

CITY OF BETHEL

Nuisance Abatement Rehearing, July 7, 2025 – 6:15 PM

Website: <https://www.cityofbethel.org/council>

Location: Council Chambers, City Hall, 300 Chief Eddie Hoffman Highway, Bethel

Council Members: Mayor Rose Henderson, Vice-Mayor Teresa Keller, Mark Springer, Mikayla Miller, Alicia Miner, Pamela Conrad, John Lloyd



Zoom Meeting Link: <https://us06web.zoom.us/j/4888456188?pwd=bkN1dGl4MHpGZ1kwOUVYWU5kd0xhZz09>

Zoom Meeting ID: 488 845 6188

Zoom Meeting Passcode: 13871

Zoom Meeting Conference Line Numbers: 833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. NUISANCE ABATEMENT RE-HEARING

4.1. 229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska

5. ADJOURNMENT

Posted June 20, 2025 at AC Co., Swanson's, City Hall, and the Post Office.

Kevin Morgan, City Clerk

City Clerk's Office Contact Information: Email cityclerk@cityofbethel.net Phone 907-543-1384

Items noted with an asterisk (*) are consent agenda items, unless removed from the consent agenda they are approved upon the approval of the agenda. Ordinances introduced at this meeting may be set for public hearing at the next regular meeting.

The Council may by unanimous consent, after 12:00 AM Fix the Time to Which To Adjourn until the following day at 6:30 PM

City of Bethel

Nuisance Abatement Rehearing

229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska



July 7, 2025

6:15 p.m.

City Hall, City Council Chambers

300 State Highway

P.O. Box 1388, Bethel, Alaska 99559

Telephone: 907-543-1384

Email: cityclerk@cityofbethel.net

Nuisance Abatement Rehearing

229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska

EXHIBIT LIST

Exhibit A p.1	Nuisance Abatement Hearing Record from April 29, 2025
Exhibit B p.40	Notices and Correspondence from the Clerk's Office
Exhibit C p.49	Abatement Order from the City Council
Exhibit D p.55	Service of Abatement Order
Exhibit E p.59	Request for Rehearing

EXHIBIT

A

Nuisance Abatement Hearing
Record from April 29, 2025

City of Bethel

Nuisance Abatement Hearing

229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska



April 29, 2025

6:15 p.m.

City Hall, City Council Chambers

300 State Highway

P.O. Box 1388, Bethel, Alaska 99559

Telephone: 907-543-1384

Email: cityclerk@cityofbethel.net

Nuisance Abatement Hearing

229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska

EXHIBIT LIST

Exhibit A p.1	City Manager Report on Public Nuisances March 19, 2025
Exhibit B p.18	Correspondence from the Planning Department
Exhibit C p.28	Additional Property Photos from the Planning Department

EXHIBIT

A

City Manager Report on Public Nuisances March 19, 2025



City of Bethel

March 19, 2025

From: City Manager, Lori Strickler

To: Bethel City Council

Subject: Report on Public Nuisances (BMC 15.04.010)

Nuisance properties negatively impact the community's quality of life, economic development, and overall safety. The City has both the authority and obligation to enforce municipal regulations to abate such properties.

The City is initiating Phase 1 of a multi-phase effort to address nuisance properties within the community. The properties that contain accumulation of junk vehicles, trash piles, other conditions that present fire hazard, create attractive nuisance, and contribute to neighborhood blight.

Phase 1 focuses on properties with known owners who have been provided with a notice of opportunity to cure the nuisance. Despite the notice, the properties continue to exhibit conditions that violate [Bethel Municipal Code 15.04 Hazards and Nuisances](#) standards.

Phase 2 of the abatement project will address similar properties where the owners are currently unknown. The City has additional standards that must be met and considered before proceeding on abatement orders for these properties. We have also developed a nuisance property reporting form that will be available on the City's website, so the public can take an active role in helping to manage nuisances in their community.

