shift, 4-hour shift, between calls and things that were happening. On this day only two are available to respond. At 11:20 pm a call came in and at 11:23 they were out of the station, it took them 3 minutes to get up and out of the station. They were on location in 7 minutes and knocked the fire down.

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

- Another day at 11:17 R81 responded with 4 and responded within a minute and on scene within 2 minutes.
- Discussion continued regarding multiple fire calls with people on shift and response times.
- Night shifts are staffed when possible, but limited personnel prevent coverage every night.
- Next Board of Supervisors meeting will be a joint meeting at station #73 with Central Fire.

X. **PERSONS TO BE HEARD**

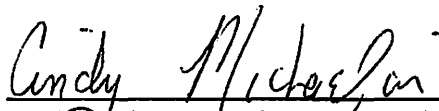
None

XI. **ADJOURNMENT MOTION**

Randy Newcomb 1st motion to adjourn

Cathi Kramer 2nd the motion to adjourn

VOTE: Motion passed unanimously. Meeting adjourned at 7:25



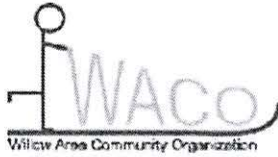
Cindy Michaelson, Chair, West Lakes FSA B.O.S.

ATTEST:



Mary Hauge – Administrative Assistant

Minutes approved on 5-12-26



RECEIVED

MAY 18 2026

CLERKS OFFICE



Scan the QR code for live links

WILLOW AREA COMMUNITY ORGANIZATION MONTHLY MEETING

DATE 12/03/2025 7:00 p.m.

MEETING MINUTES

Call to order 7:03 p.m.

Board quorum was not established. Community quorum was established.

Board members present: Tryg Erickson Rodney McCambridge, Linda Oxley, Sophia Boufidou, Talon Boeve (ALR4)

Board members absent: Wes McClure (ALR1), Danielle Barve (ALR2), Chandra Kohntopp (ATR3)

11/5/2025 Mtg minutes were approved with corrections.

Agenda was approved.

BOARD REPORTS

- A. Chair: Introduced Matsu Borough EMS representatives... B. V.Chair: Do not use the outside door... C. Secretary: read update from Wes McClure... D. Treasury: there is appr. \$119k... E. At-Large-Representatives:

- a. Talon Boeve: still working on lights and sound upgrades, hope to have updates soon. She also stated her intent to participate in the Building Management committee.

NEW BUSINESS

1. Confirmation of Chair's appointment of Maura Shea as Treasurer: done, see above.
2. Meals on Wheels in the Willow area. Jerry Richardson introduced the void of Meals on Wheels program in the Willow area. He is not sure of whether a local board may be needed, but based on interest further steps will be taken. WACO is very supportive of this effort. His next step will be to solicit interest on FB for drivers or recipients of meals. The Meal on Wheels program is funded through private grants, not the state.
3. Proposal to accept the Willow Jr 100 Sled Dog Race as a recognized community group by WACO. This race was established many years ago by Chris and Mike Stitt; it's one of only two Junior mushing races in the state. It takes place on the second Fri./Sat. of February. They have their awards ceremony at the Community Center. The race has participants not only from Alaska but international participants also. It's run from donations and community involvement. It's been running for 16 yrs, participation is free. Linda made the motion to recognize the race as a WACO community Group; motion passed unanimously.
4. Proposal to create a Disc golf course within Newman park. Steve Charles discussed the opportunity to create a world class Disc golf course which will attract more visitors to the park while utilizing WACO and Borough land that is difficult to develop otherwise. The Alaska disc golf association is very excited as it could be used for state competitions. Motion for WACO to apply for grant funding was passed unanimously.

UNFINISHED BUSINESS

1. Update on Walkway to connect Retirement Housing to Comm. Center – before the weather disallowed any further work, the crews were able to complete concrete poured on certain paths and also some of the existing structures/buildings were strengthened. A Christmas tree has been added, it will be lit during het holidays when there is activity in the Comm. Center.

WACO COMMUNITY GROUP/CLUB REPORTS

- A. **Fire service area**: Last report for Rich before his retirement, who also celebrated a birthday. The new pumper tender is complete, and after inspection for meeting requirements, it's expected to have it in in February. Hiring process for the Chief's replacement is underway, there will be a retirement party at the comm. Center. on Jan 6 at 6pm.

