

Meeting Minutes April 14, 2021

Meadow Lakes Community Council Inc.

❖ 3 Officers required for quorum: TOTAL = YES ❖

Y Pres: Patricia Fisher Y Vice Pres: Linda Conover
N Treasurer: Andrea Scott Y Sec: Camden Yehle
Y Council Coordinator: Tim Swezey

❖ 13 Members of the Meadow Lakes Community required for quorum: YES ❖
32 Total Attendees

Meeting Quorum = Yes

VIRTUAL MEETING CONDUCTED ON ZOOM.

Call to Order: The meeting was called to order at 7:00 pm by President Patti Fisher.

Pledge of Allegiance: Recited.

Quorum: Determination of quorum was made by the Membership Committee.

Consent Agenda: Members attending the meeting voted to approve the Consent Agenda of previous MLCC minutes from February and March, 2021.

Treasurer's Report: Attached.

Board Reports:

- **President:** Patti has completed a extensive review of the MLCC books for the past years.
- **Gaming:** Ariel - Split the pot has started up again, Feb, and March at the Harley Davidson Dealership and their showroom. Over \$800 split the pot (\$400 went to us) was raised. One more event in April coming up. More events will be coming this summer.

Notices: MEA noticed they are having an open house May 19, 6-8pm Government Peak Chalet to talk about their Fishhook to Pittman Power Improvement Project.

Old business: Report of Nominations Committee (Sherri Rusher, Terry Boyle, Kim Kalmbach and Chad Scott). Ballots will be sent by email and voting will continue at the May meeting. Slate of officers: President – Camden Yehle, Education – Josh Bicchinella, Secretary – Patti Fisher, Capital Improvements – Kim Kalmbach, Gaming – Ariel Cannon and Safety – Chad Scott. The candidates were introduced and each spoke. Patti asked for nominations from the floor twice. The slate of officers was voted on by a roll call vote and passed unanimously.

Presentation/Discussion #1: Possible land acquisition from MSB and associated CUP (Conditional Use Permit) for contractual gravel extraction on adjoining parcel. Map was shown of property in question.

President Patti Fisher gave an introduction to the land acquisition: "Tonight I am pleased that we have Eric Phillips, Community Development Director of the Mat-Su Borough, and Emerson Krueger, Natural Resource Manager with the Borough to speak to us. The Borough has prepared a Proposal for the mining on the parcel adjoining our existing property, and is here to give us the details and timing associated with the Conditional Use Permit and the Application to be completed by any applying gravel companies. Before Emerson begins I want to give you some brief background information. Here is a map of the overall site.

Last fall we began talks with the Borough about the possibility of putting trails on that 40 acres. The discussion developed into the possibility of our acquiring title to 40 of the 120 acres at less than fair market

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value. (Patti showed a map of the property in question and pointed out various details.)

The positive side of the acquisition is that MLCC would gain 40 acres to use for walking trails, equestrian trails, a dog parks, and a training area for Mat-Sar Search and Rescue K-9s. We would protect from development 40 wooded acres which includes a stream. The obverse side of the transaction is that 80 adjoining acres would be mined.

The Borough recognized our concerns over a new mining project of close proximity. A list of requirements was submitted to the Borough, and it was subsequently agreed that the conditions would be included in the CUP. Here is the list of conditions that the Board submitted to the Borough and that were agreed upon.

- 1) Access to the parcel by the Mining Company will not be allowed at the Northern edge of the property.
- 2) The Poor Soils Area will be designation as a Buffer zone.
- 3) A 200 foot buffer will be designated along the western boundary of MLCC's existing property.
- 4) The Council will obtain all 40 acres of the SE quadrant.
- 5) Hours of Mining operation will be specified in the CUP. There will be no loading of trucks or crushing from 10pm to 6am.
- 6) The Borough will follow Borough Code on Reclamation.
- 7) There will be strict enforcement of the code requirements on water table protection.
- 8) Processing equipment shall be restricted to the lower 1/3 of the parcel with noise berms around the processing equipment.
- 9) MLCC has requested strong penalties for violation of the CUP.
- 10) The site shall be designated for Community use after the mining is completed.
- 11) The 100-foot Easement on Southern boundary of the parcel will be "dedicated" during the platting process.

