

**North Lakes Community Council Minutes  
Boys & Girls Club - Bogard Road, Wasilla  
Meeting Minutes October 24th, 2024**

**1. CALL TO ORDER**

Meeting called to order at 7:00 pm by R. Hanson, President

- a. Welcome / Introductions: R. Hanson welcomed everyone and officers and members introduced themselves.
- b. Confirm Quorum (Majority of Board Seats / Minimum 10% of Membership)  
Board quorum established 4 of five. R. Greenberg arrived during New Business, prior to the end of the meeting Membership quorum established.
- c. Pledge of Allegiance Led by Steve Pannone.

- 2. AGENDA APPROVAL** No revisions. S Johnson moved to approve the agenda as presented, seconded by J. Coleman . No objections. Agenda approved unanimously.

**3. PRIOR MEETING MINUTES APPROVAL**

J. Kincaid moved to approve minutes of 9/26/24 as presented, seconded by S. Johnson. Approved unanimously.

**4. CORRESPONDENCE & ACTIVITY SUMMARY**

A written report was made available to all members as part of the meeting packet and as posted on the website. R. Hanson highlighted some specific items in the report.

- a. The Planning Commission met on 10/7 regarding the proposed resolution on Mobile home parks. NLCC spoke to urge a more coordinated approach and a public hearing was scheduled for 10/21. At the 10/21 hearing, the item was postponed to allow for the recommended coordination.
- b. Outgoing mail regarding Central Gravel Products was sent to our subscribers, posted on Facebook pages. Same info was also provided to CGP and was sent to Mayor DeVries, MSB Planning Director, MSB Manager, MSB Public Works Director, and to Alaska DOT so everyone is aware of our process and the forthcoming resolution from NLCC. We also provided a copy to the Mat-Su Sentinel.
- c. The Borough did approve Springs West Subdivision. NLCC feedback regarding a need to have the developer improve Beverly Ann Road was addressed through an amendment before the Platting Board approved it.

**5. OFFICER / COMMITTEE REPORTS**

- a. President's Report: R. Hanson reported he had nothing to add.
- b. Treasurer's Report: J. Coleman reviewed the September Balance Sheet and Budget report. Copies made available in the meeting packet and on the website.
- c. Road & Traffic Safety Committee: R. Greenberg was not available but R. Hanson reported a meeting was held 10/20/24 and highlighted items discussed. The primary focus was the pending resolution. Radar signs will be deployed in other areas. Next meeting will be held 11/17/24. The team would welcome additional members.



- d. Finance Committee Report. Louie Calandri was not available but J. Coleman, Treasurer reported the committee met to draft a 2025 budget. Per our Bylaws, the draft budget has been provided to the Board and will be finalized and approved at a Board Meeting to be scheduled in November. It will be presented to Members at the January 2025 meeting.
- e. Bylaws Committee P. Purcell reported that the Bylaws Committee (Pat Purcell, Franklin Conaway, and Nicole Smith) met Oct. 7th and endorsed proposed changes. An update has been sent to all NLCC members and we will vote to approve updated Bylaws at our November Membership Meeting.
- f. Nominations Committee P. Purcell reported no additional meetings of the Nominations Committee. There are nominations and nominees for tonight's election. The election is later on our agenda this evening.

## **6. PRESENTATIONS / SPEAKERS**

- a. Legislative Office Updates - Senator Wilson shared that Nov. 6th is an open house regarding the Bogard Corridor Access Management Plan (CAMP) at Career Tech High School from 5:30-7:30 pm. There is a flier available in the meeting packet. The Senator also reported that early voting was underway. J. Klapperach asked if there was anything significant about progress the State Senate has made in the last year? Senator Wilson answered that funding has been put into road projects and Bogard/Engstrom is a priority for our Mat-Su Delegation.

## **7. ONGOING / UNFINISHED BUSINESS**

- a. Proposed Bylaws Update. R. Hanson summarized that the changes being reviewed are designed to: eliminate membership dues effective January 1, 2025; define a process for annual membership renewal; and provide flexibility for current and future NLCC President and Vice President to use the terms Chair or Vice Chair as working titles.

## **8. NEW BUSINESS**

- a. NLCC Board Nominations Annual Election - P. Purcell, Chair of the Nominations Committee identified three nominations; Colleen Vague, Rachel Greenberg, and Nicole Smith. Rachel Greenberg announced that she is declining a nomination for a board seat and would prefer to focus on her work with the Road & Traffic Safety Committee as well as upcoming work on Capital Improvement Projects. R. Hanson, asked if there were any other nominations from the floor. There were no additional nominations. R. Hanson asked for a motion to accept Colleen Vague and Nicole Smith as new Board Members by unanimous consent. So moved by R. Greenberg. Seconded by J. Klapperich. No objections. Motion carried.  
R. Hanson welcomed Colleen Vague and Nicole Smith to the Board. Rachel Greenberg and Pat Purcell spoke positively about their experience on the Board and encouraged members to continue to volunteer and keep the energy and momentum going.



## **9. BREAK & EXECUTIVE SESSION**

- a. Board Members went into executive session to determine which members will fill the various Officer and Director roles.

