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Big Cabbage Radio 88.3 FM

## Glacier View Community Council February 2026 Mtg Minutes

Meeting Date Thursday February 26, 6:00pm

GVCC Meeting 6:00 pm-7:45 pm at the school.

Zoom link: ID passcode 592241 Should be able to just [click here](#) or call 309 205 3325

### **Call to Order and invitation to the Pledge**

**Zoom call from Senator George Rauscher** Muddy Creek was brought up in committee hearing - larger culvert - "coming future" not this summer. Closing of Glacier View School - Matsu School district board makes this decision.

**Roll Call** - sign in sheet and zoom attendees

Voting for new president and treasurer

### **ELECTION-**

Election results - President Rodney Mays- 21 votes, Treasure Garth Morgan- 25 votes. Vote passes for both candidates. Garry Wolske as President and Jamie Schroeder as treasurer are removed from office and Rodney Mays is instated as President and Garth Morgan is instated as Treasurer.

**Review Minutes** December 2025 Minutes Sarah Barton motions to accept December Minutes Rodney Mays seconds, Unanimous

**Review Treasurer's report**-Jamie Schroeder 2025 Treasurer report Sarah Kopczynski motions to accept Treasures Report, Sarah Barton Seconds, Discussion Unanimous

**Community Archives Update-** Fred Hirschmann, Geomagnetic storms - circuits flipped, toys burned out. December meeting, chimney fire, riddles fire, Jim Hitchcock 93'rd Birthday

**Emergency & Cert Committee Update-** Joseph Davis Fire Wise, community workshop for defensible barriers for homes, more info on workshop form Joseph Davis to come. Casey Cook table talk emergency exercise, Randi Hirschmann to keep posted.

**Water Committee Update-** Joseph Davis Discussion

**Trails Committee Update-**Lorraine/Karl None

**Activities Committee Update** - Inspirational Quote

**Guest speakers** - Wendy Taylor, Letter was sent out from Garry Wolske, with information on Glacier View School potential school closure. Borough Assembly Meeting Tuesday 3/3/26- school board meeting 3/4/26. Dates on the letter sent out from Wendy. Reach out to Wendy with questions.

**Guest speakers** - Hugh Leslie and I am the Parks, Recreation and Library Services Manager for the Matanuska Susitna Borough NO

### **Old Business**

**Topic:** Update on cost of mass notification system- December Mtg Garry Wolske update, Disc Gary Wolske makes a motion to dedicate \$200 to test the cheapest emergency texting service. Joseph Davis Seconds motion, Discussion, Motion passes unanimously

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**New Business**

**Topic:** Asked to bring up Comp Plan to review and vote on rather than await borough Joseph Davis suggests reviewing comp plan and vote to send it to the borough meeting by next meeting. Discussion, Rick Brendan can answer questions regarding the hydro electric impoundment.

-Wendy Taylor- Numbers

-Garth Morgan- Prohibition of dispensaries in GV community - add to New Business on March meeting

-Beth Wolske - Saturday Market monthly in the summer time

Jamie Schroeder is removed from office as the Treasurer

Garth Morgan is installed in office as the Treasurer

Garry Wolske is removed from office as the President

Rodney Mays is installed in office as President

Call for the good of the order: 3 Minutes max per person

*[Handwritten signatures]*

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*Motion to adjourn Gary Wolske Second by Dan Lee all in favor*

Future Meeting Dates   2025 Amended Bylaws   Emergency Phone List   Membership

Please contact 5 days prior to the meeting for suggestions to the agenda.

Attendees-

- Tessa Wynthein
- Garry Wolske
- Lexi Althens
- Tank Tanguay
- Deena Tanguay
- Susan Saltmarsh
- Dan Lee
- Sandy Lee
- Jim Tebow
- Sarah Kopczynski
- Rodney Mays
- Jim Hitchcock
- Beatrice Hitchcock
- Beth Wolske
- Wendy Taylor

- Joseph Davis
- Sarah Barton
- Randi Hirschmann
- Fred Hirschmann
- Bill Queitzsch
- Connie Hubbarb
- Garth Morgan
- Mykie Lee
- Jeremiah Lee
- Rick Brenden
- ZOOM
- George Rauscher
- Jamie Schroeder

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MATANUSKA-SUSITNA BOROUGH  
LOCAL ROAD SERVICE AREA ADVISORY BOARD

REGULAR MEETING by TELECONFERENCE/TEAMS and IN PERSON

February 19, 2026, 7 PM, at Fire Station 73, 10073 W. Parks Hwy

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

CALL TO ORDER at 7:00 PM.

ROLL CALL, DETERMINATION OF QUORUM: 12 RSAs were represented for a quorum (7 required for quorum).

<u>RSA#</u>	<u>Member Name</u>	
9	Dan Tucker	
14	Terry Dolan	Loren Means
15	Tam Boeve	DJ McBride
16	Rhonda Stark	Kelly Gordon
17	None	
19	Dan Keane	
20	None	
21	Andrew Traxler	Terry Gorlick
23	None	
25	John Miller	Jennifer Noffke
26	Jim Stocker	Lucy Klebesadel
27		
28	Harry Zola	
29	John Strassenburgh	Robert Gerlach
30	David Finch	
31	Traci Barickman	
Public Works: Chad Fry (O&M)		Jennifer Ballinger
Borough Staff (other than Public Works): Russ Krafft		
Assembly Members: None		

**PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA**

**APPROVAL OF AGENDA:** Terry Gorlik moved to amend the agenda to include discussion of Ordinance 26-020 which establishes an exemption to weight restrictions on Borough roads. Dan Tucker seconded. The amendment passed.

Rhonda Stark requested Steve Edwards be added to persons to be heard. Dan Tucker seconded. Motion carried without objection.

Agenda, as amended, was approved without objection.

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## **ELECTION OF OFFICERS**

- A. Chairperson. Andrew Traxler nominated himself. Traci Barickman second. No objection.
- B. Vice-Chair. Rhonda Stark nominated Traci Barickman. DJ McBride seconded. No objection.
- C. Secretary. DJ McBride nominates Kelly Gordon. Andrew Traxler second. Motion passed.

**APPROVAL OF MINUTES:** Approval of minutes from the January 15, 2026, meeting. Jennifer Noffke moved to approve. DJ McBride seconded. The minutes were approved without objection.

**TRAINING:** None.

## **STAFF REPORTS:**

- A. **O&M:** Chad Fry stated streetlights seem to be a problem and has come up with a checklist on installing streetlights that evaluates the cost and benefits. Budget development is underway. Possibly will have a draft budget at the next meeting. Contracts were all bid. None of the smaller contracts were cost effective. Rhonda Stark requested the checklist for streetlights. Chad stated he would share the document.
- B. **Other Staff reports:** Russ Krafft attended to answer questions on the contract bidding. Andrew Traxler asked questions about RSA 21 which were addressed by Mr. Krafft.

## **BOARD MEMBER REPORTS**

- A. **TAB.** Terry Gorlick stated the TAB elected new officers. Terry is now vice-chairman. Terry provided a summary of the most recent TAB meeting.
- B. **MPO.** Dan Tucker stated MPO met on February 10, 2026. Dan provided a summary of the MPO's most recent meeting and fielded questions.
- C. **Other Board Reports:** None

**AUDIENCE PARTICIPATION.** (Members of the public have 3 minutes to address the Board on any topic.) Rod Hanson of Northlakes Community Council spoke about local projects including pathways as well as safety issues and events in the TAB meeting. Stephanie Nowers spoke briefly about Ordinance 26-020. Steve Edwards spoke about Assembly and staff support for the Local Road Service Area Advisory Board.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** Discussion of Ordinance 26-020 which establishes an exemption to weight restrictions on Borough roads. Jennifer stated she emailed the document in the last few minutes. Andrew discussed his thoughts generally in support of the legislation. Terry Gorlick provided background information from the TAB meeting. Dan Tucker addressed the need to pay for damages and the fact that the permit is for one full day with no routing required. DJ McBride generally agreed with Dan Tucker and stated the lack of route information was a concern. John Strassenburgh also stated

concerns about the lack of limits on the permit. Traci Barickman stated she had similar concerns. Andrew asked Chad to explain the mechanism of the permit. Chad stated the application was online and he had no information on approval process. Andrew speculated the Road Maintenance Superintendent would be involved in the approval process. Lucy questioned where the fee revenue would be placed and provided examples of when emergency situations require exceptions to weight restrictions. Andrew stated his intent to carry this issue forward in unfinished business for the next meeting. Andrew asked Stephanie Nowers to provide thoughts which she did. From the group's discussion, Andrew crafted the following 5 statements:

1. One (1) round trip per day with the route and alternate route, if applicable, provided to the Road Maintenance Supervisor (RMS)
2. Permits only issued for essential purposes for the betterment of Mat-Su Borough residents in a limited manner
3. If the roads traveled are damaged, permit applicant pays for road repairs
4. Road Maintenance Supervisor and RMS Supervisor to make permit yes/no decision by inspecting road conditions prior to issuing a permit
5. Please require RMS to provide notification via email to RSA Board Chair of the affected RSA, and whether a permit was approved or denied

RSA board members were encouraged to present these statements to their respective representative for inclusion in OR 26-020 before voting.

**PERSONS TO BE HEARD:** (Requires 14 Days Advance Notice. If No Advance Notice Is Given, Persons Wishing to Speak May Do So Under the Audience Participation Section of the Agenda.) Steve Edwards spoke about likely reasons he was removed from the RSA board and what those events mean for other board members. Jim Stocker stated his support for Steve Edwards. Lucy K. also supported Steve's position and discussed politically motivated termination of board members in the past. Rhonda Stark stated she appreciated Steve's service and stated she was sad that politics had a negative impact on the board.


**CORRESPONDENCE AND INFORMATION:** None.

**OTHER BUSINESS:** None.

**BOARD COMMENTS:** Dan Tucker made comments about gravel pit road damage. Andrew Traxler stated his intent to add the gravel pit issue to the next agenda.

**ADJOURNMENT:** DJ moved to adjourn at 9:04 PM. Dan Tucker second. Motion passed unanimously.

Next Meeting: March 19, 2026, at 7PM (In-person mixed w/ Teams at Fire Sta. 73)



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Andrew Traxler, Board Chair



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Kelly Gordon, Board Secretary

**North Lakes Community Council**  
**Membership Meeting Minutes**  
**September 25, 2025 – 7 pm**  
Website: <https://www.nlakes.cc>

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Boys & Girls Club Bogard

**1. CALL TO ORDER**

The meeting was called to order at 7:03 by Rod Hanson, President. Hanson welcomed everyone. Board members introduced themselves. Quorum verified as 3/5 board members and 10% of council members present. The Pledge of Allegiance was led by Franklin Conway.

**2. AGENDA APPROVAL**

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

**3. PRIOR MEETING MINUTES APPROVAL**

Minutes from the August 28, 2025 meeting were approved unanimously.

**4. AUDIENCE PARTICIPATION #1**

- Michelle Huen, candidate for Assembly District 1 introduced herself.
- Micheal Bowles introduced himself as a candidate for the Borough Assembly District 1 seat.

**5. CORRESPONDENCE & ACTIVITY SUMMARY**

Many items in the report will be addressed in the regular agenda. Attendees were reminded they can follow up with questions about any item in this report. The following items were highlighted separately:

- Franklin Conway reported on item 11, the Williwaw cleanup project. Many cars were taken away and yards cleaned up during that effort. Conway reported that there are still some unresolved issues in the neighborhood that can hopefully be addressed soon. 230 tons of trash and 36 vehicles have been removed so far.
- R. Hanson reported that the Lakeview Rd repaving project is about to begin.

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## **6. OFFICER / COMMITTEE REPORTS**

- a. **President's Report - R. Hanson had no further report.**
- b. **Treasurer's Report - Jolleen Coleman was not present but R. Hanson gave a brief summary of the balance sheet and budget. We anticipate underspending our approved budget this year.**
- c. **Finance Committee - No Meeting, no report.**
- d. **Bylaw Committee - No meeting. No report.**
- e. **Nomination Committee - Sharon Johnson reported that the committee met on the 16th to seek out members to run for the board. They are following through with a few potential candidates. Sharon has provided information / key points for a message to send out through Mailchimp.**
- f. **Road & Traffic Safety Committee - R. Greenberg was not able to attend tonight. R. Hanson reviewed the meeting notes (in the meeting packet) from a joint meeting with the MSB and our Road and Traffic Safety Committee.**
  - **The Engstrom to Trunk Road project is slowly progressing. The borough will attend the NLCC October meeting to give an update on the route selection report. A decision will be made by the Assembly later this fall. Currently there are no funds identified for construction of the Engstrom to Trunk project, so construction likely will not begin for several years.**
  - **The CAMP has been approved so the NLCC is encouraging the borough to reach out to residents to make sure they are aware of changes.**
  - **The Lakeview Road project is progressing as well.**
  - **There are code changes coming up and the NLCC is seeking clarification on how to bring forward recommendations and on educating residents on changes.**
- g. **North Lakes Comprehensive Plan Committee - C. Vague reported that there likely will not be much progress until the spring budget process with the MSB.**

## **7. GUEST PRESENTATIONS**

- a. **Barbara Mongar from the Matsu Reentry Coalition presented about their mission, programs and activities. The Coalition exists to help those who leave prison as they attempt to reenter the community. Presentation is in the meeting packet.**

- b. Rebecca Skjothaug from the Mat-Su Borough spoke about updates to the Hazard Mitigation Plan. She reported that there are two new identified hazards: Tsunamis and Landslide instabilities due to permafrost thaw. Presentation is in the meeting packet.

## **8. STATE & BOROUGH OFFICIALS - UPDATES**

- a. None present

## **9. NEW BUSINESS**

- a. Proposed Vanda Valley Subdivision

R. Hanson gave a report on the Preliminary Plat. It will be 50 Acres and 43 Lots and located west of Kilo and North of Foxtrot Extension. There are concerns about additional traffic along Charlie where there are already speeding issues, small shoulders and no bike or pedestrian pathways. R. Hanson presented a draft list of issues (in the meeting packet) to be included in a letter to the MSB. The letter is due on October 3rd. Discussion ensued with input from many residents in attendance at the NLCC meeting. R. Hanson took notes to add discussion items to the draft. NLCC Membership voted unanimously to authorize Hanson to finalize and send a letter to the MSB accordingly.