- B. **Library:** Christmas trees are getting set up in the Library, the Winter solstice walk is on the 20th. The photo contest will take place this year, Submissions: Jan 6- 16, voting: Jan 19 – 31st, winner announced at the carnival.
- F. **Pickleball:** Received \$410 in dues in Nov. \$61.50 was the contribution to WACO. Some pickleballers got trained how to use the Zamboni so they can assist with the Auditorium clean up on occasion. Regarding Gaming, Rodney is the member in charge, Starla is the alternate, and Barbara and Sophia will stay as auxiliary members.
- G. **Mushers Association:** currently sponsoring and helping with Junior race..
- H. **PTA:** Preparing for the holidays, they will be doing secret Santa and have items for shopping for the school kids.
- I. **Willow Trails Committee:** no news this month.
- J. **Willow Museum:** no news this month.
- K. **Garden club:** no news this month.
- L. **WHO/Farmer's market:** The Holiday market did great.
- M. **Su300:** no news this month.
- N. **Friends of State Parks/Matsu:** no news this month.

ANNOUNCEMENTS/PERSONS TO BE HEARD

- Christmas Trees with tags for Willow kids are in place at Newmans, Heart of Willow and the Library. This annual effort is very successful; last year we were able to offer gifts to 160 kids in our area.
- Brenda recognized the teachers at the Stop the Bleed and other CERT classes.
- Linda announced that the movement to offer additional beds for emotionally challenged youth and adults is progressing (initial motion to support this effort was made in Sept. 2025). The need would be best fulfilled by a standalone building with 45 beds (increase from current 16) in semiprivate rooms. The initial expense estimate is \$70M. According to the process, a Certificate of Need letter is required. Linda encouraged all individuals impacted by the lack of amenities for individuals in crisis to provide testimony, for details see WACO FB Page. As a reminder, currently, only a quarter of the requests can be covered within the valley area, the rest end up in Anchorage or even out of state.
- KTNA board member was present to remind the audience that they strive to be a radio station for everybody, encouraging submission of local announcements, events etc. Tryg said that extending the antenna to reach Willow better would help.

Adjourn 8:12pm

**Chair/Tryg Erickson
Title / Name**



Signature

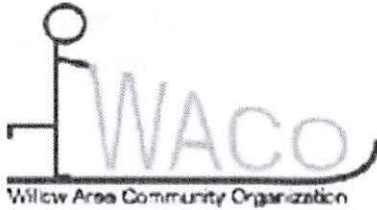
1/7/26
Date

**Secretary/ Sophia Boufidou
Title / Name**



Signature

1/3/26
Date



RECEIVED
MAY 18 2026
CLERKS OFFICE



SCAN QR FOR 'E-AGENDA TO USE LINKS

WACO COMMUNITY MEETING 01/07/2026

WILLOW COMMUNITY CENTER 7PM

Meeting Minutes

CALL TO ORDER 7:02pm

Board Quorum was established. **Community Quorum** was not established.

Board members present: Tryg Erickson, Rodney McCambridge, Maura Shea, Talon Boeve (ALTR4), Chandra Kohntopp (ALTR3), Danielle Barve (ALTR2), Wes McClure (ALTR1), and Linda Oxley

Board members absent: Sophia Boufidou

12/03/2025 Meeting Minutes were approved with a correction

Agenda was approved. Barb Ensley noted that the Talent or Not Show was listed on the 24th in the consent agenda it should be the 25th.

BOARD REPORTS

- A. **Chair:** Thanked everyone involved in the community holiday dinner.
- B. **Vice-Chair:** Reported that the door and window mentioned at the last meeting are temporarily fixed. He has made calls about other issues including the kitchen sink.
- C. **Secretary:** Talon was filling in for Sophia and had nothing to report.
- D. **Treasurer:** Financial report and draft budget were reviewed. Last fiscal year WACO operated at a \$3,700 loss which is better than previous years. As of December 2025, WACO had a total of \$147,000 in its accounts compared to \$80,000 in December 2024. Included in that total is the remainder of the Mat-Su Borough building grant and 2 sets of CAP funds. Projected net operating income for the current fiscal year is \$12,000. Additions to the budget were discussed and approved, \$2500 for upgrades to the lighting and sound system as previously discussed, \$800 for replacement of the copy machine should it be needed and Adobe Acrobat Subscription for \$15 a month. The budget was then approved.
- E. **At-Large Representatives:** Wes McClure: Reported that he is still having issues with the share point. A short discussion followed about the difference between signing into SharePoint to view documents or just viewing them with a link. Bill Shary mentioned that people who view the documents in the links need to close their browser window when they stop reading the document so others can view them.
Danielle Barve: Reported on the winter carnival sharing that we still need more acts for the Talent or Not Show, the Denali Arts Council is sending some circus acts to participate, the sponsor banners are ordered and the t-shirts and raffle tickets are selling well. She also