Relevant laws used to determine case for abatement:

Bethel Municipal Code (BMC) Chapter 15.04 – Hazards and Nuisances

BMC 15.04.040 Definitions:

"Fire hazard" means any structure, which, for want of proper repairs, or by reason of age or dilapidated condition, or by reason of poorly installed or defective electrical wiring or equipment, defective chimneys, defective heating apparatus or any other cause or reason, is especially liable to fire, or which building or structure is so situated and occupied as to endanger any other structure or property or human life. Such term shall also mean and include any structure containing any combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind, especially liable to cause fire or endanger the safety of such structure, premises, or human life. Such term shall also mean and include any situation or condition in which any combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind is especially liable to cause or spread fire or endanger the safety of any structure, premises or human life.

"Health hazard" means any parcel or structure which is in a filthy or unsanitary condition especially liable to cause the spread of contagious or infectious disease or diseases or permits foul odors or obnoxious or poisonous gases to escape from such parcel or structure.

Clerk's Office Note: Exhibit A for Rehearing

“Public nuisance” means any parcel or structure the condition of which is such as to likely endanger the safety of persons or property of persons other than the owner of the building or structure, whether because of damage, deterioration, dilapidation, or other cause whether or not the fault of the owner.

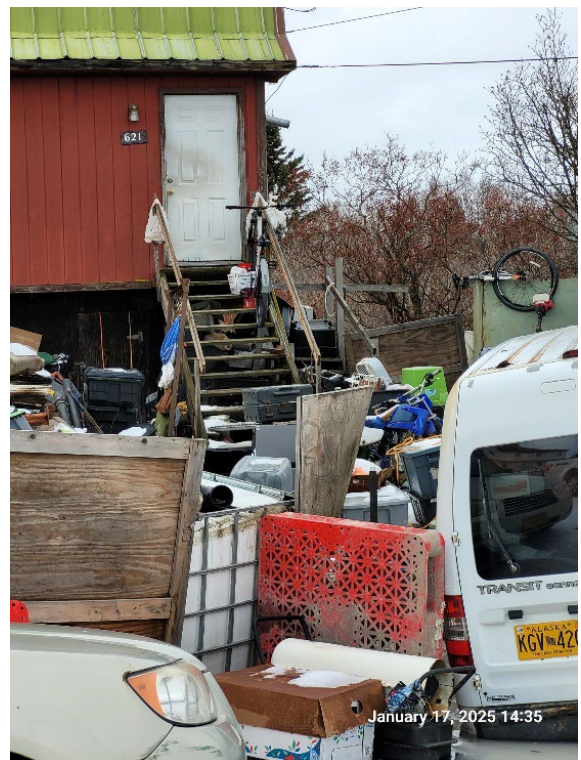
BMC 16.12.030 Definitions:

“An activity arising from unreasonable, unwarranted, or unlawful property use that interferes with public or private property rights, endangers health or safety, or causes material annoyance, inconvenience, or discomfort.”

Upon receiving the report, the **City Council will hold a hearing** to determine its accuracy (**BMC 15.04.010**). If the Council declares a property a fire hazard, health hazard, or public nuisance, it may order the owner or their agent to correct the issue, remove the structure, or demolish it. If the order is not followed, the City may take corrective action—including demolition and removal, the cost of which constitutes a lien on the property, chargeable to the proceeds of its sale (**BMC 15.04.020(D)**).

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #2

Address: 229 Akiak

Owner Of Record: Tony and Ruth Evon

Notice of Nuisance Abatement Sent: 05/24/2024 and 10/30/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #3

Address: 244 Akiak

Owner Of Record: Hazel Keezer

Notice of Nuisance Abatement Sent: 10/11/2024, 11/19/2024 hand carried-Public Safety Director