## **10. ONGOING / UNFINISHED BUSINESS**

- a. Nominations Status: Discussed previously under item 6.e
- b. Shaw - Birchtree / Foxtrot Extension Project: Rod directed attention to item #13 in the Communications & Activity Report. There were no questions.
- c. Waterbody Setback Code Changes: The proposed ordinance changes were not approved by the Borough Assembly. The Assembly also chose not to take action to form a new work group as recommended by the Planning Commission. We are hopeful that a new ordinance or ordinances will be put forward by the Assembly directly to address setback issues while minimizing negative impact to property owners as suggested by the Planning Commission. Refer to item #6 in the Communications & Activity report.
- d. Vacancy Planning - MSB Planning Commission and RSA25. Refer to item #8 in the Correspondence & Activity Report.

**11. AUDIENCE PARTICIPATION #2**

- John Miller mentioned the Matsu Port open house scheduled for October 4, 2025. He encouraged attendance..

**12. BOARD MEMBER COMMENTS**


- C. Vague (Vice President) joined the meeting late (after quorum established) and offered an apology.
- No other Board Member comments.


**13. ADJOURN** - The meeting was adjourned at 8:59 pm.

**14. ATTENDANCE**

a. Board Members:	4
b. Other NLCC Members:	9
c. Residents and Guests	8
d. Total	21

**APPROVAL OF MINUTES:**

Signed by:  Date Signed: 10/30/25

Attested by:  Date Signed: 10/30/25

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## North Lakes Community Council

### Membership Meeting Minutes

October 30, 2025 – 7 pm

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

Boys & Girls Club Bogard

#### 1. CALL TO ORDER

The meeting was called to order at 7:01 by Rod Hanson, President. Hanson welcomed everyone. Board members introduced themselves. Quorum verified as 4/5 board members and 10% of council members present. The Pledge of Allegiance was led by John Miller.

#### 2. AGENDA APPROVAL

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

#### 3. PRIOR MEETING MINUTES APPROVAL

Minutes from the September 25, 2025 meeting were approved unanimously.

#### 4. AUDIENCE PARTICIPATION #1

- Michael Bowles introduced himself as a candidate for the Borough Assembly District 1 seat.
- Franklin Conaway encouraged donations to the Mat-Su food bank.

#### 5. CORRESPONDENCE & ACTIVITY SUMMARY

Many items in the report will be addressed in the regular agenda. Attendees were reminded they can follow up with questions about any item in this report. The following items were highlighted separately:

- Item 3- The planning commission is considering a resolution to reduce required lot size for single family homes in single family Special Use Districts from 40,000 sf to 30,000 sf. R. Hanson initially indicated he would testify in opposition. Discussion ensued and there was no consensus on a position for the NLCC. R. Hanson will consider preparing a balanced response to the planning commission about the proposal.
- Item 6- There is an opportunity for public comment about the Jonesville Shooting Range on November 6th. A public hearing will be held in Sutton that evening.
- Item 12- The planning commission submitted a resolution to the Assembly opposing the allowance of Large Lot Districts.

#### 6. OFFICER / COMMITTEE REPORTS

- a. President's Report - R. Hanson reported that the Boys and Girls Club has paused operations for Southcentral Alaska due to funding and cashflow problems. He asked for ideas on how to financially support the

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- organization from our community council. Louis Calandri made a motion to offer monthly support to the Boys and Girls Club of Wasilla for a total amount between \$2,000 and \$2,500 once they re-opened. The motion was seconded by David Crawford and then approved unanimously.
- b. Treasurer's Report - Jolleen Coleman gave a brief summary of the balance sheet and budget. We anticipate underspending our approved budget this year.
  - c. Finance Committee - No Meeting, no report.
  - d. Bylaw Committee - No meeting. No report.
  - e. Nomination Committee - Sharon Johnson will address later this evening.
  - f. Road & Traffic Safety Committee - R. Greenberg reported that Engstrom-Trunk route selection report was discussed and will be brought up later this evening. The CAMP was also discussed and gave input to the committee on what they feel the priorities ought to be. Greenberg also brought up the need for code changes. She is also stepping down from the committee at the end of the year and asked people to consider stepping up.
  - g. North Lakes Comprehensive Plan Committee - C. Vague was not present.

#### **7. GUEST PRESENTATIONS**

- a. James Bunch, the COO of Mat-Su Regional came to present about the expansion of mental health services. They need letters of support for a new 45 bed mental healthcare hospital. To express support, please log in to [Lookforwardmat-su.com](http://Lookforwardmat-su.com).

#### **8. STATE & BOROUGH OFFICIALS - UPDATES**

- a. None present

#### **9. NEW BUSINESS**

- a. Randy Hillman spoke about the Borough Parks, Recreation and Trails Advisory Board meeting and their approval of a resolution to get land around Wolf Lake to make a community park.
- b. R. Hanson pointed out a copy of the final letter from the NLCC to the MSB Platting Officer regarding the proposed Vanda Valley Subdivision was included in the meeting packet. Sending the letter was approved at the September NLCC meeting.

#### **10. ONGOING / UNFINISHED BUSINESS**

- a. Cole Branham from the Matsu Borough presented the Engstrom-Trunk Road Selection report. More information is available at the website <https://akprojectinfo.com/engstrom-to-trunk-connector/>. The NLCC will be submitting a letter or resolution regarding the proposed routing to the MSB after our November Membership meeting. The MSB is currently reviewing the draft report. Mr. Branham indicated that a recommendation for the Assembly to decide on the final routing will be made after the consultant finalizes the report and expects this will be sometime in early 2026.

- b. Review Road Project Priorities. Included in the meeting packet was a draft of CAMP related road priorities. This is a work in progress and will be ultimately provided to the new MVP organization, the State DOT, and the MSB.
- c. Big Lake Trails - Letter of Support, consistent with our past support of the organization, was signed by R. Hanson and included in the meeting packet.
- d. R. Hanson sent a letter of appreciation to the Borough about the improvements made to Lakeview Drive. It is in the meeting packet.
- e. MSB PRT Advisory Board has started a Donor Bench Program where residents can purchase a bench and plaque for \$1500 to be placed in parks. Information is in the meeting packet.
- f. Kreative Konfections applied through AMCO for a new marijuana shop off Bogard near Williwaw. The owners previously presented their plan to the NLCC and addressed questions about security and odor management. The NLCC will not object.
- g. There have been vacancies on different planning commissions and boards and R. Hanson encouraged residents to get involved and to volunteer to serve on some of these committees, such as the District 6 Planning Commissioner seat and the RSA25 Board seat.

#### **11. NLCC BOARD MEMBER ELECTION**

- R. Hanson gave an overview of the election process (see document in meeting packet). There were four nominees for three Board seats. Nominees introduced themselves. Rod Hanson and Jolleen Coleman were willing to serve a second term. Franklin Conaway wished to step down from the Board due to other commitments. David Crawford expressed his interest. Mary Anderson was not present and so Sharon Johnson, the Nominations Committee Chair, read off a statement about her background and interest.
- Members present voted by paper ballot. Members on the Zoom call voted by text to Sharon Johnson. Johnson then tallied and announced the results. The following persons were elected to fill the three seats for a 2-year term: Coleman, Jolleen; Crawford, David; Hanson, Rod.

#### **12. NLCC BOARD EXECUTIVE SESSION**

- Board members went into a quick executive session to determine which roles the Board Members will take.



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## North Lakes Community Council

### Membership Meeting Minutes

November 20, 2025 – 7 pm

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

Boys & Girls Club Bogard

#### 1. CALL TO ORDER

The meeting was called to order at 7:00 pm by Rod Hanson, President. Hanson welcomed everyone. Board members introduced themselves. Quorum verified as 4 board members; several regular members arrived late, ultimately at least 10% of council members were present for any voting actions. The Pledge of Allegiance was led by Louie Calandri.

#### 2. AGENDA APPROVAL

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

#### 3. PRIOR MEETING MINUTES APPROVAL

There were no recommended revisions and the minutes from the October 30, 2025 meeting were approved unanimously.

#### 4. AUDIENCE PARTICIPATION #1

- Louie Calandri: shared concerns about rising expenses and funding. There is a 2026 Budget item on the agenda to be discussed then.

#### 5. CORRESPONDENCE & ACTIVITY SUMMARY

Attendees were reminded they can follow up with questions about any item in this report. Hanson highlighted the following items separately:

- Item 3. - 11/18 Assembly Meeting Summary. Large Lot Districts debate; Culvert at Charley Drive, construction possibly to start 2027; Planning Commission Vacancy; New RSA Board Member, Billy Schuyler, was appointed for District 6 by the mayor; Waterbody Setbacks debate, borough will discuss among themselves, with public comment, and propose a new ordinance.
- Item 5. - Road & Traffic Safety Meeting - there is a detailed write-up of the productive meeting. Project Priorities will be discussed during the MVP agenda item later this evening.
- Item 7. - ATT has applied for a permit to build a communication tower near the Boys and Girls Club. This will go to a public comment phase allowing surrounding property owners and the NLCC to review and comment.
- Item 8. - Engstrom North to Tex AI Project: Overview of Public Open House. NLCC expressed support for the project. We will write a letter or resolution later as the project moves forward. Construction is scheduled to begin in 2028, there will be additional public comment in 2026-2027.

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- Item 10. - Vanda Valley Subdivision. Details later on the agenda.
- Item 11. - Grant Program dates have been set for 2026. Instructions and application forms are available on our website. We will send out Mailchimp outreach regarding the Grant program.
- Item 12. - NLCC sent a letter with a financial pledge to B&G Club of \$200.00 per month for 12 months, once they re-open. Recent discussion with the CEO indicates they intend to re-open the Mat-Su Club. Timing is uncertain.
- Item 13. - Planning Commission resolution approved production of minimum lot size from 40,000 SF to 30,000 SF in designated Single Family Residential Use Districts. This will go to the assembly soon for Public Hearing and decision.
- Item 14. - NLCC is working with DOT to "Adopt a Highway" along Bogard between Tait and Catalina.

## **6. OFFICER / COMMITTEE REPORTS**

- a. President's Report - R. Hanson had nothing else to report.
- b. Treasurer's Report - Jolleen Coleman gave a brief summary of the balance sheet and budget. We will underspend our approved budget this year.
  - Louie Calandi: offered suggestions regarding the financials:
    - Purchasing a printer for NLCC would save cost of printing.
    - Pres. Hanson shared the cost of printing is \$45.00 for the packets; this is not enough expense to over-ride the cost of a printer.
  - Louie Caldani: inquired about the cost of rent-a-can services at the Cottonwood Lake Park. Hanson indicated there is a Parks, Recreation & Trails Advisory Board meeting on 11/21/25 and that the NLCC would send a letter recommending the Borough budget for park improvements, including sanitary facilities.
  - There was discussion to reduce advertising / outreach expenditures. Hanson reminded everyone that the estimated costs for "Welcome to North Lakes" signs was based on a contractor doing the work. Now that we are doing the work ourselves, the costs will be reduced significantly. We intend to complete the sign installations. No other 3rd party advertising is planned in the 2026 budget.
- c. Finance Committee - Louie Calandri reported on the Committee meeting and the development of the DRAFT 2026 Budget for approval at the annual Board Meeting in January.
- d. Bylaw Committee - No meeting. No report.
- e. Nomination Committee - No meeting. No report.

- f. Road & Traffic Safety Committee - The outcome of the meeting is detailed in item #5 of the Correspondence & Activity Report. Rachel Greenberg will be stepping down as Chair after the December meeting. Mark Saddler has agreed to assume the role of Committee Chair. David Crawford (new NLCC Board Member) will also be joining the Committee.
- g. North Lakes Comprehensive Plan Committee - No meeting. No report.

## **7. GUEST PRESENTATIONS**

- a. Kim Sollien led a presentation about the MVP / MPO work on transportation planning (MTP). A discussion about NLCC road project priorities ensued. Priorities were outlined in the meeting packet ([click here](#)). NLCC will continue coordination with MVP / MPO and provide recommendations. There is a Public Open House scheduled for December 3rd from 4.30 - 6.00pm. More detail is available at their website at <https://mvpmpo.com>

## **8. STATE & BOROUGH OFFICIALS - UPDATES**

None present

## **9. ONGOING / UNFINISHED BUSINESS**

- a. Engstrom to Trunk Connector Project. A draft resolution was reviewed and discussed. Input from attendees was noted. A vote was taken to send a resolution by NLCC in preference of the south route. The vote passed with Louie Calandi representing the Shorewood HOA in opposition. The final resolution, as approved, will be submitted to MSB by 11/30/25.
- b. Planning Commission seat for District 6. R. Hanson reminded attendees that if anyone is interested, it is time to get your application submitted to the Borough.
- c. Vanda Valley Subdivision. A public hearing will now be held on December 18. NLCC will testify and draw attention to our [letter of October 3rd](#).

## **10. NEW BUSINESS**

- a. January 2026 Board Meeting: R. Hanson reviewed the draft agenda and meeting objectives for the Annual Board Meeting on January 15, 2025. The normal January NLCC Membership Meeting will be on January 29, 2025. Both are considered public meetings and will have Zoom connection available.
- b. 2026 NLCC Meeting Schedule: R. Hanson drew attention to the last page of the meeting packet, which lists all of the pre-scheduled NLCC Membership Meetings and Road & Traffic Safety Committee meetings for 2026. These dates have been provided to the Borough and will be on the public meeting calendar.

## 11. AUDIENCE PARTICIPATION #2

- David Crawford reinforced he wants the southern route for the Engstrom to Trunk Connector.
- Simon Gilliland noted he is also in favor of the Southern Route. He has leases on 3 parcels, 20 acres each, that would be negatively impacted by a Northern Route Engstrom to Trunk Connector.

## 12. BOARD MEMBER COMMENTS

- Joleen Coleman reinforced her empathy for those whose homes might be affected by a Northern route Engstrom to Trunk Connection.
- Colleen Vague commented that it is dark and icy, so be safe during the holidays.
- Rod Hanson reminded everyone that the December meeting will be the 3rd Thursday, at the church, not at the Boys and Girls club.

## 13. ADJOURN

- a. A motion was offered by Randy Hillman and seconded by Louie Calandri to extend the meeting to 9:15 if necessary. No objections. Motion carried.
- b. The meeting was adjourned at 9:07 pm.