Handwritten signature

demonstrated a card that is out in the community that the public can use to access carnival info by tapping their phones. Linda Oxley: Shared that they are still in need of items for the mini raffle and art auction and that they will be having a presentation on the design of the natural play area at the next youth forum meeting.

G. NEW BUSINESS

1. Community Outreach Hugh Leslie the Parks, Recreation and Library Services Manager for the Mat-Su Borough gave a presentation highlighting borough managed facilities and trails. He shared that he is visiting community councils to help bring awareness to the resources available and provided an overview of ice rink and pool programs, trail and camping sites and new services like an interactive map listing lake access points and the upcoming rollout of a problem reporter feature to help the public report issues with sites and facilities. He reminded WACO that they can nominate projects for the Capital Improvements list.

Creation of Nominating Committee for April Elections. Tryg announced his appointment of a WACO board nominations committee consisting of Steve Charles, Talon Boeve and Wes McClure. No objection.

H. UNFINISHED BUSINESS

1. Zero Lake Shooting Range – Linda Oxley listened to the Borough's Planning meeting on Jan. 5th and shared that the reclassification of the property in the Zero Lake Area to allow for a shooting range is moving forward. She noted that the private property owners adjacent to the parcel were there and testified about their concerns. She asked anyone interested in joining the working group following the project to contact her.

I. COMMUNITY GROUPS / CLUBS

- A. **Fire Service Area:** The Willow Caswell Fire Dept. responded to 350 calls in 2025, they are currently hiring for Lt. positions in the dept. and the new pumper tender is expected to arrive in February.
- B. **Library:** Julie Mitchell thanked the Solstice Walk participants and shared that the library is accepting photo contest submissions until Jan 16th. There will be a presentation by MAT-SAR on Tuesday, January 27th at 6pm. February 7th is Take Your Child to the Library Day so special activities will be taking place and they are partnering with the Willow Lions to offer vision and hearing screening. She also shared that the borough webpage is undergoing updates and that you can now sign up there to receive updates about news and projects that are happening in Willow.
- C. **Pickle ball:** Received \$504 in dues in December. WACO's share was \$76.60. They have 9 sessions a week that are well attended. They have begun helping with floor cleaning and upkeep.
- D. **WDMA:** Is working on a weekend Intro to mushing for youth event.
- E. **PTA:** Will be holding their breakfast fundraiser this year and are still in need of volunteers. It is 8-11am each day.
- F. **Garden Club:** No report
- G. **WHO (Farmer's Market):** No report
- H. **SU300:** No report
- I. **Willow Junior 100:** Is still looking for volunteers and donations. Cash donations preferred to cover expenses. 8 mushers are currently signed up.

- J. **Friends of State Parks Mat-Su:** has recently purchased and installed directional signs at five locations along the Parkway Loop in the Nancy Lake SRA. In addition, Alaska Trails, Inc. has submitted a request for funding for a major maintenance project on the Red Shirt Trail and Parkway Loop. This project will brush out and clear overgrown trails and harden many wet, eroded areas. It is the priority of Friends to adequately maintain the trails and to establish the Parkway Loop as a quality all-season trail.


J. ANNOUNCEMENTS/PERSONS TO BE HEARD

- Kevin McCabe is going back to Juneau next week. He is looking to bring forward items that won't affect the state budget due to the fiscal situation. He has a newsletter for constituents that he encouraged people to sign up for.
- Brenda McCain reminded everyone that voting for Willow King and Queen ends on Friday, January 9th at 5pm.
- Reminder Willow Winter Carnival t-shirts for sale after the meeting.
- Jessi Leach spoke about the efforts to start a Meals on Wheels program. Routes are being looked at. At least 8 people have contacted Jerry Richardson with prospective recipients of the program. Looking at delivering meals not a communal meal format but will work towards whatever is requested by the community. She plans to reach out to Willow restaurants. Looking for a 501(C)3 to operate the program under. Willow Health Organization and WACO were mentioned. WACO is a 501(C)4. Not sure if it could operate under that designation.

