

☒ President: Jodi Riddell  
☒ Vice President: Margaret Billinger  
☒ Secretary: Lisa Behrens  
☒ Treasurer: Irene Crowley  
☒ Director at Large: Ben Tew  
☒ Director at Large: David Haggard  
☐ Director at Large: Lindy Moss



PO Box 520931  
Big Lake, AK 99652-0931

**General Membership Meeting – June 11, 2024 – 7:00 PM**  
**Big Lake Lions Recreation Center**

**MINUTES**

**1.) Call to Order/ Determination of Quorum**

By: Jodi Riddell Time: 7:02pm

Quorum: Yes Attendees: **28** persons signed in / in attendance, **6** board members present

**2.) Pledge of Allegiance**

**3.) Agenda Approval**

Motion: Margaret Billinger Second: Yes

**4.) Previous Meeting Minutes Approval (May 14, 2024)**

Motion: Ben Tew Second: Yes Copy signed: Jodi Riddell

**5.) Treasurer's Report**

Checking: \$36,102.42 Savings: \$2,669.96

**6.) Membership Report**

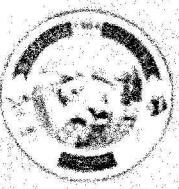
Voting Members renewed for 2024: **85**

Associates (non-voting) renewed for 2024: **5**

**7.) Presentation(s)**


1. Tom Adams – Mat Su Borough, Public Works Director. I was invited here tonight to give explanation of the new road services contract (starting July 1, 2024). Current is a “routine maintenance” contract, which has been in place for many years. I started this position in 2022 and was asked to look at current operations and consider other needed services not included in the past contract. I worked on developing a new contract over the past year, which will affect 9 of the 16 road service areas. Those 9 have been bid. The other 7 will expire in the coming year. (Handout: Road Maintenance Contract Comparison – next pg) The “meat” of it: The routine maintenance aspect is still in place, including winter maintenance, and classification of roadways is considered as well. Maintenance criteria for each classification is taken under consideration. Prices vary according to road classification. There are more performance-based criteria included in the new contract. Two additional components that have been included are “Periodic Maintenance” and “Public Construction” tied to Department of Labor specifications. These have all been competitively bid. The price of work should no longer be subject to dispute, as the contract specifies the criteria for each area. Each RSA has its own volume of work defined. The routine maintenance contract will begin July 1, 2024. RSA boards will be involved in determining the public construction aspect of each area. Specific questions? Clayton Tew: What was the final per mile cost for RSA 21 (Big Lake)? Answer: \$12,800/mile. Clayton Tew: Over \$1 million for the same level of service we had before? What about service vehicle GPS tracking? Answer: Yes, it is called AVL (automatic vehicle locating). Road maintenance superintendents will be able to track location of all road service vehicles. Question: Does AVL indicate if the vehicle is engaged in work or

just its location? Jodi Riddell: What is happening with the 2<sup>nd</sup> half of the Big Lake Road improvement only being 50% funded? Answer: Yes, the improvements will be completed only to Rogers road this construction season, under the current funding. Cindy Bettine: What about the trail crossing culvert money? Could it be redirected to Big Lake Road? Answer: Not according to the current funding structure. Cindy Bettine: How will the MSB monitor that Davis-Bacon wages will be paid, as required? Answer: It is a self-reporting process.