## 16. ATTENDANCE

- |                 |    |
|-----------------|----|
| a. Members:     | 11 |
| b. Non-Members: | 7  |
| c. TOTAL        | 18 |

## APPROVAL OF MINUTES:

Signed by: Rod D. Hillman

Date Signed: 12/18/25

Attested by: Colleen Vague

Date Signed: 12/18/25

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## North Lakes Community Council

### Membership Meeting Minutes

December 18, 2025 – 7 pm

Word of Faith Assembly - Bogard

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#### 1. CALL TO ORDER

The meeting was called to order at 7:00 pm by Rod Hanson. Hanson welcomed everyone. Board members introduced themselves. A quorum was verified with 4 board members and at least 10% of other voting members in attendance personally or by Zoom. The Pledge of Allegiance was led by Franklin Conaway.

#### 2. AGENDA APPROVAL

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

#### 3. PRIOR MEETING MINUTES APPROVAL

There were no recommended revisions and the minutes from the November 20, 2025 meeting were approved unanimously.

#### 4. AUDIENCE PARTICIPATION #1

- Michelle Huen spoke to the need for an extended/enlarged parking lot for hikers at the end of the Smith Rd extension, which is the trail head for the McRoberts and Matanuska Peak trails. She emphasized a new development with 57 houses planned on Smith Rd., which will increase conflict for hikers. She requested NLCC submit a letter of support to the MSB Assembly for funding of \$45-50k for the project, and specifically support for a permanent vault restroom facility. Discussion by members, Rachel Greenberg moved NLCC to send a letter of support Sharon Johnson seconded the motion. The motion was approved unanimously.
- Franklin Conaway shared concerns regarding safety on Seward-Meridian with the pause in construction at the bridge, and with a winter frost heave on Bogard near Willawaw Rd.
- David Crawford added another safety concern at Bogard and Earl St. where another wreck had occurred that day (Finger Lake Elementary route).
- Rachel Greenberg reminded people of the DOT monthly meetings with our Road & Traffic Safety Committee where concerns can be taken. Michael Bowles introduced himself as a candidate for the Borough Assembly District 1 seat.

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*oo*

## 5. CORRESPONDENCE & ACTIVITY SUMMARY

The attached link ([click here](#)) was provided to all attendees. Attendees were reminded they can follow up with questions about any item in this report. Several items will be covered later on tonight's agenda. Rod Hanson highlighted the following items separately, which are not otherwise on our agenda.:

- Items to be discussed as part of the agenda: # 2,4,8,9,14,23)
- Item #6 - Assembly Meeting of 12/16. Discussed topics of interest including:
  - Gravel Pits
  - Minimum Subdivision Lot sizes
  - Land Use Review Ordinance
  - Vacancy Report
  - Waterbody Setbacks debate.
  - Waterbody Setbacks: The debate is ongoing. The assembly will hold a special meeting on January 20th, at 4pm to discuss.
- Item #7 - Planning Commission Meeting of 12/15. Attention brought to the list of upcoming Planning Commission Business items provided by the Planning Department. Good info for NLCC.
- Item #10 - Boys & Girls Club status. Hanson reviewed the latest discussions with attendees. See written report for details.
- Item #20 - Assembly Meeting of 12/2. Hanson informed everyone of the Assembly decision NOT to impose a fuel excise tax after the overwhelming public advisory vote.
- Item #27 - Parks Recreation & Trails Advisory Board meeting of 11/25. They received and discussed our letter of concerns about Cottonwood Lake Access / Park. It is on their agenda for discussion at the January 26th meeting.

## 6. OFFICER / COMMITTEE REPORTS

- a. President's Report - R. Hanson discussed additional status of the Boys & Girls Club. They will not be re-opening. We will meet at the Word of Faith Assembly in January. Hope to be back in the regular location in February in cooperation with a new tenant. Prior financial commitment made to B&GC if they re-opened in 2026 will no longer apply.
- b. Treasurer's Report - Jolleen Coleman summarized the balance sheet ([click here](#)) & budget ([click here](#)).
- c. Finance Committee - No Meeting, no report.
- d. Bylaw Committee - No meeting. No report.
- e. Nomination Committee - No meeting. No report.

f. **Road & Traffic Safety Committee - Rachel Greenberg has passed the baton as Chairperson, to Mark Sadler. Highlights of the last meeting were:**  
**Shaw / Birchtree School Road Projects**

- Shaw / Birchtree School Road projects: Paradise, Foxtrot, and Wasilla Fishhook road updates are MSB projects, not State DOT.
- Shaw elementary road construction will start in summer 2026 and conclude in summer 2027.
- Birchtree Charter school construction will conclude prior to school starting up in the fall of 2027.
- Wasilla Fishhook intersection improvements (round a bout) will not start until late 2027 and won't be done until the end of 2028.
- Final upgrades to the existing section of Foxtrot from Charley to Sierra are scheduled to be completed in 2029.
- The DOT has written a letter to the Platting Officer indicating no new access to Wasilla Fishhook will be allowed from Vanda Valley, a large subdivision to the North of Shaw Elementary. Access to Bogard must be through the new roundabout. No access allowed until the roundabout is complete. They said the same about Birchtree School traffic.
- The NLCC still objects to the location of the new school and, if it is to be located next to Shaw Elementary; the plan to open the school before the Wasilla Fishhook intersection is complete. Regardless of timing, the NLCC also has recommendations for the School District regarding traffic safety and busing policies. The NLCC will be following up with Assembly Members and the School District on our concerns.

**Engstrom to Trunk Connector Project:**

- The project has funding for design. They do not have funding identified for construction. Federal funding through the MVP / MPO may be of value. Regardless, we are years away from this important project being done.
- The NLCC will continue to advocate for the Southern Route and will be reaching out to Assembly members..

**Code Changes:**

- There is a study group formed by Alex Strawn, Planning Director, to address code changes. The NLCC Road & Traffic Safety Committee will be seeing how we can engage.

**Bogard / Seldon Mini Roundabout**

- The DOT is not going to allow us to deploy our radar speed signs at this location.
- (Update 1/12/25: Since the December 18th Meeting, we've noticed that the DOT installed additional "Yield at Roundabout" signs. This appears to be helping reduce traffic conflicts.)

g. **North Lakes Comprehensive Plan Committee - No meeting. No report.**

## **7. GUEST PRESENTATIONS**

RSA 25 Board Members, Jennifer Nolfke and John Miller, were in attendance to answer questions about the RSA projects and processes. No RSA Board business or decisions were made. It was an opportunity for them to hear from the Community Council members. Topics included:

- Small projects with only borough money including Willawaw Way, Nicholson Lake, Helen, and Mayflower off Palmer-Wasilla, are currently proposed to begin in 2029.
- Alder, Juniper, Fir, Tamarac, Cherry Dr. and Cherry Crc, and Hemlock are planned for 2028.
- Earl Dr. problems are well known. A proposed extension of Eek up Fir to make a loop back to Earl with controlled access was discussed.
- RSA funding was discussed. Taxes in an RSA district go only to that RSA district, they are not evenly distributed among other RSAs.
- The "Problem Reporter" on the Borough Web site is a fast way to address concerns.

## **8. STATE & BOROUGH OFFICIALS - UPDATES**

None present

## **9. ONGOING & UNFINISHED BUSINESS**

Updates on unfinished business are covered in the written Correspondence & Activity Summary. The following items were discussed specifically:

- Vanda Valley Subdivision: There was a hearing scheduled for today 12/18/25, but it was postponed to January 6, 2026 at the request of the developer. The DOT has indicated they will not allow direct access to Wasilla Fishhook from the new subdivision. All traffic must enter and exit off of Kilo or the Foxtrot extension. Traffic onto Wasilla Fishhook must be through the new roundabout to be constructed at Paradise / WFH. NLCC wrote a letter with several concerns. We will be attending the Platting Board public hearing.
- ATT Tower Permit at 3600 Bogard (next to Boys & Girls Club): The issue is the need for safety lighting due to a nearby airstrip. Rod Hanson is testifying personally, but not on behalf of the NLCC. Expectation is that ATT will voluntarily light the tower.
- Engstrom to Trunk Route Selection: A copy of a recent NLCC letter to the MSB was included by a link ([click here](#)) in the agenda. The final decision will be made by the Assembly in early 2026. NLCC will be reaching out to Assembly members to discuss our concerns and recommendations. There are no funds identified yet for construction. The project is years away from completion.

**10. NEW BUSINESS**

- a. Proposed Resolution supporting MatSu Peak Trailhead. Michelle Heun presented a draft resolution. Was discussed under Audience Participation #1 above.
- b. NLCC Input to MPO / MVP.: A draft resolution was reviewed and several changes were discussed. The recommended path forward was to have the resolution finalized and approved at the January Board Meeting and then sent to the MPO / MVP organization. A motion to do so was made by Rachel Greenberg and seconded by John Miller. The motion passed unanimously.
- c. 2026 Grant Program: We expect to give out about \$10,000 in grants in 2026. Milestone dates were reviewed. Attendees were encouraged to let potential applicants know of the process and the need for applications to be submitted by March 31, 2026.

**11. AUDIENCE PARTICIPATION #2 - None**

**12. BOARD MEMBER COMMENTS**

- o Crawford: Likes the idea of a sales tax in lieu of property taxes.
- o Vague: With what's happening in Anchorage, expect another steep rise in population growth. Stay involved with what the MSB is doing.
- o Coleman: No comment.
- o Hanson: Merry Christmas everyone!

**13. ADJOURN**

- o Prior motion by John Miller, seconded by David Crawford to extend the meeting to 9:30 if necessary. Passed unanimously.
- o The meeting adjourned at 9:08 pm.

**16. ATTENDANCE**

- a. Members: 10
- b. Non-Members: 3
- c. TOTAL 13

**APPROVAL OF MINUTES:**

Signed by:     *Rod D [Signature]*    

Date Signed:     1/29/26    

Attested by:     *Colleen [Signature]*  
    *Sec. Pro-Tem*    

Date Signed:     1/29/26



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

## AGENDA & MINUTES NLCC BOARD MEETING

January 15, ~~2025~~ – 7 pm  
2026

ZOOM Meeting ID: 843 2051 5284    Passcode: NLCC

### 1. CALL TO ORDER - Quorum / Pledge

(7:00 pm)

*The meeting was called to order at 7:16.*

*Present are Board members; Rod Hanson, Nichole Smith, Jolleen Coleman, Collen Vague, & David Crawford. Also in attendance is Mark Saddler, Chair of the Road & Traffic Safety Committee.*

### 2. AGENDA APPROVAL

*The agenda was approved unanimously.*

### 3. APPROVE RESOLUTION TO MVP / MPO

- a. Original Resolution reviewed with Membership on 12/18/25 ([click here](#))
- b. Updated Resolution for Review - ([click here](#)) Desire to review with Road & Traffic Safety Committee on 1/18/26
- c. Vote on behalf of Membership (will inform outcome on 1/29/26 meeting)

*R. Hanson presented the updated resolution and opened up the floor for feedback. There was an additional item added regarding the Moose / Bogard / Cottonwood intersection. The order of priorities was also adjusted during the meeting. D. Crawford made a motion to approve the resolution as further modified and J. Coleman seconded. The motion was approved unanimously. The final approved motion ([click here](#)) will be signed and sent to the MVP / MPO office next week.*

*cmj*

#### **4. 2025 "LOOK BACK"**

- a. What Went Well?
- b. What Could Be Improved?

*D. Crawford was recently elected to the board and didn't have any comments.*

*C. Vague said the picnic event was a real positive outreach and that she was pleased with the overall financial stewardship. She would like to get regular attendance up more.*

*J. Coleman mentioned that getting rid of the membership dues didn't make much of a difference. She also wanted to encourage more outreach to younger adults from all political persuasions to participate. Rod reminded that the Council must remain non-partisan and that all are welcome.*

*N. Smith commended the council on making it through meetings on time.*

*R. Hanson felt that removing membership fees helped relieve a significant amount of paperwork. He agreed with the others' comments and encouraged continued collaboration of board members to assure the agenda included topics of interest to our area residents.*

#### **5. 2026 NLCC STRATEGIES AND PRIORITIES**

- a. Decide on top strategies and priorities (areas of focus) for 2026

*The following were agreed to as priorities for the board in 2026:*

- *Succession planning for board members*
- *Comprehensive plan*
- *Road, pedestrian and safety planning*
- *Young adult outreach*

#### **6. 2026 BUDGET REVIEW**

- a. Review Year End 2025 Financials (Budget Report) and (Balance Report)
- b. Review (Draft 2026 Budget) / formalize any revisions / approve budget for 2026.

*R. Hanson went over our current balance sheet and the budget report for year end 2025.*

*The board spoke about dipping into reserves to help cover community grants and to finish the sign project. R. Hanson reviewed some other minor adjustments and then suggested setting grant awards to \$7000 and spending \$3200 to finish the signs. This would require pulling out \$3200 from reserves to balance the budget. The proposed budget was then approved unanimously. R. Hanson will provide an update to the Board and to our accountant, Rachel Sayen. The new budget will be reviewed at the January membership meeting.*

**7. REVIEW OF COMMITTEES (Bylaws Article 10, Section 3.D) ([Click here](#))**

*R. Hanson led a review of the assignments for each committee and board member.  
C. Vague moved to keep committee assignments as documented until further notice. D. Crawford seconded the motion. There were no objections and the motion was approved.*

**8. BOARD MEMBER COMMENTS**

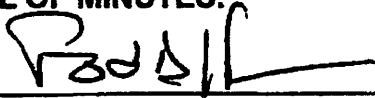
- *C. Vague had no comments.*
- *N. Smith asked for clarification on the shut down of the Boys and Girls club. R. Hanson expressed interest in working with the landlord and the future tenant. The electronic sign belongs to the NLCC and he reiterated that ownership to the landlord.*
- *J. Coleman expressed excitement about how we have grown our membership.*
- *N. Smith suggested having members opt out instead of opting in to retain membership.*
- *D. Crawford did not have any additional comments.*

**9. ADJOURN**


**No later than 9:00 pm**

*The meeting was adjourned at 8:40.*

**APPROVAL OF MINUTES:**

Signed by: 

Date Signed: 1/29/26

Attested by:   
Sec. Protem.