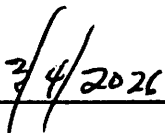
Adjourn 8:22pm

Chair/Tryg Erickson

Title/Name



Signature




Date

At-large-rep 4/ Talon Boeve

Title/Name



Signature



Date



RECEIVED
MAY 18 2026
CLERKS OFFICE

WILLOW AREA COMMUNITY ORGANIZATION MONTHLY MEETING

DATE 02/04/2026 7:00 p.m.

MEETING MINUTES

Call to order 7:02 p.m.

Board quorum was established. **Community quorum** was not established.

Board members present: Tryg Erickson Rodney McCambridge, Linda Oxley, Wes McClure (ALR1), Danielle Barve (ALR2), Talon Boeve (ALR4)

Board members absent: Sophia Boufidou Chandra Kohntopp (ATR3)

01/07/2026 Approval of the minutes was moved to the next meeting

Agenda was approved.

BOARD REPORTS

- A. **Chair:** Thanked everyone at the meeting for their work on the carnival. The weather and snow were wonderful, and he received lots of positive feedback on the event which everyone should take credit for.
- B. **Vice-Chair:** No report.
- C. **Secretary:** No report.
- D. **Treasurer:** Budget is attached. Changes discussed at the last meeting were made and errors corrected. Increases to expected revenue and utility costs were also included and project a total of \$9000 in income over expenses for the fiscal year. As of January, the balance in the accounts totals 137,0000. This doesn't include all carnival revenue. Veit & Veit filed the tax return 990 EZ which cost \$550 to prepare. Next year if WACO exceeds \$200,000 a full 990 would need to be filed which would cost more. Bill Shary asked how WACO receives donations. Primarily via check. The trails committee also accepts donations via the QR code at their kiosks.
Carnival budget report – The carnival did well and net income is about \$30,000. Bill Shary asked about looking into how many raffle tickets were sold online.
- E. **At-Large-Representatives:**
 - a. Wes McClure: RSA 20 is still in need of a chair. He met with Hugh Leslie about putting a sledding hill in at the Hassler/Norris trailhead. He will report back at the March or April meeting.
 - b. Danielle Barve: Is already thinking about next year's carnival. The food was well liked, and they plan on Tad coming back next year to oversee it. She will set a date for a Carnival Wrap up meeting.
 - c. Talon Boeve: Thanked the new and continuing carnival leads and noted that scholarship applications have begun arriving.

NEW BUSINESS

1. Treasurer is seeking approval to rollover a \$10,000 CD - A motion was made to rollover the CD and was seconded. There was no objection.
2. Request to hand over leadership of the Building Management Agreement Committee - Tryg spoke to the request that leadership of the committee be turned over from Wes to Sid. He determined that due to the nature of the committee, it should fall under the planning and facility committee of which Rodney is chair. Rodney can choose committee members to assist him. No objection.
3. Request for support of a possible youth hockey program - Wes spoke to the item stating that he hoped to have WACO support for a youth hockey program but that the coach is currently unavailable, so it will not happen this year. Clarification was made about the type of support requested. Providing insurance for the program was all that is needed. A Zamboni is used at the school ice rink now. Checking on requirements for providing insurance may be necessary. The insurance has covered this before.
4. Willow CERT Request to use WACO Gaming Permit - Brenda McCain is requesting that Willow CERT be allowed to use the WACO gaming permit again for the emergency kit raffle they plan to hold at the Su Valley Emergency Preparedness Fair on May 30th. The gaming committee has no objection. Passed with no objection.
5. Request to obtain a debit card - This issue was brought up to make WACO purchases easier however several things were discussed such as which board members would be issued cards, the paperwork involved, and the lack of a process to provide accountability for purchases made. Danielle suggested that using Square might be better. Maura had not been aware of the request before the meeting and stated there would have to be a process to collect receipts and verify purchases made with debit cards. The item was moved to the next meeting to allow for a chance to review the WACO financial policies and determine a path forward.