## **10. NEW BUSINESS CONTINUE**

- a. R. Hanson reported the outcome of Executive Session; President, Rod Hanson; Vice President, Colleen Vague; Secretary, Nicole Smith; Treasurer, Joleen Coleman; Director at Large Franklin Conaway.
- b. Central Gravel Productions - CUP Application - NLCC Resolution
  - i. R. Hanson reviewed the actions taken to date. He reported we became aware of the application for a conditional use permit on September 20th. We had a discussion at the September NLCC meeting and Central Gravel Products was there to answer questions. A copy of the public notice, application materials, a map, and several pages of research notes and early draft recommendations was made available and sent to our subscribers and the various neighborhood Facebook groups on October 14th. We explained that we felt it very likely the MSB would approve the Conditional Use Permit and we asked for input and let everyone know we would be discussing and finalizing our feedback to the MSB at the October NLCC meeting. Primary concern is traffic safety. Also of concern are numerous public concerns about viewshed, noise, dust, health, water quality impacts, snow drifting, and overall impacts to surrounding property values.

Rod also reported that a petition is being circulated to halt the project on change.org. As of today, there were 379 signers. 45% of the signers do not have a Wasilla or Palmer zip code. Through a show of hands, it was apparent that a high percentage of attendees had read the resolution, so he did not go through it in detail.

Rod summarized the outcome of several face-to-face or phone and text conversations he had when he reached out to the property owners that directly border or are directly across Engstrom Road from the Havemeister property. Rod communicated with 6 of those property owners. One of the owners was adamantly opposed to the development and did not want to talk about any compromise or conditions of approval. The other property owners were frustrated that the development would likely be approved and appreciated the various recommendations that the NLCC was exploring.

Rod also shared that he spent quite some time talking with Central Gravel Management and that it was his understanding that when they first approached the MSB, the Havemeister and Kircher property owners were willing to negotiate and sell ROW to the Borough for the South Alternative Engstrom to Trunk Connector and that CGP was willing to construct the road. He shared how he has also had discussions with the



Lohmann-Olson family and that they are strongly opposed to the Northern Alternative which would cut through their undeveloped property.

- ii. Central Gravel Products was asked to provide comments. Jay Laughlin spoke about his business. He understands the community's main concerns are noise, dust, and traffic. He explained that there isn't an expected increase in overall traffic levels because the business is simply moving from the SE corner of Trunk and Bogard to the NE corner.. He described the traffic volume as being roughly equivalent to a 4-house subdivision. He also explained they are only a 6 month business with no operation during winter. Their hours are limited from 8 am to 5:30 pm. He further explained a number of self-imposed operational measures that he will continue to take to limit negative impacts.

Audience members raised their hands with questions and comments and Mr. Laughlin offered to stay at the front of the room to facilitate answers and discussions.

Peggy Horton, from MSB Planning Department was also there to listen to public concerns and field questions about the MSB review process.

Discussion topics that weren't necessarily already identified in the draft resolution included:

- Depth of excavation to water table. Code requires something like 4-feet. CGP is voluntarily leaving 20-feet of material over any detected water table.
- Concern about the volume of water that CGP may consume from their well and the potential negative impact to the aquifer that nearby homeowners use for their wells. CGP explained they only use about 1,000 gallons of water per day and that they intended to drill a deep well to obtain about a 10 gpm flow rate.
- Dust concerns expressed. CGP explained that they have very little silt in their pit (low percentage of fines) and that they use 3/4 " NFS material to "cap" the floor of the pit wherever dust appears to be a potential problem.
- CGP explained local gravel sources were quite limited for local use.
- Snow drifting concerns with a new connector road. CGP explained that it could be engineered and solved with a berm set back onto the Havemeister / Kircher properties.
- Concerns about the costs of the new connector road to the taxpayers and its effectiveness. CGP indicated that they would "build the road for free" except for final paving and for the bridge.
- CGP explained that 65% of their clientele are local homeowners.
- Significant desire for enforcement from the Borough rather than relying on the public to bring forward concerns.
- Strong desire to have the voluntary self-imposed operational measures turned into conditions of approval that essentially create



a contract between the Borough and the operator of the gravel pit. Also a desire that these conditions of approval be carried over to a new operator if someone else were to purchase the operation and CGP was no longer the operator.

- Questions about setbacks from Wasilla Creek and protection of the creek. CGP explained setbacks will be in excess of those required by code and that any runoff would not be allowed to flow toward the creek.

iii. R. Hanson indicated that the draft resolution would be updated to address some of the themes and discussions heard tonight. He said it would then be circulated amongst Board Members for final review and approval before submitting to the MSB on Monday 10/28.

iv. R. Hanson asked for a motion for membership approval to proceed as described above. So moved by Jackie Davis. Seconded by Randy Hillman. Discussion ensued. R. Hanson asked if there were any objections to the motion. No objections were raised, so the motion passed by unanimous consent.

c. R. Hanson reminded everyone of the upcoming Open House regarding the Bogard-Seldon Corridor Access Management Plan. It will be at the Mat-Su Career and Tech High School on Seward Meridian on November 6th, starting at 5:30 pm. He encouraged everyone to attend, learn more about the plans, and to take the opportunity to provide input.

**11. AUDIENCE PARTICIPATION** - No time for comments.

**12. BOARD MEMBER COMMENTS** - Vice President Colleen Vague thanked attendees for their participation and emphasized the likelihood that the Borough will approve the development, but will hopefully consider our input in imposing conditions of approval.

**13. ADJOURN**

*Nicole*  
Motion by Nicole Smith to extend meeting to 9 pm seconded by Louie Calandri. approved unanimously. The meeting was extended to 9 pm.

Sharon Johnson moved to adjourn the meeting at 9:10 pm seconded by Elexie Moore. Approved unanimously

**APPROVAL OF MINUTES:**

Signed by:



Date Signed:

11/21/24

Attested by:



Date Signed:

11/21/24