Date Signed: 1/29/26

**North Lakes Community Council**  
**APPROVED BUDGET**  
 Calendar Year 2026

	<u>Jan - Dec 26</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>CAP Revenue</b>	
FY 2025-26	15,789.00
<b>Total CAP Revenue</b>	15,789.00
<b>Investments</b>	
Interest-Ckg, Svgs, CD	1,000.00
<b>Total Investments</b>	1,000.00
<b>Total Income</b>	16,789.00
<b>Expense</b>	
<b>Facilities and Equipment</b>	
Rent-A-Can	2,400.00
<b>Total Facilities and Equipment</b>	2,400.00
<b>Grant Awards</b>	
Community Development 2026	7,000.00
<b>Total Grant Awards</b>	7,000.00
<b>Marketing &amp; Outreach</b>	
Community Events	1,500.00
Printing, Copying, Mailers	1,000.00
Signage	3,200.00
Website, Social Media, Tech	3,000.00
<b>Total Marketing &amp; Outreach</b>	8,700.00
<b>Operations</b>	
Postage, Mailing Service	275.00
Supplies	344.00
<b>Total Operations</b>	619.00
<b>Organizational Costs</b>	
Change in Officials	25.00
<b>Total Organizational Costs</b>	25.00
<b>Other Types of Expenses</b>	
Insurance - Liability, D and O	1,245.00
<b>Total Other Types of Expenses</b>	1,245.00
<b>Total Expense</b>	19,989.00
<b>Net Ordinary Income</b>	-3,200.00
<b>Net Income</b>	<u>-3,200.00</u>

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## North Lakes Community Council

### Membership Meeting Minutes

January 29, 2025 – 7 pm

Word of Faith Assembly - Bogard

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#### 1. CALL TO ORDER

- a. The meeting was called to order at 7:00pm.
- b. The present members of the board introduced themselves.
- c. A quorum of the board was verified; a quorum of the membership established.
- d. The pledge of allegiance was led by John Miller.

#### 2. AGENDA APPROVAL

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

#### 3. PRIOR MEETING MINUTES APPROVAL

- a. Minutes of the December 18, 2025 general membership meeting were approved unanimously as written.
- b. Minutes of the January 15, 2026 Annual Board Meeting were approved unanimously, as written, by the board members present.

#### 4. AUDIENCE PARTICIPATION #1

- a. John Miller asked for input on the road services they have received so far this winter; members shared experiences.
- b. Assemblywoman Stefanie Nowers noted the following and then departed the zoom call to allow other assembly members to join the meeting without establishing a quorum of Assembly Members:
  - i. She is going to bring forward the issues of reclamation for older gravel pits.
  - ii. The upcoming Budget; since the voters do not want the gas tax, and a desire to keep property taxes down; therefore, she noted, the assembly is looking for other ways to provide services.
  - iii. She mentioned the borough is going to increase property assessed values this year, which will have an impact on property taxes. She reminded everyone to keep an eye out for property assessment mailouts and that the appeal process is open through 2/27/26.
  - iv. Finally, she pointed out that if there are problems with snow removal on DOT roads, to contact the DOT directly.

AM  
2/26

## 5. CORRESPONDENCE & ACTIVITY SUMMARY

The attached link ([click here](#)) was provided to all attendees. Attendees were reminded they can follow up with questions about any item in this report. Several items will be covered later on tonight's agenda. Rod Hanson highlighted the following items separately, which are not otherwise on our agenda.:

Item #9: Highlights from the 1/20/26 Assembly meeting:

- The Borough Assessor's office gave a presentation ([click here](#)). Key takeaways are: Assessments went up an average of 7.4% as of January 1st. Forms going out to the public on 1/28. Appeal period is 1/29 through 2/27. Appeals will be heard in April. Significant growth continues with 526 new parcels in 2025 and 1003 new parcels in 2025. Assessments on real properties are running about 50% of the market and will be adjusted upward over the next 6 years, beginning with a 15% across the board increase on land in 2026. The goal will be for assessments to equal 94% of market value. Note: A percentage increase in assessed value does not equate to the same percentage increase in taxes.
- The Assembly approved the RSA Road Improvement Projects (RIP) lists. For the approved list for RSA25 in the NLCC area ([link in the report](#))
- The Mayor appointed Mr. Ivan Fonov to the District 6 Planning Commission seat.

Item #10: Highlights from the Assembly Special Meeting on 1/20/26 regarding Waterbody Setbacks:

- The Assembly held a work session to discuss their ideas on how to deal with waterbody setback non-compliance and the path forward.
- Key takeaways include:
  - 1,731 structures greater than 400 SF closer than 75 feet to lakes
  - 963 of those are grandfathered in and considered in compliance
  - 763 are therefore considered not in compliance
  - 607 closer than 45 feet to the waterbody; 156 between 45 and 75 feet
- Significant frustration with lack of compliance and accountability. Lots of discussion about why it happened. There seems to be some desire to offer a "path to compliance" for these properties.
- Also seems to be broad support for keeping the setback at 75 feet and then having a stronger compliance process in place.
- There was no resolution. There might be another work session.
- Opportunity here for NLCC to suggest a path forward ... need to discuss with membership.

## 6. OFFICER / COMMITTEE REPORTS

### President's Report (Hanson)

- Boys and Girls Club has cleared everything out of the building. We spent \$300.00 to purchase tables and chairs. The building owner has stated we

can continue to have our NLCC meetings at the former B&GC facility, beginning 02/2026.

- Membership (NLCC voting members) thus far in 2026 is 49, down from 67 in December 2025.
- NLCC has a new website, it is less expensive, and easier to use. It is still in the process of being built, some tabs are not yet complete. Feedback is welcome.
- NLCC is going to adopt Bogard Rd, between Tait and Catalina, once the intersection work at Bogard and Seward Meridian is completed.
- Engineering is proceeding for the culverts at Niklason Lake, Anderson Lake, and Kings Lake. Expect construction in 2026 and maybe early 2027.
- NLCC was asked to comment on an extension of liquor sales at the location of Seldon and W. Fishhook, there was a request for any objections or concerns. There were none noted by the members.

#### Treasurer's Report (Coleman)

- We currently have ~\$44,000.00 in reserves.
- Reviewed year-end 2025 Budget Report. Income was as expected. Expenses were, on total, just under the budget. Discussed major variances that included less cost for sign installations which allowed us to contribute \$2,500 for the Williwaw cleanup.
- 2026 Budget approval will be covered later in the agenda.

#### NLCC Comprehensive Plan Committee (Vague)

- Discussion with Alex Strawn, MSB Planning Director, revealed he would be presenting the need for this budgetary item at the joining MSB Assembly and Planning Commission meeting in March 2026. Ms. Vague has spoken with David Wilson with the Matsu Regional Health who has verbally stated they will be able to help financially. A formal letter will be submitted to MRH requesting any funds available, and this will be presented to the borough assembly. A committee will be formed once it has been confirmed all parties are ready to move forward.

### **7. GUEST PRESENTATIONS**

Hugh Leslie with Mat-Su Parks, Recreation and Trails gave a power point presentation regarding the recreation parks, trails, and libraries run by the Mat-Su Borough.

### **8. STATE & BOROUGH OFFICIALS - UPDATES**

Assemblyman Fonoy: present with nothing additional to share.

Assemblyman Sumner: discussed the waterbody set back ordinance work of the assembly and frustrations with lack of enforcement over the years. The subject will be continued by the Assembly until an updated ordinance is resolved.

Assemblyman Bowles: Signed off the meeting prior to 7:00pm when the meeting was opened to allow Assembly member Nowers to participate. Once she dropped off the call, he called back in via Zoom. Bowles will be advancing a new ordinance (26-017) concerning limiting taxpayer money going toward inappropriate library material. He is also working toward a potential MSB sales tax that would take the place of property taxes.

There were not more than 3 assembly members at this NLCC meeting at any time.

## **9. ONGOING & UNFINISHED BUSINESS**

*Note: Updates on several other items of unfinished business are provided in the Correspondence & Activity Report (see item 5 above).*

### **a. Vanda Valley Subdivision Platting Hearing**

There was general discussion about the revised plat for Vanda Valley due to the DOT decision that no additional access would be allowed to Wasilla Fishhook. Membership was reminded of the initial NLCC letter from back in October, 2025. The hearing is now set for 2/5/26 and the NLCC has submitted a new letter, dated January 26, 2026. The letter outlines concerns about the logic used in the traffic analysis, water table quality, and lack of pedestrian features.

Assemblyman Sumner drew our attention to MSB 43.20.060.E.2 that provides the Platting Board with the power to require pedestrian features in a subdivision next to a school. Hanson will incorporate this into his testimony at the upcoming platting board public hearing.

### **b. Shaw Elementary / Birchtree Charter / Road Projects**

There was general discussion about the road, from Foxtrot to Paradise, and membership concerns about the period of time where students may be walking along the existing Foxtrot lane after the school opens, but prior to the completion of Phase II and construction of the new pathway.

### **c. Road Projects**

Hanson reviewed the NLCC MPO/MVP list (Resolution 26-001) and outlined the next steps of the project nomination, prioritization, and approval of the 20-year Municipal Transportation Plan (MTP).

## **10. NEW BUSINESS**

### **a. Annual Board Meeting Summary**

A summary of the Board meeting was provided:

- The 2026 budget, as approved, was reviewed. \$3,200 is allocated from reserves to fund the completion of the welcome signs initiative. We budgeted for \$7,000 for grants.
- Committee assignments were reviewed as documented: no additional members requested inclusion in any of the assigned committees.
- The 2026 Priorities (Succession Planning, Comprehensive Plan, Road & Pedestrian Safety, and Young Adult Outreach) were reviewed.

### **b. Discussions with Assembly Members on NLCC projects:**

Hanson summarized a process of meeting with each of the four Assembly Members who represent portions of the NLCC residents. The first of these meetings (with Mr. Bowles) was recently completed and included significant discussion about the Engstrom to Trunk Connector project, in District 1, and the NLCC position favoring the Southern Route.

Hanson noted that invitations have been extended, but meetings have not yet been scheduled with Assembly Members McKee, Sumner, and Fonov.

## **11. AUDIENCE PARTICIPATION #2 - None**

## **12. BOARD MEMBER COMMENTS**

**Coleman:** Concerned that younger people living in the area are hesitant to participate in NLCC because of their perceived political disagreements with the general political persuasion of the membership. Those present acknowledged the legitimate concern and the Community Council must always be non-partisan and welcoming. It was clarified that elected officials, (and those seeking election) should be invited to participate in our Community Council.

**Vague:** Agreed with Coleman's comments. Also expressed frustration with the lack of desire on the part of those in government to address the issues of land use and zoning. It was noted that imminent domain and foreclosure for lack of being able to pay an LID lien is more acceptable to discuss than setting aside land for future needs in the valley, specifically schools, roads, and commercial sites foreseen in the future.

**Hanson:** no additional comments.

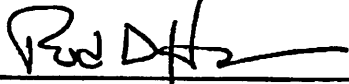
**13. ADJOURN**

The meeting was adjourned at 9:03pm.

**16. ATTENDANCE**

- a. Members: 9
- b. Non-Members: 8
- c. TOTAL 17

**APPROVAL OF MINUTES:**

Signed by: 

Date Signed: 2/26/26

Attested by: 

Date Signed: 2/26/26

North Lakes Community Council  
Road & Transportation Safety Committee Meeting  
February 15, 2026 3pm - 4pm  
Omega Building - 3700 Bogard Road, Wasilla

MEETING MINUTES

ZOOM CALL ID: 867 5133 7458  
ZOOM CALL PASSWORD: Teamwork

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- o Mark Saddler, Rod Hanson, John Miller, Rachel Greenberg attended.
- o Subjects included updates and committee planning on:
  - Vanda Valley Subdivision - Pedestrian Improvements
  - Shaw / Birchtree School Access / Foxtrot Project
  - Engstom to Trunk Connector Road
  - MVP Projects Nominations and Prioritization
  - Green Forest Drive
  - Community Outreach - Road / Transportation Issues
  - Survey underway by Mat-Su Sentinel reporter on Transportation Infrastructure

Next Committee Meeting is March 15, 2026 - same place / same time / same Zoom info

Minutes Approved: Mark Saddler 2/26/26  
Date

Minutes Attested: Rod Hanson 2/26/26  
Date

CW  
OK

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**North Lakes Community Council  
Membership Meeting Minutes  
February 26, 2025 – 7 pm**

**Omega Building - Bogard**

**1. CALL TO ORDER**

- a. The meeting was called to order at 7:00pm.
- b. The present members of the board introduced themselves.
- c. A quorum of the board and membership was verified.
- d. The pledge of allegiance was led by John Miller.

**2. AGENDA APPROVAL**

- a. With no recommended revisions, the agenda was approved unanimously.

**3. PRIOR MEETING MINUTES APPROVAL**

- a. With no recommended revisions, the minutes for the January 29, 2026 meeting were reviewed and approved unanimously.

**4. AUDIENCE PARTICIPATION #1 - none.**

**5. CORRESPONDENCE & ACTIVITY SUMMARY**

This month's Correspondence & Activity Report (link provided on agenda) was provided to all attendees. Attendees were reminded they can follow up with questions about any item in this report. Several items will be covered later on tonight's agenda. Rod Hanson highlighted the following items separately, which are not otherwise on our agenda:

Item #13: 2/17/26 NLCC / MSB Coordination Meeting:

- One item discussed at this meeting was the MVP / MPO Nominations process.
- Nominations will come from the Borough and Cities.
- NLCC Resolution 26-001 regarding our project priorities are with MSB and the MVP / MPO organization.
- The Borough said they would likely submit their nominations in March.
- They indicated they will keep us posted.

Item #14: 2/17/26 Assembly Meeting:

- One item discussed was an ordinance to reduce minimum lot sizes in the Borough from 40,000 SF to 30,000 SF. The proposed ordinance was pulled by the sponsor (Assemblyman Sumner) after receiving significant opposition.

*aw  
OK*

Item # 18: 2/20/26 NLCC / DOT Coordination Meeting:

- A couple of the items discussed, but not on tonight's NLCC agenda were:
- The design for Bogard Road improvements from Trunk to Seldone is starting. Surveyors are working along the Bogard Corridor and informing property owners. The project construction is many years away.
- The Engstrom-Bogard Roundabout project still has 4-7 properties to acquire through ROW acquisition. Project expected to go into construction in 2027.

Item # 19: 2/21/26 Community Grant Program Reminder:

- We sent out a reminder. Everyone was asked to help spread the word.