UNFINISHED BUSINESS

1. None

WACO COMMUNITY GROUP/CLUB REPORTS

- A. **Fire service area:** no report.
- B. **Library:** Saturday February 7th is National Take your Child to the Library Day. The Lions Club will have vision and hearing screening available. There will be a scavenger hunt and refreshments. The architects of the Willow Library and Community Center upgrade recently won an award for the project.
- B. **Pickleball:** Received \$480 in dues in January. WACO's share was \$72


- E. **Willow Trails Committee:** no report.
- F. **Willow Museum:** no report
- G. **Garden club:** no report.
- H. **WHO/Farmer's market:** no report.
- I. **Su300:** Leddy (the Race Director) spoke about the inaugural year of the race which will begin on Saturday, Feb 21st at the Willow Community Center then complete a 300-mile loop through the Susitna Valley and to the WCC . Everyone is invited to attend the race events. The winner should cross to the finish line on Feb 23rd, and there will be a soup contest that afternoon. People can sign-up to enter their soup online and come taste all the soups for \$5 starting at 5pm. Tuesday the 24th will be the race banquet with food from Patriot BBQ. Cost is \$20. Danielle will see if WACO can host concessions for the race start.
- J. **Willow Junior 100:** Casey Randall from the race expressed gratitude for being a recognized group of WACO. 13 Jr mushers are currently signed up. The race starts on Friday, February 13th. This is the 19th year of the race. Begins and ends at Vern Halter's. The race banquet with BBQ pork and sides will be held at the community center on Saturday, Feb 14th. They are still looking for donations for prizes for kids.
- K. **Friends of State Parks/Matsu:** no report.

ANNOUNCEMENTS/PERSONS TO BE HEARD

- Mike Blakesley turned in \$3000 for trail committee insurance. There is still overflow on the Almond Lake trail.
- Linda Oxley Youth forum meeting tomorrow is canceled. An open community meeting will be scheduled for the designer to present the plan for the natural play area for review. She also read a thank you card from Jamie Hansen to WACO for having her perform at the carnival.
- Rodney McCambridge is going to talk to Starla about holding a Bingo night on 28th of March.
- Wes McClure Has heard that there have been some issues with scheduling because Sabrina is not the only one handling scheduling anymore. Rodney is going to talk to Sabrina to see how to put things on the online calendar.

Adjourn 7:55pm

**Chair/Tryg Erickson
Title / Name**



Signature



Date

**At-Large-Rep-4/Talon Boeve
Title / Name**



Signature



Date

RECEIVED
MAY 18 2026
CLERKS OFFICE



WILLOW AREA COMMUNITY ORGANIZATION MONTHLY MEETING

DATE 03/04/2026 7:00 p.m.

MEETING MINUTES

Call to order 7:01 p.m.

Board quorum was established. **Community quorum** was not established.

Board members present: Tryg Erickson, Rodney McCambridge, Sophia Boufidou, Maura Shea, Wes McClure (ALR1), Talon Boeve (ALR4)

Board members absent: Linda Oxley, Chandra Kohntopp (ATR3), Danielle Barve (ALR2)
01/07/2026 and 02/04/2026 meeting minutes were approved.

Agenda was approved.

BOARD REPORTS

- A. **Chair:** Chandra Kohntopp has resigned from her At-Large-Representative-3 position citing personal obligations.
- B. **Vice-Chair:** If you are storing things upstairs, let him know or put a tag on it. Iditarod is happening this weekend, 25 volunteers are expected, kitchen will be open. uncertain whether there is a beer permit. March 28 we will be having bingo with the kitchen serving refreshments.
- C. **Secretary:** WACO Elections – discussion oved to new business part of the agenda.
- D. **Treasurer:** Budget. Input needed by May 1st. Want to have it ready for review and hopefully approval by the June meeting. That means board members, committee chairs or anyone who anticipates needing funds for a WACO activity should get the info to Maura. Also, If you are planning an event that will bring in revenue, Maura needs to include that, too.

Statement of Financial Position

Between Operating and Gaming Accounts we have \$165,000 in the credit union.

Statement of Activity

- Almost all of the revenue is Carnival related. We looked at it at the last meeting when we looked at the project. There hasn't been a significant change to the Carnival numbers since then. \$53,800 rev, \$21,600 exp, NI = \$32,200
- Non carnival revenue includes:
 - Su Dog Kitchen revenue of almost \$1,000 which was offset by \$245 in food expense.
 - Rental revenue of \$3,250 from the Iditarod, Susitna 100 and Su Dog 300.
 - Interest of \$35.
- Non carnival expenses were mostly the usual monthly: Payroll, Insurance, Office, R&M, Occupancy

- The unusual item is the negative number for Insurance. That's because Trails contributed \$3000 to cover its portion of the annual liability premium. The true insurance cost for the month of \$879.