# ROAD MAINTENANCE

## CONTRACTS COMPARISON

NEW CONTRACTS (9 RSAs) 1-year base award No performance bond		CURRENT/OLD CONTRACTS (7 RSAs) 3-year base award
<b>ROUTINE MAINTENANCE</b>		
<ul style="list-style-type: none"> <li>• More emphasis on performance</li> <li>• Similar scope to existing contracts</li> <li>• Three snow berm options</li> <li>• Adds automated vehicle tracking</li> <li>• Improved brush cutting specs</li> </ul>		<ul style="list-style-type: none"> <li>• Prescriptive, little room for contractor ingenuity</li> <li>• One size fits all</li> <li>• Little incentive for contractor to look forward</li> </ul>
<b>PERIODIC MAINTENANCE</b>		
<ul style="list-style-type: none"> <li>• Allows contractor to participate in all maintenance</li> <li>• Better planning between periodic and routine services</li> <li>• Improves contractor taking "ownership" of their assigned area</li> </ul>		<ul style="list-style-type: none"> <li>• This work is bid out separately</li> </ul>
<b>PUBLIC CONSTRUCTION</b>		
<ul style="list-style-type: none"> <li>• Invites contractor input in the development of program needs</li> <li>• Helps target problem areas</li> <li>• Includes equipment rates for time and materials work</li> </ul>		<ul style="list-style-type: none"> <li>• Lack of sufficient competition for "additional" maintenance or work is bid out separately</li> </ul>

2. Kerby Coman – Next Level Labs and Lakeside Relief, Big Lake marijuana license applications. I'm the CEO of this organization as well as other similar businesses. I am here to outline our plans. We intend to transition the old Arctic Insulation business location into a marijuana manufacturing facility, as well as a retail business. I have heard concerns about the smell. There will be no cultivation on the location, and so there will be no smell. Irene Crowley: Why Big Lake? Answer: I enjoy the community. Question: Do you use hydroponics? Answer: No. Question: What does the term "manufacturing" mean? Answer: Edibles, gummies, etc. Question: How have you been in Big Lake? Answer: I currently live in Wasilla but grew up here in Big Lake. Jodi Riddell: How will you address the proximity to the library? Answer: We do not market or try to attract kids. Cindy Bettine: How does a manufacturing facility avoid the smell that cultivation areas cause? Answer: We use air filters. The license we are applying for does not allow for cultivation. Question: Is the license already approved or is it in progress? Answer: We are just starting the process. Question: Where are your other locations? Answer: Pittman area, Northway, Sutton, Machen Road. Ben Tew: How many jobs will be developed? Answer: Currently we have 13 positions, with 5-8 new ones planned.

## 8.) Reports

1. Legislative (State House & Senate)

Senator Shower: Shonda Erickson – we are getting back into the schedule in Juneau. We are always open to questions, just call or email our office.

Representative McCabe: Glad to be back. The budget is in the governor's hands, and he has until June 28 for line-item vetoes. People will be watching closely. There are rumors of a special session, but no confirmation. Projects that have been passed: Part of the discretionary spending has been used to pay of the AIDA loan on the Big Lake Lions facility. There is also word of MSB purchasing the Big Lake Lions facility. Additional money has been invested in emergency services in the Willow area. Nugen's Ranch has also been awarded funds for their Point Mackenzie facility. Iditarod Trail Committee has also been awarded funds, which may also help Big Lake area businesses. Big Lake Road rehabilitation project – \$16 million has been allotted, with some work started this summer, and more work next summer. The 10-12 worst pothole areas will be identified and addressed. I would like feedback from the community re: cold-patching vs hot-patching potholes during summer. Hot patching is the appropriate method for summer weather. Re: Davis-Bacon wages – cap increased from \$25k to \$100k for requiring communities/contractors to pay prevailing wage. Other items that passed: "Direct Primary Care" passed (using Senator Wilson's proposal). Patients will pay around \$100/month rather than traditional insurance to Capstone Medical Clinical, which will save up to 80% compared to commercial insurance. DOT projects – various projects to the north of Big Lake, West Susitna Access, etc. Questions? Michael Dale: DOT will come out and patch Big Lake Road this year, and then repave the worst areas next year? Answer: Yes, and this will include improving ditches. So, next year will be a big year for road construction and traffic delays. Question: Does the DOT project include lighting? Answer: No, resurfacing is covered only. But turn lanes will be included at Beaver Lake Road. Margaret Billinger: What about turn lane for the school? Answer: The problem there may come down to rights-of-way. Jodi Riddell: Port update? Answer: There is much interest in buying the railroad. No track has been built since it was purchased in 1985. Rail to the north slope would facilitate sale of natural gas. Port Mackenzie is part of the solution. The roadbed is mostly complete, and the next step would be to "lay steel". Estimates range from \$247m to \$30m. Will need to see how things go. Question: What about West Susitna Access Road? Answer: It is a good thing for Mat Su Borough, but the majority voice of the citizens of the area will determine my vote.