Item #21: Parks, Recreation & Trails Advisory Board Meeting

- Successful meeting. The PRTAB supports the NLCC Proposal for Cottonwood Lake Access Park improvements.
- Next steps are for the NLCC to work with Borough Staff and develop a Capital Improvement Program (CIP) nomination for the project.
- Rod Hanson asked for volunteers.
- Note: After the 2/26/26 NLCC Meeting, Rod Hanson was contacted by Catherine Yerbich and she volunteered to take the lead on this initiative.
- There is no updated information from the Borough on the Wolf Lake Park proposal. Action lies with the State of Alaska to determine any land sale or transfer to the Borough.

Item #25: 2/25/26 Transportation Fair:

- Rod Hanson, Mark Saddler, Rachel Greenburg and others attended this very well done Transportation Fair. Successful event.

## 6. OFFICER / COMMITTEE REPORTS

President Report: (Hanson)

- Glad to be meeting back in the old Boys & Girls Club. The building is now called the "Omega" Building. There is a new tenant moving in called the Presbyterian Hospitality House. They seem open to our continued partnership. Rod Hanson will be having further discussions with their Director of Community Programs, Naomi Tigner.

**Treasurer's report: (Coleman)**

- We have \$43,495.95 in our accounts, including the CD.
- We will get a \$500.00 return on our deposit for the use of the church across the street for our meetings the last few months..

**Road & Traffic Safety Committee report: (Hanson for Saddler)**

- Vanda Valley Roads, sidewalk consideration for safe pedestrian routes to Shaw Elementary and Birchtree Charter Schools is under review between the MSB Planning Department and the developer.
- The Borough is looking for ways to accelerate the Foxtrot / Wasilla Fishhook round-about project and have it completed prior to school opening in late 2026.
- Engstrom-Trunk road discussion. NLCC is frustrated that a presentation was done by Public Works to the Transportation Advisory Board (TAB) without advance notice to us. They recommended the Northern Route and the TAB approved a resolution of support for the Northern Route without considering any public input.
- The NLCC Road & Transportation Safety Committee meets every 3rd Sunday of the month at @ 3:00. All are welcome. Zoom capability exists.

**Comprehensive Planning report (Vague):**

- Joint Planning Commission and MSB Assembly meeting 03/03/2026. On the agenda will be a discussion about comprehensive plans.

**7. GUEST PRESENTATIONS**

**Aaron King with Wasilla Senior Center: 2026 Grant Program Thank You**

- Provided a report on the outcome of the NLCC 2025 Grant. Our funds helped achieve the following organizational results:
- They have increased meals served by 43.34%
- Congregate lunches served increased by 7.5%
- 194 residents receive meals on wheels 5 times a week.
- The facility now provides 216 Units for low income clients.
- They provide transportation to elderly within 5 miles of the facility.

**Alex Strawn, Borough Planning Director - Code Change Initiative**

- There are code changes being prepared to Title 43, Subdivisions.
- Check "Planner Pulse" on the web site. Drafts at the end of May.
- The Borough welcomes NLCC participation in the process. This will be discussed by the Road & Traffic Safety Committee.

## **Tae Voight, Kinney Engineering - Green Forest Drive Project**

- Presented a power point about the Green Forest Dr. project
- She requested feedback, including how to deal with the Frances Lane intersection.
- Green Forest will tie in to the Engstrom Bogard Intersection roundabout.
- Requesting input on the number of drive lanes.
- Requesting input on pedestrian features.
- She noted that the road is very narrow so any pedestrian walkways would likely abut the traffic lanes / shoulders.
- There is a Public Open house scheduled for March 23, 2026 at Pioneer Peak Elementary from 5:00-7:00.

## **Alex Strawn, Mat-Su Disc Golf Association - Grant Funding Report**

- Mr. Strawn thanked NLCC for the funding to support their new wood and rubber mat T-Pads at the Alcantra Disc Golf Course. Installation is complete.
- They have also installed new baskets and will be surfacing the T-Pads with astroturf.

## **8. STATE & BOROUGH OFFICIALS - UPDATES**

### **Michael Bowles, Assemblyman District 1**

- Spoke about potential closures of 3 district neighborhood schools, including Larson Elementary in the NLCC area. The Assembly and School Board will be meeting in March to finalize decisions.
- Wolf Lake Park: DNR is proposing to bring this park land into MSB control.
- Proposed tax changes: no property taxes, to be replaced with borough wide sales tax of 6.5%. This would be added to Palmer and Wasilla sales tax within those city limits, and would limit the amount, per purchase, that would be paid. He is also proposing a Senior and Veterans exemption with a tax card to be presented at time of purchase.
- He noted that future assemblies could review any MIL rate. Sales Tax requires a vote of the residents. .

### **Max Sumner, Assemblyman District 4**

- He brings information from the tax assessor's office. Current code says that, if a taxpayer appeals their property tax, the appeal process could actually result in an increase for the current year. He is proposing legislation that would align borough code with Alaska law that prohibits raising taxes later in the same year, after tax assessments have been made for that year.

- There is an ordinance coming up to increase the number of people, within a proposed LID area, from 54% to 75% of those affected who must approve an LID lien on one's home.
- There is a resolution coming forward to have the Borough join with Terra Energy to market for high energy users that might be customers for a new coal power generation project in the Borough. The resolution also addresses potential land for development.
- Noted an ordinance is coming forward for review to give the borough mayor and the assembly members a raise.

**George Rauscher, Alaska Senator, District O**

- Provided updates on several House and Senate Bills. For more information check the state website.
- The senator's update was interrupted with a required vote to extend the meeting past 9:00pm. John Miller moved the meeting to be extended to 9:30, if necessary to complete business. David Fetzner, seconded: Motion passed.
- Senator Raucher completed his update and made note that the state has a budget that includes hundreds of millions in short fall. .

**9. ONGOING & UNFINISHED BUSINESS**

*Note: Updates on several other items of unfinished business are provided in the Correspondence & Activity Report, linked in the meeting agenda.*

- a. Update on Vanda Valley Pedestrian Improvements
  - Rod Hanson drew everyone's attention to the HOT TOPICS section of our NLCC Website (<https://nlakes.cc>) for the latest updates.
- b. Update on Engstrom to Trunk Road Connection
  - Rod Hanson drew everyone's attention to the HOT TOPICS section of our NLCC Website (<https://nlakes.cc>) for the latest updates.
  - He will be sending information in writing and attending a joint meeting of the Assembly and Planning Commission on March 10th to advocate for the Southern Route - consistent with our Council's long standing position on the project.

**10. NEW BUSINESS**

- a. Larson Elementary School Closure / Birchtree Charter Impacts
  - Rod Hanson drew everyone's attention to the HOT TOPICS section of our NLCC Website (<https://nlakes.cc>) for the latest updates.
  - Encouraged interested parties to attend upcoming public meetings of the School Board and the Assembly.

- Pointed out that, if Larson Elementary is actually closed, the NLCC will strongly advocate for the building to be utilized for Birchtree Charter School instead of building a new school next to Shaw Elementary.

b. March Meetings:

- Rod Hanson pointed out that a list of public meetings for the coming month is available through a link on the front page of our website.

**11. AUDIENCE PARTICIPATION #2 - None**

**12. BOARD MEMBER COMMENTS**

Coleman: Brought up the decision to close Larson Elementary, she is curious of the selection process by which this school was chosen over other schools.

Vague: Shared frustration with land use decisions and the fear of land use planning / zoning when eminent domain and foreclosures are readily discussed. Sen. Youndt was not censured by Dist. 28. Sarah Welton, formerly school board president and member for 18 years has passed away.

Crawford: no comment.

Hanson: no comment.


**13. ADJOURN**

The meeting was adjourned at 9:16 pm.

**16. ATTENDANCE**

- a. Members: 14
- b. Non-Members: 12
- c. TOTAL 26

**APPROVAL OF MINUTES:**

Signed by: 

Date Signed: 3/26/26

Attested by: 

Date Signed: 3-26-26

North Lakes Community Council  
Road & Transportation Safety Committee Meeting  
March 15, 2026 3pm - 4pm  
ZOOM ONLY

RECEIVED  
APR 01 2026  
CLERKS OFFICE

MEETING MINUTES  
ZOOM CALL ID: 867 5133 7458  
ZOOM CALL PASSWORD: Teamwork

Attendees: Rod Hanson, John Miller, Rachel Greenberg, Sherry Fetzner, Randy Hillman, David Crawford, Sharon Johnson

o Subjects included updates and committee planning on:

1. Engstrom to Trunk Connector Road

- a. Frustration with Public Works presentation to the Transportation Advisory Board (including a recommendation to endorse the North Route) without advance notice to the NLCC. We didn't have an opportunity to provide input. The Board then approved a resolution supporting the Northern Route without hearing any public input. We've objected formally.
- b. Planning for the upcoming Joint Assembly Meeting Testimony.

2. Transit Update

- a. Rachel Greenberg attended a recent workshop with the MVP / MPO team advocating for area transit system improvements. They have a copy of our recent letter supporting full transit funding, and no sharing with the Alaska Railroad system.

3. Foxtrot to Wasilla Fishhook Road / Birchtree School

- a. The road project is expected to proceed, regardless of Larson school closure decision.
- b. If Larson is closed, the MSBSD will likely use that building for the new Birchtree Charter School.
- c. Vanda Valley subdivision development is limited to Phase 1 (10 lots off the end of Kilo Street) until the Foxtrot extension to WFH is complete.


4. Green Forest Road Improvement Project

- a. Reminder: Upcoming Public Open House at Pioneer Peak elementary school on March 23rd from 5pm to 7pm.

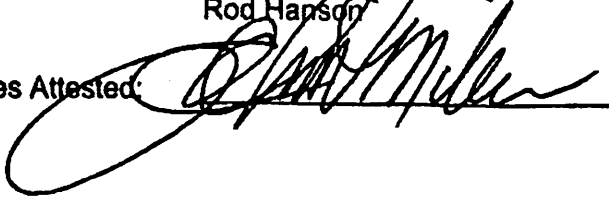
5. Other: Discussed the need to reach out to Alex Strawn and see how we can be involved in developing and implementing code changes.

- END

Next Committee Meeting is April 19 2026 - same place / same time / same Zoom info.

Minutes Approved:   
Rod Hanson

3/26/26  
Date

Minutes Attested:   
\_\_\_\_\_

\_\_\_\_\_  
Date

# MATANUSKA-SUSITNA BOROUGH

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  
Fred Wagner, Platting Officer  
Lacie Olivieri, Planning Clerk

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

RECEIVED  
APR 07 2026  
CLERKS OFFICE

## PLANNING COMMISSION MEETING MINUTES March 16, 2026

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on March 16, 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

**Absent/Excused:** Commissioner Scoggin  
Commissioner Glenn

**Staff Present:** – Mr. Alex Strawn, Planning Department Director  
Ms. Lacie Olivieri, Planning Department Admin  
Ms. Erin Ashmore, Assistant Borough Attorney  
Mr. Alexander Lowe, Assistant Borough Attorney

### II. APPROVAL OF AGENDA

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

**GENERAL CONSENT:** The agenda was approved without objection.

### III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner McCabe.

### IV. CONSENT AGENDA

- A. MINUTES: Regular Meeting Minutes – March 2, 2026
- B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS  
*(There were no Quasi-Judicial Introductions)*
- C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

**Resolution 26-02** A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Repealing MSB 8.25 Water Pollution Control And MSB 17.55.020(E), In Their Entirety.  
**Staff:** Alex Strawn, Planning and Land Use Director  
**Public Hearing Date:** April 6, 2026

**Resolution 26-03** A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.80 Nonconforming Structures, To Repeal The Notification Process And Fee Section.  
**Staff:** Alex Strawn, Planning and Land Use Director  
**Public Hearing Date:** April 6, 2026

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**
- 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**
- X. **PUBLIC HEARING LEGISLATIVE MATTERS**

**Resolution 26-01** A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Repealing A General Standard Of MSB 17.30 Conditional Use Permit (CUP) For Earth Materials Extraction Activities.  
**Staff:** Alex Strawn, Planning and Land Use Director

Chair Allen read the resolution title into the record.

Staff, Mr. Alex Strawn, presented his staff report.

Chair Allen inquired if commissioners had any questions for staff.

Chair Allen opened the public hearing.

James Christie – Opposed  
Colline Vague – Opposed  
Jade Laughlin – Support  
Sherri Rusher – Opposed  
Patricia Fisher – Opposed  
Amy Schachle – Opposed  
Robert Coffin – Opposed  
Alice Knapp – Opposed

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

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 26-01. The motion was seconded by Commissioner Carpenter.

Discussion ensued.

**VOTE:** The main motion failed with Commissioners McCabe, Carpenter, and Fonov in favor and Commissioners Collins and Allen opposed

Discussion ensued

Recess at 7:05 pm until 7:25 pm

The Commission crafted a new resolution to send to the assembly explaining why they failed Resolution 24-01

**Resolution 26-04** A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Failure Of An Ordinance Repealing A General Standard Of MSB 17.30 Conditional Use Permit (CUP) For Earth Materials Extraction Activities.

**VOTE:** The Resolution passed with no objection.

**XI. CORRESPONDENCE AND INFORMATION**

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

**XII. UNFINISHED BUSINESS**

*(There was no unfinished business.)*

**XIII. NEW BUSINESS**

**XIV. COMMISSION BUSINESS**

## **XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Fonov: It's great that people braved the horrible weather outside to come out and voice their opinion, especially people in person as well.

Commissioner Carpenter: I second that with the weather. It's nice to see the public coming and getting involved. This was a good one. I appreciate the input. It was a good evening.

Commissioner McCabe: Thanks for the staff's work on this. It's a good conversation with lots to mull over. Thanks.

Commissioner Collins: Thanks to all the staff's efforts and everyone participating in today's meeting. I appreciate everyone. Thank you.

Commissioner Allen: I would echo the sentiment that I appreciate staff's work on this. Thank you Mr. Strawn for helping us here get this together. You know one of the things that I have always been really proud of with this body, and I am the old timer here, but whatever the makeup of this group has been in the many years I have been here, we all come from different backgrounds, we all have different experiences, we all have different types of education and expertise, but we always work together in a respectful productive way and that can't be said for every level of government. And it is a pleasure to come and work with you folks, everybody is thoughtful about what they do. Even if we don't always agree on everything, And we shouldn't it would be problematic if we simply all agreed about everything. What would be the purpose of being here and having these discussions. So I think you know, again, we did some business for the people today, and I think we did it in a way that we can be proud of, and that's a good thing.