Ended the month with just over \$28,000 in income.

Budget vs Actual

- We are 2/3 or 67% of the way through the fiscal year.

- Revenue

By the end of June, we should exceed the revenue budget of \$205,000.

Monies will come from:

- The library cleaning contract
- Kitchen revenue from the gun show and Bingo
- Iditarod rental payment
- Bingo revenue and Pull-Tab game sales

There is the possibility of receiving funds from Lotto AK anytime between now and the end of December.

- Expense: Will continue to have the usual monthly expenses.

- Payroll on target
 - Advertising will probably be under budget although I know Sophia has some invoices for boosting Carnival on Facebook.
 - Insurance will be \$3,000 under budget because of the Trails contribution.
 - Office expense will be close to budget.
 - Gaming expense will be under budget although another bingo night is planned so that will add \$1,000 to the expense. We just purchased more Pull Tabs and supplies that aren't in actuals yet.
 - Professional fees should be at budget after we pay Teri for website hosting.
 - R&M is way under but backyard project use about \$26,000 and I think we have window cleaning that will have to happen before the end of June.
 - I've requested an invoice from the Boro for Occupancy/utility expenses. It will cover Jan & Feb and will probably be in the \$8K range.
 - Special event expenses should be close to budget after we pay for the fireworks and incur expenses for the Iditarod, bingo and gun show kitchens.
 - We will be granting a scholarship or scholarships from the funds generated by the dessert auction.
- At June 30 we should have a net income of closer to \$20k rather than the \$9K in the budget.

E. At-Large-Representatives:

a. Wes McClure, Talon Boeve: nothing to report

NEW BUSINESS

1. Skeetawk: The general manager gave us an overview of Skeetawk, a non-profit organization promoting the sport of skiing as well as kids' engagement, making better skiers, avalanche education, etc. They are currently trying to create partnerships with nearby communities. They have a 30 acres area on the other side of Hatcher Pass. Current plans include adding another lift, and they recently

announced the addition of a gondola for year round usage of the facility and income generation. They are looking for transportation options from the borough, given Hatcher Pass is closed in the winter. From Willow, going through Palmer, it takes appr. about 45 mins.

2. Proposed Sledding hill – The person supposed to present was not present, Wes McClure informed us it has moved to planning

3. Comm clean-up: Sophia Boufidou said that she would like to hand the leadership of this event to someone else. It's not a very time-consuming event. Anyone interested in taking this on, please contact waco_secretary@waco-ak.org.

4. Amend Expense reimbursement policy to include reimbursement transfers from the WACO MVFCU Operating or Gaming accounts to the requester's MVFCU account; Current internal controls do not allow for this, but it makes sense. We will discuss progress at the next meeting.

5. Awareness item: WACO Policies Manual can be found at: WACO-ak.org/board

6 WACO board Nomination committee: There were no contenders for the Chair and Secretary positions. Tryg will remain as Chair. Uncertain about the Secretary position. Out of the 2 at-large-rep positions open, we have one person to step in, Ingrid, who is a new Willow resident, but has been long involved in community affairs in Wasilla. The Nominations committee officially closed the slate. No elections are necessary in April.

6. Jim Houston: the Museum has received a 92K grand from the State (with Lisa Murkowski's support) to maintain the Museum grounds, add fence and storage for rotating displays. Also, with the support of Edna DeVries, we can pursue the addition of a digital sign to display upcoming events, etc. All this to be pursued in FY27.

UNFINISHED BUSINESS

1. Request to obtain a debit card – the Treasurer is still trying to wrap her mind around how to make work while keeping the required checks and balances. There are also other issues to be considered, such as if the card gets lost or stolen and how to mitigate spending before official approval is given. The current recommendation is opening a new account with a low balance to draw out of. It would still require receipts, and no cash advances will be allowed Maura and Rodney will work on the required modifications to WACO financial policies and determine a path forward.

WACO COMMUNITY GROUP/CLUB REPORTS

- A. **Fire service area:** The new Fire chief, Ben, introduced himself. He grew up in Minnesota, but he has been a long time Alaskan and he expressed he is happy to move to

Iditarod, no changes are required to the process since it's been ironed out over multiple years. The only item to pursue is handicapped access.

