

MEMORANDUM

TO: BLCC Jordan Lake Development Committee, BLCC Board of Directors

FROM: Jim Faiks, Co-Chair, Larry McKinstry, Co-Chair

RE: Committee Meeting on April 4, 2026

On Saturday, April 4, 2026, the Jordan Lake Development Committee met and discussed the following topics:

1. Keith Dobson provided a detailed overview of the “Master Design” plan for the development of the park. This work is being done by Corvus Design on a pro bono basis. It was discussed and concluded that a “Master Design” would be an important tool in guiding the construction and installation of the proposed items to be placed in the park. Such a plan will also be a major help in seeking future foundation and other grants and donations to support our work with the Matsu Borough in developing the 44 acre Jordan Lake Park site.

It was our understanding that all work on the site was halted by the MSB pending completion of the “Master Design” and public hearings. After discussion, it was determined that no additional public hearings would be required given the fact that our monthly committee meetings and the monthly Big Lake Community Council meetings have been on-going for the past year plus. The community has been consistently given the opportunity to provide input and join in the planning efforts. We agreed that the intent of this work by Corvus Design was NOT to begin the process of re-visiting the 2008 Jordan Lake Park Parcel Master Plan that is the guiding document for our work.

We will be working with Corvus to complete the “Master Design” within the next 30 days. In light of the foregoing, we would be seeking to have the Matsu Borough continue with the proposed work and projects identified for completion in 2026.

2. Jay Joy provided some information about his planning of the entry driveway/gate and the well house building. Additional input is needed to assist him in obtaining costs and sourcing the materials to be used for the entry project. It was decided that the

entry drive/gate would be the last project done in 2026 in order to allow construction vehicles and material movement throughout the site as needed for construction of the various planned items. There will be a need to determine an appropriate location on the site for the stockpiling of gravel/material from the Jolly Creek Diversion Project. That project is scheduled to go forward this building season. Coordination with that effort, (construction of the invert and splash zone along the south property line of the site) and the construction of the site perimeter trail along the south edge of the site will be required.

We discussed the construction of the well house, and concluded that the project would be one of the first priorities for completion in 2026, in order to allow for the installation of the proposed electrical power to the site, installation of the service panel, and the pump, etc. required to make the well operational. The well house needs to be structurally sound enough to protect the pump and electrical items and provide space for storage of some maintenance and park equipment.

3. Perimeter Trail project is identified by the MSB trail building crew as its number one priority for 2026. The trail will be approximately 1,600 feet long with a width of approximately 6 feet at the top. It will be packed gravel and meet ADA standards for accessibility. Work on the project should commence as soon as practical when the site and weather will allow.
4. Pickleball Court project will be completed in 2026. It is anticipated that Greg Cartwright will oversee the completion with the contractor, Ficklin Construction, upon his return to Big Lake.
5. “Veterans’ Memorial Trail” sign and flower bed project: The mock up of the sign was reviewed, and will be purchased in order to be available when the installation can be made. The sign will be 42” x 22” engraved exterior grade PVC with a pressure-treated backing and posts set in concrete. A concrete paver enclosed flower bed will be constructed around the base of the sign. The sign will be located adjacent to the perimeter trail close to the embankment near the start of the cedar rail fencing along the east edge of the site. The BLCC youth group will assist in volunteer work in the construction and planting effort.
6. Entry Donor Recognition Sign/Kiosk: The design and ordering of this item will be coordinated with Hugh Leslie from the MSB. Hugh has indicated that the borough will pay for the sign/kiosk.

7. Soccer field: The soccer field is in place and will need to have lines painted. Hugh Leslie indicated that the MSB has equipment to accomplish the painting of lines. I will coordinate with Hugh. Goals will be ordered for installation in 2026, and will be paid for by the grant received from MEA.
8. Corvus Design representatives indicated that given the changes to the usage expected by the new park development, parking at the site is inadequate. Corvus will provide a plan for additional parking in its “Master Design.”
9. Amphitheater: The proposed amphitheater will be angled to face the southwest in order for the audience to be out of the direct sun as it sets during the summer. The plan will be to provide seating for approximately 250 persons with ADA compliant areas for wheelchairs. The amphitheater and stage will be designed in coordination with potential users (Musicians, acting groups, etc.)
10. Community outreach: A plan to conduct a community event on the site in August has been proposed by the Big Lake Chamber of Commerce.

OUR NEXT COMMITTEE MEETING WILL BE **MAY 9, 2026**, at the Big Lake Public Library starting at **10 a.m.**