Alex Strawn: I know its hard to believe but very soon here on the south side of the buildings in Palmer, there is going to be green grass and dandelions popping up. And we are hoping in about a month time to be putting on a first time ever annual spring training for developers, real estate agents, builders, it's going to be all about borough regulations what to look for, how to navigate them. We are putting together a curriculum we hope, probably not this year but we hope next year to be actually certified with the state of Alaska so that continuing education credits can be obtained through this training as well and we are hoping it will further educate people on how to navigate borough rules and develop responsibly.

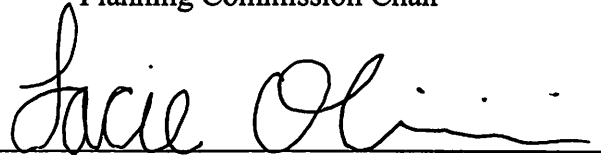
## **XVI. ADJOURNMENT**

The regular meeting adjourned at 7:32 p.m.



RICHARD ALLEN  
Planning Commission Chair

ATTEST:



LACIE OLIVIERI  
Planning Commission Clerk

*Minutes approved:* 4/6/2026

RECEIVED

APR 08 2026

CLERKS OFFICE

**SOUTH COLONY ROAD SERVICE AREA (RSA) 16**

Dorothy Swanda Borough Headquarters Building

Clerk's Office Room #203

Meeting Minutes: January 14, 2026

**Roll Call and Quorum**

A quorum was established with the following in attendance:

Rhonda Stark, RSA 16 Board Chair

Kelly Gordon, RSA 16 Board Secretary

**Call to Order**

Attendees were called to order at 11:46am.

**Pledge of Allegiance**

Respectfully executed by all.

**Agenda Review/Revision**

Rhonda moved to remove the item "Grandview Road maintenance/non-compliance" from the agenda; Kelly seconded. Rhonda moved and Kelly seconded the approval of the revised agenda.

**Approval of Minutes**

Rhonda moved and Kelly seconded the approval of the minutes of the July 9, 2025 meeting. Kelly moved and Rhonda seconded approval of the minutes of the October 8, 2025 meeting.

**Persons to be Heard**

There were none in attendance.

**Staff Reports**

There were no staff in attendance.

**Unfinished Business**

Chalet

-Resolution letter 26-001 was submitted to the Borough today.

Neighborhood speeding issues:

-Rhonda was given this advice by a State Trooper: Do not approach drivers! Call the REDDI line to report speeders. The calls are logged by roadway, building a dossier that can be used to justify further action, such as speed bumps.

**New Business**

RECEIVED  
30130 2026  
Engstrom: This item has been moved to the next meeting. However, it was recommended that a speed box be placed on this road.

49th State St./Seagull & E. Tern Dr. cut-through complaints:

Residents have been complaining about large trucks using this route to travel between the Palmer-Wasilla Highway to Bogard Road when the Bogard/Trunk roundabout is backed up during rush hours. This item has been moved to the next meeting. However, it was recommended that a speed box be placed on this road.

Complaints regarding DOT issues:

Stephanie Nowers submitted a via email a list of complaints she is hearing regarding issues in our RSA that fall under the DOT's responsibility. The recommendation is to submit a letter to the DOT, informing them of the issues. Rhonda will draft a letter.

Mat-Su Borough Transportation Fair:

The transportation fair will be Wednesday, February 25, 2026 at Raven Hall.

**Next Meeting**

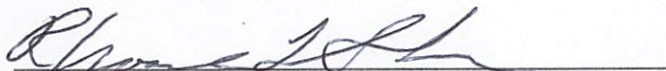
The next meeting will be at 11:30am April 8, 2026.

**Board Member Comments or Discussion**

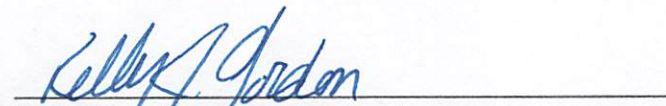
The board confirmed with the Borough clerk that all meetings dates for 2026 are on their calendar.

**Adjourn**

Kelly motioned to adjourn, seconded by Rhonda. Meeting adjourned at 12:15pm.



Rhonda Stark, Board Chair



Kelly Gordon, Board Secretary



Charles Crim, Member at Large

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APR 02 2026

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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

February 4, 2026  
1:05pm-2:28pm

---

I. CALL TO ORDER

This regular meeting of the Talkeetna Sewer & Water Board for Service Area No. 36 was held on Wednesday, February 4, 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 1:05pm by Drew Haag.

II. ROLL CALL

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

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

Also in attendance:

Chad Fry, O&M Division Manager

A handwritten signature in blue ink, appearing to be 'Drew Haag'.

### III. APPROVAL OF AGENDA

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

No objections, agenda approved as presented.

### IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

#### A. Regular Meeting:

Minutes for the January 7, 2026, regular meeting were reviewed by the Board. Motion to approve the minutes by Jane. Seconded by James.

No objections, minutes approved as presented.

### V. STAFF REPORT

#### A. TSW Supervisor (Amanda Fleming)

- Well house pump motor failure has been resolved, and the primary well is back online effective January 8. All additional and compliance samples came back within requirements. Community used the after-hours phone number to report issues which hopefully translates to awareness that an operator is on-call 24/365.
- Included in the packet is Wastewater Treatment inspection report from November. Most of the violations are minor and require re-submission of documentation already on file. The primary corrective action is to update the Quality Assurance Project Plan which was last updated in 2018; operators were told during the 2021 inspection that this document was acceptable however, it was not. This document will be updated in the next two months. This inspection has brought light back to the Compliance Order by Consent – it is likely this COBC will be officially terminated by this spring.
- Budget process is still ongoing; it's gone through review to the Public Works Director. Budget did not see significant changes and is expected to be around the same as the last few years.

#### B. MSB Engineer (Mike Campfield) – not present.

### VI. AUDIENCE PARTICIPATION

- #### A.
- Alan and Andrea Larson presented their opposition with the MSB pursuit of acquiring DNR parcels 3 & 4 on Front St noting floodplain issues, impact to tourism, and concerns over pedestrian trail access. The Larson's own property directly west of parcel 4. Discussion between the Larsons, board, and staff reviewed the process the board/staff have gone through over the last 2-3 years regarding pros/cons of various site options within and outside the service area boundaries. Pros/cons have included arsenic

levels, flood plain, distribution piping length, leases vs. ownership, overall project costs including rehabilitation of the current facility, and funding options.

The board made a recommendation to the Larson's that if they had a request for action from the board, they submit something in writing.

*Amanda will follow-up with Land Management about use permanent use of the properties.*

## VII. UNFINISHED BUSINESS

- A. **Service Area Rule & Rate Changes** – still on target for revenues collected from the W/S charges to date. Will have strong data to recommend adjustments after this FY is complete.

Drew recommended the board look at putting language into the rules to limit the size of structures and size of pipeline within the Service Area that would impact demand on the system. This change would require legislation.

- B. **Land Acquisition for New Headworks and Storage Tank Project** – no update. Ryan will follow up with Senator McCabe and Amanda will follow up Land Management.

## VIII. NEW BUSINESS

- A. None.

## IX. COMMENTS FROM THE BOARD

- A. Drew – thank you to Alan and Andrea for attending. If you talk to anyone, let them know the board encourages their participation.  
Ryan – Go Team!

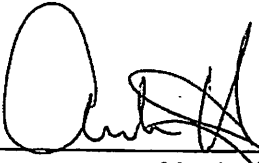
## X. NEXT MEETING

- A. Regular Meeting: March 4, 2026, 1:00pm, Talkeetna Warm Storage & Teams

## XI. ADJOURNMENT

Motion to adjourn made by Jane. Seconded by James.

No objections, meeting adjourned at 1:21pm.

  
\_\_\_\_\_  
Mr. Andrew Haag, Chair

ATTESTED:

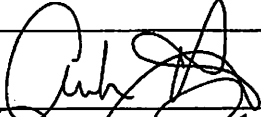
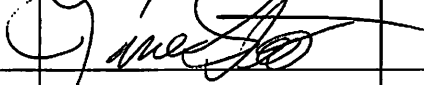

  
\_\_\_\_\_  
Ms. Amanda Fleming, Board Administrative Support

2/4/26

Date

## Talkeetna Sewer & Water Board for Service Area No. 36

### BOARD SIGN-IN SHEET

VOTING MEMBER	SIGNATURE	PHONE NUMBER	EMAIL
Andrew Haag		(907) 355-4808	drew@abovealaska.com
Jane Steere		(907) 414-9450	jsste@mtaonline.net
Ryan Sheldon	<del>ON</del> Teams	(907) 947-6678	ryansheldon99@gmail.com
James Kellard		(907) 355-1981	tkajim@icloud.com
Vacant			



	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	\$2,202,242.38	\$1,406,601.80	\$2,001,986.52	\$1,477,945.85	\$993,852.61	\$1,438,000.00	\$1,466,760.00	\$1,496,095.20	\$1,526,017.10
Total Expenditures	(\$115,567.96)	(\$362,107.71)	(\$1,892,244.11)	(\$808,145.66)	(\$751,864.47)	(\$1,031,477.12)	(\$946,504.01)	(\$1,320,811.72)	(\$664,080.39)	(\$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	\$1,055,482.51	\$157,134.13	\$329,772.22	\$389,384.20	\$366,119.93	\$380,585.08	\$395,314.53
Projected Revenues									\$993,852.61	\$1,438,000.00	\$1,466,760.00	\$1,496,095.20	\$1,526,017.10
Projected Expenditures								(\$1,320,811.72)	(\$664,080.39)	(\$1,048,615.80)	(\$1,100,640.07)	(\$1,115,510.12)	(\$1,130,702.58)
Capital Projects								(\$14,023.38)	(\$18,130.00)	(\$25,000.00)	(\$45,000.00)	(\$25,000.00)	(\$25,000.00)
Loan - Principal payment								(\$337,254.06)	(\$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	\$1,055,482.51						
Projected adjustment to fund balance at end of FY								(\$180,119.93)	(\$1,540.78)	\$52,560.70	\$29,818.80	\$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						
Projected fund balance at end of FY								\$2,912,591.81	\$2,911,051.03	\$2,965,152.51	\$2,984,968.44	\$3,034,185.52	\$3,082,989.05
WTP Loan Interest Payment										(\$605.30)			
WTP Loan Principal Payment										(\$5,510.50)			
WWTF Loan Interest Payment										(\$108,641.64)	(\$103,851.07)	(\$98,785.74)	(\$93,643.20)
WWTF Loan Principal Payment										(\$331,317.00)	(\$326,303.00)	(\$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	\$134,209.73				
Corrected Actual Revenues w/o Cap Project Returns	\$538,100.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$1,445,318.38	\$1,384,894.72	\$1,515,340.64	\$1,478,968.85	\$959,642.88				
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	\$2,776,841.30				
Sales Tax Revenues	\$163,591.04	\$1,083,732.41	\$667,123.68	\$596,972.98	\$1,034,675.93	\$928,250.93	\$1,055,472.86	\$1,030,556.17	\$540,945.89				
Rates & Fees Revenues	\$369,539.27	\$372,417.83	\$387,724.13	\$378,257.49	\$396,649.02	\$448,877.15	\$453,258.21	\$431,494.11	\$276,874.09				
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	\$13,785.89	\$12,366.41	\$3,455.64	\$2,368.55	\$5,129.57	\$0.00				
Other Revenues	\$3,281.00	\$0.00	\$0.00	\$0.00	\$756,926.00	\$21,707.08	\$486,645.88	\$4,632.00	\$41,401.00				
Totals	\$538,100.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$2,202,242.38	\$1,406,601.80	\$2,001,986.52	\$1,478,968.85	\$859,220.98				
Totals minus Other	\$534,809.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$1,445,318.38	\$1,384,894.72	\$1,515,340.64	\$1,471,336.85	\$817,819.98				

YTD Updated 2/4/26



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Environmental  
Conservation

DIVISION OF WATER  
Anchorage

555 Cordova Street  
Anchorage, AK 99501  
Main: 907.269.6285  
Fax: 907.334.2415  
www.dec.alaska.gov

2/3/2026

**COMPLIANCE LETTER**

Failure to Comply with Permit Conditions per 18 AAC 83 – Alaska Pollutant Discharge Elimination System General Permit (GP) for Domestic Wastewater Treatment Lagoons Discharging to Surface Water, AKG573000

Amanda Flemming  
Mat-Su Borough  
22538 S. Beaver St.  
Talkeetna, AK 99676

Dear Ms. Flemming

The Department alleges that beginning on or about November 17, 2022 and continuing up until November 26, 2025, at Talkeetna, Alaska, Talkeetna Lagoon did unlawfully fail to comply with the conditions of the Alaska Pollutant Discharge Elimination System (APDES) permit.