- B. **Library:** Search and rescue class is scheduled for Tuesday, April will be national library week. In May, we will have the race and book fair.
- B. **Pickleball:** \$71.25 was given to WACO.
- C. **Mushers Association:** starting a new mentoring program for all ages.
- D. **PTA:** no report.
- E. **Willow Trails Committee:** no report.
- F. **Willow Museum:** no report
- G. **Garden club:** multiple events planned, the club coordinator to contact the Secretary to provide details in a more structured format..
- H. **WHO/Farmer's market:** no report.
- I. **Su300:** it was a successful event, set up to be fun and educational.
- J. **Willow Junior 100:** no report
- K. **Friends of State Parks/Matsu** spring yard sale: Rodney can remain contact, but need help in picking date

ANNOUNCEMENTS/PERSONS TO BE HEARD

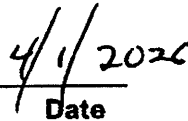
- Planning a pring yard sale: Rodney can remain contact, but he needs help in picking date.
- Waco scholarship nominations closes April 1st, form is on our website as well.

Adjourn 7:55pm

**Chair/Tryg Erickson
Title / Name**



Signature

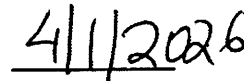


Date

**Secretary/Sophia Boufidou
Title / Name**



Signature

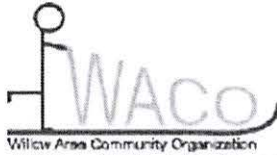


Date

RECEIVED

MAY 18 2025

CLERKS OFFICE



WILLOW AREA COMMUNITY ORGANIZATION MONTHLY MEETING

DATE 04/01/2026 7:00 p.m.

MEETING MINUTES

Call to order 7:01 p.m.

Board quorum was established. **Community quorum** was not established.

Board members present: Tryg Erickson, Rodney McCambridge, Sophia Boufidou, Maura Shea, Danielle Barve (ALR2), Talon Boeve (ALR4)

Board members absent: Wes McClure (ALR1)

03/04/2025 meeting minutes were approved.

Agenda was approved.

BOARD REPORTS

- A. **Chair:** No elections were held/needed due to no contested seats. The slate is adopted. One open Rep-at-large board position remains. This was the last meeting for Talon; we are very grateful for her service.
- B. **Vice-Chair:** The kitchen sink is fixed, still working on the door frame fix. Anyone who has stuff upstairs should label it as trash, donation, etc.; a cleanup effort will occur soon. Rodney has received one bid to sand and paint the auditorium stage; need to get 2 more bids. In the kitchen, the large fridge is only freezing, working on a fix. The Spring Yard Sale is planned for June 6, at either back or front yard depending on whether. The gun show is coming up. We need a volunteer coordinator and a repository for volunteer names/contact info.
- C. **Secretary:** Presented statistics regarding the reach of ebreeze and the WACO FB page, both of which have been climbing in subscriptions/followers. Requested that all events under the WACO umbrella be sent to her so these two communications resources remain relevant and reliable for the community.
- D. **Treasurer:**
Need 2027 budget info by June 1 Anything for July through June - Want to have it ready for review and hopefully approval by the June meeting. That means board members, committee chairs or anyone who anticipates needing funds for a WACO activity or plans an activity that will generate income, should get the info to Maura.

Statement of Financial Position – Currently \$156,000 in the operating and gaming accounts.

Statement of Activity

A handwritten signature in blue ink, appearing to read "C. Boek", is located in the bottom right corner of the page.

1. Revenue: Rec'd \$500 carnival sponsorship from the Upper Susitna Shooters Association. Payment of \$3750 from MSB under the Library cleaning contract. \$4382 in kitchen sales from Iditarod and Bingo night. \$1166 in rentals for Sled for Hope and Excel Judo tournament, senior workout group, pickleball and Jonesers. \$2140 in gaming revenue from Bingo night and pull tab games sales to the Pio.
2. Expense: Usual monthly payroll, insurance & office expense except we paid \$250 for the airport permit. Gaming expense for purchasing pull tab games for our use and sale to the Pio, bingo game sheets, daubers and the payouts for Bingo night. Contracts for annual website hosting. R&M is miscellaneous expenses. Occupancy – paid the MSB invoice for shared utilities. Also paid the monthly porta potty expense. Replenished cleaning supplies. Paid bills for stove fuel and electricity for the museum. Special event expenses included food for the iditarod and Bingo kitchens. Also paid Houston Lions for putting on the fireworks show at carnival.

For the month had a \$10,000 loss. Keep in mind we operate on a cash basis so there will be large swings in net income

B v A – 75% through year.