2. Assembly (District 5)

Assembly Representative Gamble: Not available

3. Fire Service (West Lakes Fire Department)

Chief Hightower: Now is the time to think ahead to spring/summer fire season. We all need to clear defensible space of at least 5 feet around all structures. Pamphlet available with information on the back table. Fire call volume report: Five years ago, average monthly call volume was 35 per month. Now the average is 67 per month. Be aware that there are many new drivers and people driving various types of vehicles on our roads. Good news: we have a class of 6 new firefighters starting training. Training is paid, and recruits earn wages during training. We are always looking for more.

4. Road Service Area: No report

**9.) Correspondence**

1. Alaska Division of Elections – Big Lake Precinct Polling Place change. Kevin McCabe: The public notice to community councils arrived before legislators were notified. Representative McCabe contacted Division of Elections for clarification and learned that the individual yellow notification cards will be mailed to residents and voters one month before the August primary election.

**10.) Unfinished Business**

1. Committee Updates:

- a. Capital Improvements & Big Lake Comprehensive Plan: Ben Tew, Lindy Moss, Margaret Billinger, Cindy Bettine, Dan Mayfield, Jim Faiks – Update: Cindy Bettine – projects need to be greater than \$20k and associated with MSB.
- b. Community Revenue Sharing Grants: Irene Crowley, Jodi Riddell, Lindy Moss, Margaret Billinger, Janet Henry – Update: The committee will meet this coming weekend and presented to the membership at the July meeting.

2. Lake Setback Ordinance & Waterbody Setback Advisory Board: Bill Haller – Big Lake Representative

- a. Update: There will be a board presentation tomorrow night (Wednesday 6/12) during the Meadow Lakes Community Council meeting.
- b. Public information link: <https://matsugov.us/boards/waterbody-setback-advisory-board>

**11.) New Business** None

**12.) Persons to be Heard** (3 Minute Maximum time per person)

Doyle Holmes – I'm the owner of Willow True Value Hardware and am running for the legislative seat that Kevin McCabe currently occupies. I am committed to making sure people in the area have a place to play and have solutions for the problems they identify. People were concerned about personal property and airplane taxes in the past, and I worked to have that tax rescinded. I became involved in various projects because people asked me to. I am known for getting things done.

Mokie Tew – I am very concerned about the RSA contracts. 5 years ago, RSA21 spent \$500k, and now the contract is \$600k higher. I am concerned about the amount this community is spending, and that taxes are being raised as a result.

**13.) Announcements**

Jodi Riddell: Mud volleyball is this weekend

**14.) Board Member Closing Comments**

Jodi Riddell:

Margaret Billinger: Happy Fathers' Day to all Dads

Lisa Behrens:

Irene Crowley: A lot of information was presented tonight. I encourage everyone to look into the details

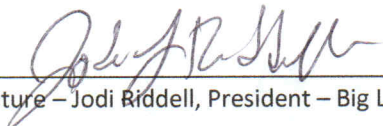
Dave Haggard: Drive safe everyone

Ben Tew:

Lindy Moss:

**15.) Adjournment**

Motion: Jodi Riddell      Second: Yes      Time: 8:06pm

  
\_\_\_\_\_  
Signature – Jodi Riddell, President – Big Lake Community Council

7-9-2024  
Date

  
\_\_\_\_\_  
Attestation – Lisa Behrens, Secretary – Big Lake Community Council

7-9-2024  
Date