A routine unannounced inspection was performed and the following violations were identified:

- 1) Failure to submit Discharge Monitoring Report (DMR) to DEC for the time period May 31, 2023, to June 15, 2023, for Total Suspended Solids (TSS) and Suspended Solids Percent Removal (SS % Removal). The permittee submitted NODI Code "P"- Laboratory Error and notified DEC that a labeling mix up at SGS Laboratory occurred. A NCN with supporting documentation was submitted on June 1, 2023.
  - a) Permit Part 2.2.8 states "DMRs must be submitted electronically each month. For months in which there was no discharge, the DMR must indicate "no discharge." For permittees that discharge on a controlled basis or seasonally, DMRs need not be submitted electronically for months in which no discharge occurred. Such facilities must indicate on the DMR the month and day on which the discharge ceased and the estimated month in which the discharges will resume. If the discharge occurs during a month of indicated inactivity, the permittee must submit a DMR for that discharge."
  - b) Regulatory Citation: 18 AAC 83.405(k) Monitoring and Records
  - c) Repeat Violation: Yes

- 2) Failure to submit the June 2022 Discharge Monitoring Report (DMR) to DEC by July 15; the DMR was submitted 1 day late on July 16. A NCN with corrective action was submitted on July 16, 2022.
- a) Permit Part 2.2.8 states “DMRs must be submitted electronically each month. For months in which there was no discharge, the DMR must indicate “no discharge.” For permittees that discharge on a controlled basis or seasonally, DMRs need not be submitted electronically for months in which no discharge occurred. Such facilities must indicate on the DMR the month and day on which the discharge ceased and the estimated month in which the discharges will resume. If the discharge occurs during a month of indicated inactivity, the permittee must submit a DMR for that discharge.”
  - b) Regulatory Citation: 18 AAC 83.405(k) Monitoring and Records
  - c) Repeat Violation: Yes
- 3) During the evaluation period, the facility incurred a total of 22 violations (Table 1) by exceeding the following permit limitations:

Month	Outfall	Parameter Code and Name	DMR Value	Permit Limit	% Exceed	Limit Type	#V	Due/Rec'd	#DL
MAY 2022	001 A	74055 Coliform, fecal general	3000	20 #/100mL	14,900	GEO MEAN		6/15 6/03	
MAY 2022	001 A	74055 Coliform, fecal general	3000	40 #/100mL	7,400	DAILY MX	1	6/15 6/03	
JUN 2022	001 A	74055 Coliform, fecal general	1150	20 #/100mL	5,650	GEO MEAN		7/15 7/16	1
JUN 2022	001 A	74055 Coliform, fecal general	1354.55	40 #/100mL	3,286	DAILY MX	1	7/15 7/16	1
JUL 2022	001 A	00310 BOD, 5-day, 20 deg. C	90.22	45 mg/L	100	MO AVG	31	8/15 8/11	
JUL 2022	001 A	00310 BOD, 5-day, 20 deg. C	90.22	65 mg/L	39	WKLY AVG	7	8/15 8/11	
JUL 2022	001 A	74055 Coliform, fecal general	220	20 #/100mL	1,000	GEO MEAN		8/15 8/11	
JUL 2022	001 A	74055 Coliform, fecal general	220	40 #/100mL	450	DAILY MX	1	8/15 8/11	
AUG 2022	001 A	50060 Chlorine, total residual	.029	.011 mg/L	164	MO AVG	31	9/15 9/12	
AUG 2022	001 A	50060 Chlorine, total residual	.44	.019 mg/L	2,216	DAILY MX	1	9/15 9/12	
AUG 2022	001 A	74055 Coliform, fecal general	330	20 #/100mL	1,550	GEO MEAN		9/15 9/12	
AUG 2022	001 A	74055 Coliform, fecal general	330	40 #/100mL	725	DAILY MX	1	9/15 9/12	
SEP 2022	001 A	74055 Coliform, fecal general	67	20 #/100mL	235	GEO MEAN		10/15 10/13	
SEP 2022	001 A	74055 Coliform, fecal general	4500	40 #/100mL	11,150	DAILY MX	1	10/15 10/13	
OCT 2022	001 A	74055 Coliform, fecal general	3700	20 #/100mL	18,400	GEO MEAN		11/15 11/09	
OCT 2022	001 A	74055 Coliform, fecal general	3700	40 #/100mL	9,150	DAILY MX	1	11/15 11/09	
MAY 2023	001 A	00310 BOD, 5-day, 20 deg. C	60	45 mg/L	33	MO AVG	31	6/15 6/13	
MAY 2023	001 A	00530 Solids, total suspended		70 mg/L	100	MO AVG	31	6/15 6/13	
MAY 2023	001 A	00530 Solids, total suspended		105 lb/d	100	MO AVG	31	6/15 6/13	
MAY 2023	001 A	00530 Solids, total suspended		mg/L	100	MO AVG	31	6/15 6/13	
MAY 2023	001 A	81011 Solids, suspended percent removal		65 %	186	MINIMUM	31	6/15 6/13	
JUL 2023	001 A	00310 BOD, 5-day, 20 deg. C	47.4	45 mg/L	5	MO AVG	31	8/15 8/03	

2022\*:

- May: FC; 2 violations
- June: FC; 2 violations
- July: BOD<sub>5</sub>; 2 violations, FC; 2 violations
- August: FC; 2 violations, TRC; 2 violations
- September: FC; 2 violations
- October: FC; 2 violations

*\*The facility notified DEC on November 30, 2022, that independent laboratory testing data and engineering firm consultation supports the finding that erroneous laboratory testing practices and data from Alaska Water Labs resulted in violations recorded on DMR's submitted for the facility between May 2022 and October 2022.*

2023:

May: 5-day BOD<sub>5</sub> demand: 1 violation

TSS; 3 violations\*

TSS % Removal; 1 violation\*

*\*The facility notified DEC that a laboratory error resulting in mixed-up samples occurred at the testing laboratory SGS and submitted resampling results to DEC for DMR correction.*

July: 5-day BOD<sub>5</sub> demand; 1 violation

- a) Permit part 2.1.1 states, "During the effective period of this general permit, the permittee is authorized to discharge wastewater provided the discharge meets the limits and monitoring requirements herein."
  - b) Regulatory Citation: 18 AAC 83.405(b) Duty to comply
  - c) Reference Documents: Violations report; Table 1
  - d) Repeat Violation: Yes
- 4) Failure to develop, implement and update the QAPP within 180 days of receiving authorization under the general permit.
- a) Permit Part 4.1.1 "The permittee must develop and implement a Quality Assurance Project Plan (QAPP) for all monitoring required by this permit. The QAPP must be developed and implemented within 180 days of receiving authorization under this general permit. Any existing QAPP may be modified under this section."
  - b) Regulatory Citation: 18 AAC 83.405(b) Duty to comply
  - c) Repeat Violation: Yes

Such inaction is in violation of your permit.

To address the violation described above, the Department requires that you do the following:

- a. Provide the Department with any information that directly refutes any violation identified above. To refute a violation, specific records must be provided along with a description of why the record was not available at the time of the inspection.
- b. To address violations number 1, submit the May 31, 2023, to June 15, 2023 DMR to DEC.
- c. To address violation number 2, review Permit Part 2.2.8 of AKG73000.
- d. To address violation number 3, please provide DEC with an explanation for the May 2022 to October 2022 violations and what corrective actions Talkeetna Lagoon carried out.
- e. To address violation number 4, please provide DEC with an updated facility specific QAPP.

Please respond to this request by no later than **3/31/2026**. Submittals must be submitted through the Environmental Data Management System (EDMS) online at <https://dec.alaska.gov/water/edms>. If you have not created a profile within the EDMS, please do so. If you encounter issue with the process, please contact the Water Information Program at [edms.help@alaska.gov](mailto:edms.help@alaska.gov). Note that your response to these items will become part of the public record as it relates to your permit compliance and is not considered confidential.

If you have additional questions, I may be contacted at (907) 269-6281, or via e-mail: [Karolina.pavic@alaska.gov](mailto:Karolina.pavic@alaska.gov). Thank you for your cooperation and assistance in protecting public health and the environment.

Sincerely,



Karolina Pavic, Enforcement Officer  
Credential No. R-0518

Check One:

- Personally Served
- Sent by Certified Mail
- Sent by Email

on the 3rd day of February, 2026

Enclosure: Inspection Report  
Violations Report

cc: [DEC.Water.APDESData@alaska.gov](mailto:DEC.Water.APDESData@alaska.gov)  
[DEC.Water.Enforcement@alaska.gov](mailto:DEC.Water.Enforcement@alaska.gov)  
Nicole Warner, DEC  
Natasha Knight, DEC

RECEIVED

APR 02 2026



MATANUSKA-SUSITNA BOROUGH  
TALKEETNA SEWER & WATER BOARD

CLERKS OFFICE

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

March 4, 2026  
1:12pm-2:28pm

---

I. CALL TO ORDER

This regular meeting of the Talkeetna Sewer & Water Board for Service Area No. 36 was held on Wednesday, March 4, 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 1:15pm 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 – absent  
Mr. James Kellard – present and on-time

III. APPROVAL OF AGENDA

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

CSK

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 reviewed by the Board. Motion to approve the minutes by James. Seconded by Jane.

No objections, minutes approved as presented.

#### V. STAFF REPORT

##### A. TSW Supervisor (Amanda Fleming)

- Operator Mike Foster is being promoted from Laborer to Technician effective March 23<sup>rd</sup> which is his 1-year anniversary. He is provisionally certified in 3 of the 4 systems and will be attending a training course in Anchorage for the 4<sup>th</sup> certification. He's doing a great job.
- Freeze ups are occurring both in and outside of the system. A freeze warning reminder was put on February statements. Low snow pack is providing minimal insulation so freeze ups are anticipated to extend into the next month, at least.
- The ADEC inspection of the WWTF is nearly complete except finalizing the Quality Assurance Project Plan. The plan is approximately 85% complete and will be submitted to ADEC at the end of the month after internal and external reviews are completed.
- ADEC has officially terminated the Compliance Order by Consent. This essentially resets the facility on the requirements for building a Phase 2 and recognizes that the facility is being operated correctly.
  - *Amanda will research total fines associated with the violations that lead to the COBC by ADEC.*

##### B. MSB Engineer (Mike Campfield) – not present.

- Update via Amanda – land acquisition is still in the waiting period with DNR. Last update was the request has gone through division review as of February 24<sup>th</sup> and there are no additional updates.
- There has not been an update from the EPA regarding the additional funding.

#### VI. AUDIENCE PARTICIPATION

- ##### A.
- Andrea Larson presented opposition with the MSB pursuit of acquiring DNR parcels 3 & 4 on Front St. Andrea presented a rendition of a water treatment facility and storage tank that she created. She is researching the native burial site that is known within the area to determine if the site is on one of the DNR parcels or one of the other adjacent lots.

Andrea requested the Board draft a letter to the MSB regarding her concerns with

parcels 3 & 4 (see attached letter submitted by Andrea).

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.

*Amanda will bring the board a copy of the Rules to discuss potential changes at the next meeting.*

- B. **Land Acquisition for New Headworks and Storage Tank Project** – see update from MSB Engineer.

VIII. NEW BUSINESS

- A. Request to Review Headwork Sites; letter to the board attached

*Jane made a motion to draft a resolution to the MSB regarding the concerns with the headworks and storage tank project. Jim seconded.*

Group discussed key items to include in the draft resolution; visual impacts, Native Lands, noise, historical trail preservation, flood water diversion, and ARRC lease details. Construction access for companies that dock at the river was also discussed.

No objections to preparing a draft resolution, Drew will bring letter for next meeting.

IX. COMMENTS FROM THE BOARD

- A. None.

X. NEXT MEETING

- A. Regular Meeting: April 1, 2026, 1:00pm, Talkeetna Warm Storage & Teams

XI. ADJOURNMENT

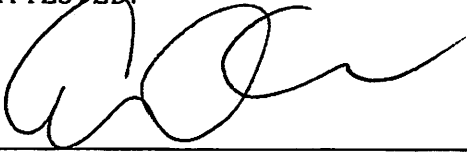
Motion to adjourn Jane. Seconded by James.

No objections, meeting adjourned at 2:27pm.



Mr. Andrew Haag, Chair

ATTESTED:



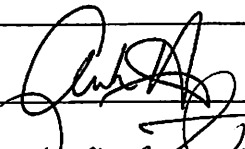
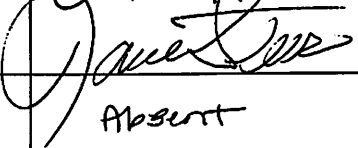

Ms. Amanda Fleming, Board Administrative Support

3/9/26

Date

## Talkeetna Sewer & Water Board for Service Area No. 36

### BOARD SIGN-IN SHEET

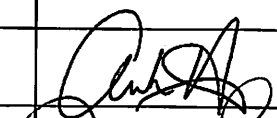
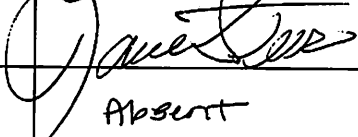
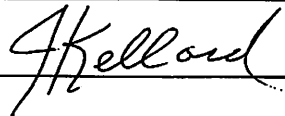
VOTING MEMBER	SIGNATURE	PHONE NUMBER	EMAIL
Andrew Haag		(907) 355-4808	drew@abovealaska.com
Jane Steere		(907) 414-9450	jsste@mtaonline.net <del>AKchinookjane@gmail.com</del>
Ryan Sheldon	Absent	(907) 947-6678	ryansheldon99@gmail.com
James Kellard		(907) 355-1981	tkajim@icloud.com
Vacant	—	—	—

3/4/26

Date

## Talkeetna Sewer & Water Board for Service Area No. 36

### BOARD SIGN-IN SHEET

VOTING MEMBER	SIGNATURE	PHONE NUMBER	EMAIL
Andrew Haag		(907) 355-4808	drew@abovealaska.com
Jane Steere		(907) 414-9450	jsste@mtaonline.net Akchinokjane@gmail.com
Ryan Sheldon	Absent	(907) 947-6678	ryansheldon99@gmail.com
James Kellard		(907) 355-1981	tkajim@icloud.com
Vacant	—	—	—

	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	\$2,001,986.52	\$1,477,845.85	\$1,062,488.65	\$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)	(\$808,145.66)	(\$761,664.47)	(\$1,031,477.12)	(\$946,904.01)	(\$1,320,811.72)	(\$723,036.69)	(\$1,048,615.80)	(\$1,100,540.07)	(\$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	\$339,451.96	\$389,384.20	\$366,119.93	\$380,585.08	\$395,314.53
Projected Revenues									\$1,062,488.65	\$1,438,000.00	\$1,466,760.00	\$1,496,095.20	\$1,526,017.10
Projected Expenditures								(\$1,320,811.72)	(\$723,036.69)	(\$1,048,615.80)	(\$1,100,540.07)	(\$1,115,510.12)	(\$1,130,702.58)
Capital Projects								(\$14,023.38)	(\$18,130.00)	(\$25,000.00)	(\$65,000.00)	(\$25,000.00)	(\$25,000.00)
Loan - Principal payment								(\$337,254.66)	(\$301,313.00)	(\$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								(\$180,119.83)	\$8,138.96	\$52,560.70	\$28,816.93	\$38,216.08	\$48,803.53
Actual fund balance 6/30	(\$236,952.10)	\$861,713.03	\$31,017.98	\$212,126.66	\$1,682,504.55	\$2,037,629.23	\$3,092,711.74	\$2,812,591.81	\$2,920,730.77	\$2,965,152.51	\$2,894,869.44	\$3,034,185.52	\$3,082,869.05
Projected fund balance at end of FY													
WTF Loan Interest Payment										\$685.30			
WTF Loan Principal Payment										(\$5,510.50)			
WWTF Loan Interest Payment										(\$108,841.64)	(\$103,851.07)	(\$98,785.34)	(\$93,643.70)
WWTF Loan Principal Payment										(\$331,313.00)	(\$336,303.00)	(\$341,369.00)	(\$346,511.00)
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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	\$1,384,894.72	\$1,515,340.64	\$1,475,968.85	\$927,990.25				
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Sales Tax Revenues	\$163,591.04	\$1,083,732.41	\$667,123.60	\$596,972.98	\$1,034,675.93	\$928,250.93	\$1,055,472.68	\$1,030,556.17	\$574,066.79				
Rates & Fees Revenues	\$369,539.27	\$372,417.83	\$387,724.13	\$378,257.49	\$396,649.02	\$448,677.15	\$453,258.21	\$431,494.11	\$310,729.56				
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	\$12,966.41	\$3,455.64	\$2,368.55	\$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	\$2,001,986.52	\$1,475,968.85	\$927,568.35				
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	\$884,796.35				

YTD Updated 2/25/25



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Environmental  
Conservation

DIVISION OF WATER

PO Box 111800  
Juneau, Alaska, 99811-1800  
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Toll free: 866.241.2805  
Fax: 907.465.5070  
TDD: 1(800) 770-8973  
[www.dec.alaska.gov](http://www.dec.alaska.gov)

February 23, 2026

**CLOSE-OUT LETTER**

Compliance Order By Consent Matanuska-Susitna Borough, Talkeetna Lagoon

Mike Brown, Borough Manager, [mike.brown@matsugov.us](mailto:mike.brown@matsugov.us)  
Tom Adams, Public Works Director, [tom.adams@matsugov.us](mailto:tom.adams@matsugov.us)

Dear Mr. Brown,

The Alaska Department of Environmental Conservation (DEC) has performed a casefile review and acknowledges receipt of all deliverables required by Compliance Order by Consent (COBC) Enforcement Tracking Number (ETN) 15-R0495-40-0002, with the effective date November 29, 2018, with modification effective July 22, 2019. Consistent with COBC Paragraph 47, the Matanuska Susitna Borough timely completed the corrective actions (facility upgrades/modifications) required by the COBC, and paid the financial penalties associated with past violations timely and in full and is not currently in significant noncompliance with their APDES general permit authorization AKG373033. Accordingly, DEC and the Alaska Department of Law are hereby terminating the COBC effective the date of this letter.