Contributions and Contracts on target. Sales revenue is greater than budget mostly due to Kitchen sales. Rentals should exceed budget. Expect Iditarod payment of \$6000 and the next gun show is in May. Gaming revenue is higher than budget due to the large raffle, mini raffle and bingo exceeding targets. Special event revenue exceeded budget and should remain the same. Other revenue is mostly interest and should be close to target. Payroll looks like it will be a little under budget. Advertising, insurance, office expense, gaming and contracts will be under budget. R&M – Jim says the funds will be spent.

Occupancy is currently a little over budget because payment for some utility bills was delayed. Just paid an \$11,400 bill. I expect to pay another invoice before the end of June so we'll be significantly over budget. Special event expenses are a little over budget. Scholarships should be at budget at this year's scholarships are awarded. By end of June estimating an actual net income of \$25000 which is about \$16,000 more than budget.

E. At-Large-Representatives:

- a. Danielle Barve: kitchen was very successful for all events (bingo, carnival, Iditarod, SU300, etc.) Carnival meetings for 2027 are starting again. Theme to be decided at next meeting.
The back-to-school event will take place on Aug. 1st. Sunshine clinic via the Northern Coalition have 100 backpacks to donate
- b. Talon Boeve: Continues to work on light and sound and the scholarship committees. We need to make some bylaws clarifications:
 - Clean up language around uncontested vote in elections

- Past chair role – states for one term after new chair comes in.
- c. Lindsay Cronin : Taking the Rep-at-large 4 position starting next meeting.

NEW BUSINESS

1. CLEANS program: Wade Long from the MATSU borough Development Services introduced this program which is an option for those with code violations to help them if they don't have the resources to clean their property. The property owner has to consent, but nominations can come from anyone in the community. The program started last year; they have cleaned multiple properties already but will be doing more in the summer. The biggest win of this program was 173 properties over 3 days for 65k and a lot of volunteers in Willawaw. The communities also see a big difference in crime. They cover all of the valley minus the cities. They pay the dump fees. Sutton is next planned cleanup. One aspect of the program is that minor offenders can get pardon if they help clean up their neighborhoods.
2. Scholarship committee: we have received 3 applications, the formation of awarding committee was authorized by the chair and members can be selected by Talon as the committee chair.
3. Jim Houston: we have received 15k to build an Iditarod platform behind the bleachers. The platform handrail mock-up was presented.

UNFINISHED BUSINESS

1. **Expense Reimbursement Policy** – added language to the Procedure section that allows a check to be mailed, or a direct transfer made to the person requesting reimbursement. A copy of the check or screen shot of the credit union transfer would be attached to the reimbursement request form to document payment to the appropriate person. - Policy approved by Board Quorum.
2. **Debit Card Policy** – Rodney and I worked on a new policy authorizing issuance of a debit card to the Vice Chair. The policy describes what expenses the debit card can and can't be used for. The debit card would be tied to a credit union account with a \$500 cash balance. - Policy approved by Board Quorum.

WACO COMMUNITY GROUP/CLUB REPORTS

- A. **Fire service area/Willow Trails/Museum/WHO(Farmers Market)/SU300/Junior100**: No news.
- B. **Library**: 3rd week of April will be National Library week. In May, we will have the race and book fair.
- B. **Pickleball**: they are now officially a 501(c)(3).
- C. **Mushers Association**: There will be a new WDMA mentorship program and working out details for a spring dryland workshop.

E. Friends of State Parks/Matsu: next Wed. Meeting will discuss the project goal for the summer.

ANNOUNCEMENTS/PERSONS TO BE HEARD

- RSA 20 board asking for a lead for area south of the bridge, mtgs 1 hr every other month. It's an advisory board.
- Preparedness Forum: Saturday May 30th, 2026, 11 am-2 pm, ~ 30 exhibitors & activities for all ages inside & outside the WCC. A biennial event hosted by Willow, Talkeetna and Trapper Creek CERTs.
- Bingo will be starting back in Sept.
- Regarding the reclassification of land at Zero lake - big outpouring against this proposal due to the residential properties next to the property. The Assembly did not vote that night, plan to vote in June.
- The next Borough Budget meeting is on 4/23, topics not limited to Budget related items.

Adjourn 8:33m


Chair/Tryg Erickson
Title / Name



Signature

5/6/2026
Date

Secretary/Sophia Boufidou
Title / Name



Signature

5/6/2026
Date