These conditions were requested in February and have been included in the CUP. We still have the opportunity to offer comments here tonight.

It is the Board's intention that after this meeting we will ask the membership of the Council to vote as to whether or not they want to accept this proposal. An e-ballot will be mailed to **all** members in the next few days.

So, with that introduction I will yield the floor to Eric and Emerson."

Eric and Emerson:

Emerson thanked the community for the positive dialog between the community and the borough. He presented a map of the 120 acres and pointed out the MLCC sports field and senior center, the residential property around the 120 acres, the 200' of designated land on the eastern border of the mining parcel which will be left undisturbed, and the 40 acres to the east which is reserved for the MLCC. Emerson pointed out the 25' undisturbed land with an additional 40' for 40' by 10' high berms for noise reduction around the east and north sides. There will be 100' easements along the south and west borders for future access to the property. The lower 1/3 of the property will be designated for extraction activity to keep the dust and noise down for residential property next to the site. He pointed out the truck haul routes along the south, as there will be no gravel trucks exiting to the north.

The Hydrologist is working on the high water table and will have details soon. The water table will be monitored for encroachment.

After the community votes on the CUP plan, the application will be turned in by mid-May to the Planning Commission, and should be returned to the Assembly by Aug. 2. Subdivision of the 120 acres should take 6 weeks, mid-May to July, then MLCC and take ownership of the 40 acres to

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the east around September if the ordinance covering the transfer is passed by the Assembly. Salvage of the timber will take place before the mining starts sometime in 2022 or 2023.

The members had questions clarified. Notices concerning the subdivision of the property and the timber salvage will be mailed to the property members living within ¼ mile radius.

Emerson went over the attached questions proposed by the MLCC Board.

Correspondence: The correspondence links were presented on Facebook.

Marijuana Manufacturing Facility: 7371 W. Captain Hook Dr.

Caradundy Concentrates LLC, Lic# 26832, Marijuana Concentrate

Facebook Notice March 22nd: <http://bit.ly/3rfmqOm>

Documents: <https://bit.ly/397sgLt>

New Business:

Clean Up Days: Monday, May 10th to Sunday, May 16th. The dumpster will be at the Pittman Fire Station. No block party this summer due to COVID. Need volunteers to man the trash dumpster at the fire station on Pittman Rd.

Agency Reports:

Tam Boeve: Mat-Su Borough Assembly: Borough is starting the work on the 2022 budget. Area wide mill rate is slightly less than last year, but most properties were assessed higher this year. Budget public hearings are scheduled in Palmer Borough Building April 27, Menard Center April 29th, and Su-Valley May 6th. Two May 2 agenda items – Houston Middle School fund appropriation and Mayor salary increase from \$29,000 to \$50,000.

West Valley Fire, Tanya: Burn permits are now required by the State of AK. Permits are online and at all fire stations.

There are 2 events coming up at Fire Station 73, 10073 W Parks Hwy

- 1) Wildfire Preparedness Demo Day and Open House – May 8th, 10am-2pm. Hot dogs will be served.
- 2) May 15th Chipping Day, 10am -2pm. There will be two chippers. Bring you wood and get it chipped free. Also free chips until gone.

Persons to Be Heard: limited to 3 minutes per person

No persons requested to be heard.

Next Meeting: May 12, 2021, 7pm; Location to be determined.

Adjournment: The meeting was adjourned at 8:56 pm by President Fisher.

Minutes submitted by Linda Conover.

Patricia Fisher 5/29/21
Patricia Fisher, President Date

Camden Yehle 5/29/21
Camden Yehle, Secretary Date