No further action is requested of you at this time. Thank you for your cooperation and assistance in protecting public health and the environment.

Sincerely,

Melinda O'Donnell, Enforcement Officer

Credential No. R-0332

on the 23rd day of February, 2026

cc:

[DEC.Water.APDESData@alaska.gov](mailto:DEC.Water.APDESData@alaska.gov)

[DEC.Water.Enforcement@alaska.gov](mailto:DEC.Water.Enforcement@alaska.gov)

Nicole Warner, DEC

Dino Marchalonis, EPA

Signed by:  
  
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Jennifer Currie  
Assistant Attorney General  
Alaska Department of Law

February 22, 2026

To: Talkeetna Sewer and Water Advisory Board

Re: Block 26/Lots 3 & 4 - Letter to Matsu Borough  
Sewer and Water Facility Location

Dear Drew,

Thank you for taking the time to meet with me at the February 4th Talkeetna Sewer & Water (TSAWB) meeting regarding concerns about a future location for the Talkeetna Sewer and Water upgrade project and in particular, Lot 3 and 4 on Front Street in the Talkeetna Townsite. I appreciated the opportunity to discuss my concerns and issues directly. I had also presented these concerns at the most recent Talkeetna Community Council meeting. As discussed, I am respectfully requesting that the TSAWB write a letter to the Matanuska-Susitna Borough based on the following concerns.

### **Community and Tourism Impact**

First and foremost are the community and tourism impacts. The proposed DNR-owned site on Front Street, Block 26, Lots 3 and 4, totalling 1.42 acres of heavily forested area with trails is highly visible and well-traveled by local residents and visitors within the core of the Talkeetna townsite. These proposed lots border two lodging businesses Swiss Alaska Inn and Talkeetna Trailside Cabins, (my property), private property owners and residences, and are within about one hundred feet of the Talkeetna Boat launch Campground. Additionally, Mahay's Riverboat Service and Phantom Tri-River Charter buses pass this location on drives multiple times daily transporting a large share of summer visitors which impacts them not only visually but also forcing them to endure the ongoing construction and related noise impact of the proposed water facility using the only access road to their boat-launch and the cabins during the limited summer construction season.

Installation of a 375,000-gallon water tank which is typically approximately 48 feet in diameter and up to 30 feet in height would require significant leveling and clearing of most of this Front Street forested land. Based on similar installations, the visual mass of such a structure is substantial. The leveling of nearly an acre of mature trees for the tank pad, associated grading for a backwash lagoon, parking areas, and barbed-wire security fencing would materially alter the wooded backdrop that defines the character of this corridor. This is not simply a utility addition; it would represent a permanent visual shift within the heart of community and a tourism-dependent townsite.

### **Historical and Cultural Considerations**

There are also concerns regarding proximity to known historic and cultural areas, including references to a local Native burial area. Respect for cultural and historic

resources requires careful verification and documented diligence before any disturbance of this magnitude.

### **Economic and Regulatory Considerations / Heightened Restrictions**

From a regulatory and economic standpoint, this property is located within the 100-year flood zone, requiring compliance with increased base flood elevation standards under MSB 17.48 (Floodplain Management). Development within Special Flood Hazard Areas must demonstrate that it must meet FEMA elevation and floodproofing criteria prior to permit issuance. Beyond compliance, numerous FEMA guidance publications and analyses by the U.S. Army Corps of Engineers and American Society of Civil Engineers have consistently documented that locating critical infrastructure in floodplain areas increases long-term costs due to flood exposure, accelerated corrosion and deterioration of piping systems, higher maintenance cycles, and greater disaster-recovery expense following major flood events. Studies evaluating post-flood infrastructure repair costs after major riverine flood events show that utilities placed within mapped flood zones experience significantly higher long-term lifecycle costs compared to facilities sited outside of flood hazard areas.

In addition to regulatory risk, siting critical water infrastructure in a floodplain increases the potential for service disruption during extreme events — precisely when public health protection is most essential. Long-term financial responsibility for mitigation, elevation retrofits, and future repairs ultimately falls to ratepayers.

### **Need For Water Infrastructure Improvements**

I fully acknowledge the need for water infrastructure improvements, including a treatment plant and the proposed 375,000-gallon water storage tank. However, given the visual, community, cultural, environmental, economic, and regulatory considerations associated with Lots 3 and 4, I respectfully request that the Board write a letter to the Matanuska-Susitna Borough urging careful consideration of pursuing this property and to consider maintaining and expanding infrastructure at the existing Sewer and Water location, or revisit the previous studies of recommended sites or to continue researching alternate locations better suited for long-term sustainability.

Thank you for your thoughtful consideration and for your continued service to the Talkeetna community. I'll see you all at the next meeting.

Andrea Larson  
Local Business Owner

Cc: Talkeetna Community Council  
Swiss Alaska Inn  
Mahay's Riverboat Service  
Phantom Tri-River Charters

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**MATANUSKA-SUSITNA BOROUGH  
TALKEETNA SEWER AND WATER BOARD RESOLUTION NO. 26-01**

**A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH TALKEETNA SEWER AND  
WATER BOARD RECOMMENDING WATER HEADWORKS SITE OBJECTIVES**

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WHEREAS, the Matanuska Susitna Borough (MSB) is actively seeking improvements to the Talkeetna Water System headworks, and

WHEREAS, such improvements require identifying a sufficient site to accommodate the necessary infrastructure to include a treatment facility, backup generator, and storage tank, and

WHEREAS, additional considerations include sites outside of the floodplain, water with arsenic levels below the maximum contaminant level set by the EPA, and near Service Area no. 36., and

WHEREAS, the current headworks, which include a wellhouse, treatment plant, and backup generator, is located at 22111 S C Street, and

WHEREAS, the MSB has received a Legislative grant from the State of Alaska for \$4.75 million to address water line repairs and system upgrades, and

WHEREAS, the MSB has been authorized for a Congressional Directed Spending grant through the Environmental Protection

Agency (EPA) for \$5.1 million pending final approval to address water and sewer system repairs and upgrades, and

WHEREAS, a 2023 study was performed by HDR of potential sites within and outside Service Area no. 36, and

WHEREAS, those sites were excluded due to excessive costs, proximity to active contaminated sites, or proximity to the Susitna River, and

WHEREAS, MSB Land Management investigated additional sites within Service Area no. 36 to include private parcels and other agency lands, and

WHEREAS, additional sites have all been located within the 100-year flood plain, including the current headworks, and

WHEREAS, due to the congestion of parcels and limited vacant land within Service Area no. 36, there is potential to negatively impact residences and businesses via visual, audible, access, and flood water diversion, and

WHEREAS, there are native ruins and gravesites located near potential sites, and

WHEREAS, there is a social walking trail between East and West Talkeetna known as the Bear trail that bisects a potential site, and

WHEREAS, the current headworks is on leased Alaska Railroad Corporation (ARRC) land with a lease set to expire August 31, 2028, and

WHEREAS, a ~140' test well was drilled on a portion of the same parcel leased from the ARRC on E Front Street between S F Street and S G Street which resulted in adequate flow and arsenic results below the maximum contaminate level, and

WHEREAS, initial discussions with the ARRC indicated that the land could not be purchased and a lease would be required, and

WHEREAS, a State of Alaska State Revolving Fund forgivable loan for \$1.5 million requires the land to be owned by the MSB, and

WHEREAS, MSB Land Management identified two parcels owned by Department of Natural Resources (DNR) within the vicinity of the ARRC parcel, and

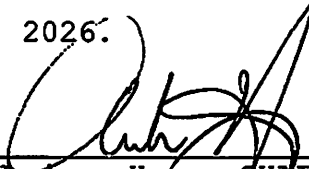
WHEREAS, MSB Land Management has requested these parcels to be transferred to MSB ownership via Public and Charitable Use Conveyances of State Land for the headworks improvements,

NOW, THEREFORE, BE IT RESOLVED, that the MSB Talkeetna Sewer and Water Board (TSWB) hereby recommends that the MSB identify a suitable headworks location that has the least impact on the community by addressing the visual and auditory impacts, recognition of Native Lands, preservation of social trails, and


address flood water diversion concerns. The TSWB requests further discussions with the ARRC to identify specific terms to lease land for improvements and potential ownership. The TSWB requests such discussions to be reported back to the TSWB for further clarity and conversation.

AND, THEREFORE, BE IT FURTHER RESOLVED, that the TSWB requests the aid of Representative Kevin McCabe, Senator George Rauscher, and the ARRC in the pursuit of fact finding and help from DNR to assess other possible sites of land acquisition for the townsites needs.

ADOPTED by the Matanuska-Susitna Borough Talkeetna Sewer and Water Board this 1st day of April, 2026.

  
\_\_\_\_\_  
Andrew Haag, CHAIR

ATTEST

  
\_\_\_\_\_  
Amanda Fleming, Staff Support

(SEAL)

YES: Andrew Haag, James Kellard, and Ryan Sheldon

NO: None

ABSTAIN: Jane Steere

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**MATANUSKA-SUSITNA BOROUGH  
Transportation Advisory Board (TAB)  
MINUTES**

Edna DeVries, Mayor

Randy Durham, Chair  
Terry Gorlick  
Kristina Whitman  
Jesse Petterson  
Tim Alley

Bianca Zibrat, Long Range  
Planner, Board Clerk



Michael Brown, Borough Manager

PLANNING & LAND USE  
DEPARTMENT  
Alex Strawn, Planning & Land Use  
Director  
Jason Ortiz, Deputy Director of  
Planning  
Bianca Zibrat, Long-range Planner

Location: MSB DSJ BLDG.  
Room 203  
350 E. Dahlia Ave.  
Palmer, AK

**February 13, 2026  
REGULAR MEETING  
10:00 a.m.**

I. CALL TO ORDER – 10:06 AM

II. ROLL CALL – DETERMINATION OF QUORUM

Quorum established. Members Present: Randy Durham, Jesse Peterson, Tim Alley, Terry Gorlick. Members Present Online: Kristina Whitman.

Guests Present in person or online: MatSu Valley Planning for Transportation Staff:  
Kim Sollien, Anjie Goulding, and Carrie Cecil.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Tim Alley motioned approval of agenda. Terry Gorlick seconded. The agenda was approved without objection.

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V. APPROVAL OF MINUTES

- Draft Minutes from 10/24/2025: Jesse Peterson motioned to approve. Tim Alley seconded it.

VI. AUDIENCE PARTICIPATION:

None.

VII. STAFF/ AGENCY REPORTS & PRESENTATIONS

None.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS:

- Transit Update: staff provided an update regarding transit funding. The federal grant application was approved. The State Commissioner for the Dept. of Transportation and Public Facilities will need to provide a decision about how the transit funds will be allocated now that the Mat-Su Metropolitan Planning Organization has been formed.
- Election of new Chair and Vice Chair: Jesse Peterson offered new chair and Terry Gorlick offered to be the vice chair. No objections. Election of new chair and vice chair approved. The Chair of the MSB Transportation Advisory Board is also required to participate in the monthly MVP Technical Committee meeting.
- Community Growth Solutions Study Overview: Alex Strawn provided a high-level overview of the study, which was previously presented to the joint meeting between the Planning Commission and Assembly on October 14, 2025. Recommendations from this study will be used to guide land use and transportation planning in the future.
- MatSu Valley Planning for Transportation's (MVP) Metropolitan Transportation Planning: The MVP is currently in the planning process for a 20-year transportation plan. The organization is actively engaging the public and setting up a project nomination process. More information is available at: <https://www.mvpmmpo.com/plans-projects/mtp2050>

- Engstrom Rd-Trunk Rd Corridor Presentation: Cole Branham presented the Route Selection Report. Jesse Peterson motioned extend the meeting by 30 minutes for further discussion. Terry Gorlick seconded. No objections, motion passed.

Terry Gorlick motioned to draft a letter of support for the Northern Route project. Tim Alley seconded the motion. No objections, motion passed.


- Alex Strawn provided information about an upcoming ordinance to be introduced at the MSB Assembly on February 17, 2026 to change MSB 11.08 regarding weight restrictions.

X. MEMBER COMMENTS:

XI. NEXT MEETING DATES: Next meetings scheduled for

- April 10, 2026
- July 24, 2026
- October 23, 2026

XII. ADJOURNMENT: 12:32 PM.

  
\_\_\_\_\_  
Jesse Peterson, Chair                      4/10/26  
Date

ATTEST:

  
\_\_\_\_\_  
Julie Spackman, Staff Member                      4/10/26  
Date