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #4

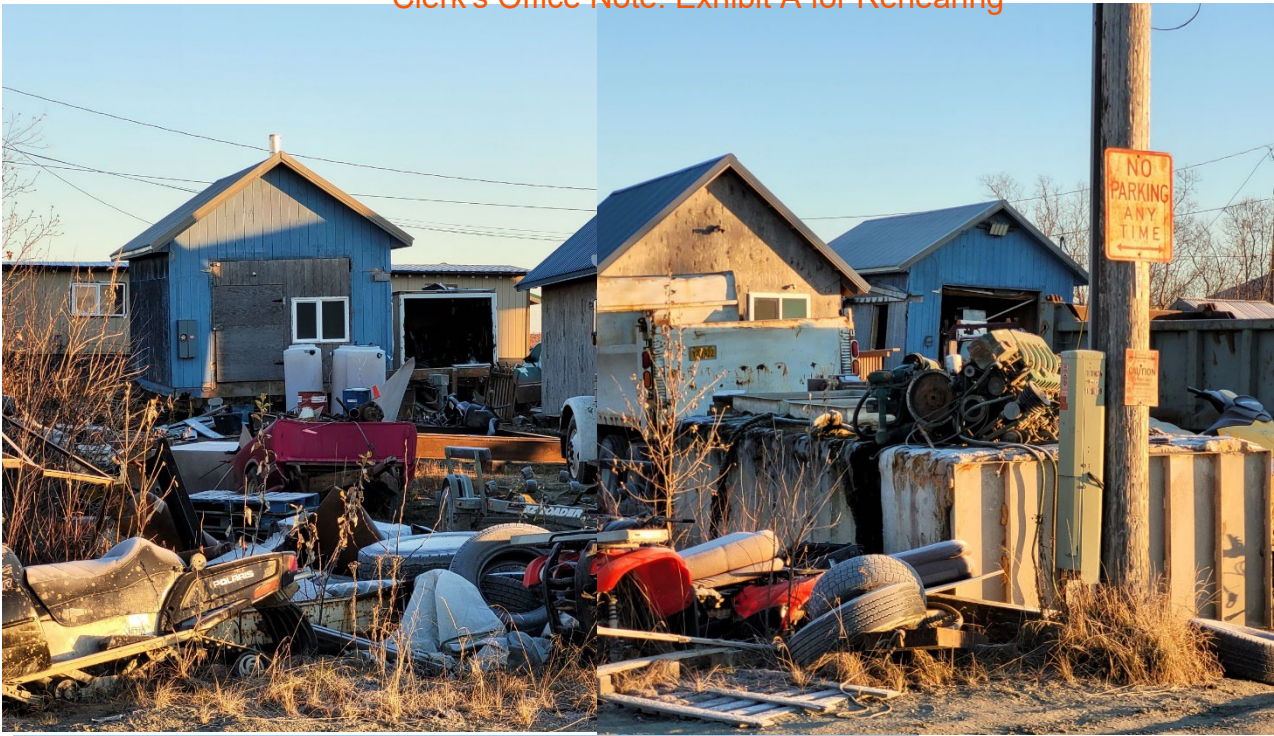
Address: 834 Ptarmigan

Owner Of Record: Travis and Kenny Dostert

Notice of Nuisance Abatement Sent: 10/30/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.





PROPERTY #5

Address: 1111 Uivik

Owner Of Record: Christopher Hickman

Notice of Nuisance Abatement Sent: 11/19/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight.



Clerk's Office Note: Exhibit A for Rehearing



PROPERTY #6

Address: 800 – 800 A Tundra Road

Owner Of Record: Jason, Warren, & Earl Polk

Notice of Nuisance Abatement Sent: 10/31/2024

Description of the Nuisance: Significant accumulation of junk vehicles, trash piles, and discarded tires, creating both environmental and public safety concerns. The presence of inoperable vehicles and debris attracts pests, poses fire hazards, is considered an attractive nuisance, and contributes to neighborhood blight. The structures on the property include a deteriorated abandoned building, and partially burned building, posing significant risk of the property being a public nuisance and attracting illegal activities.





PROPERTY #7

Address: 140 Torgerson

Owner Of Record: Moravian Church

Notice of Nuisance Abatement Sent: 10/31/2024

Description of the Nuisance: The structure is in a deteriorated abandoned building, posing significant risk of the property being a public nuisance and attracting illegal activities.

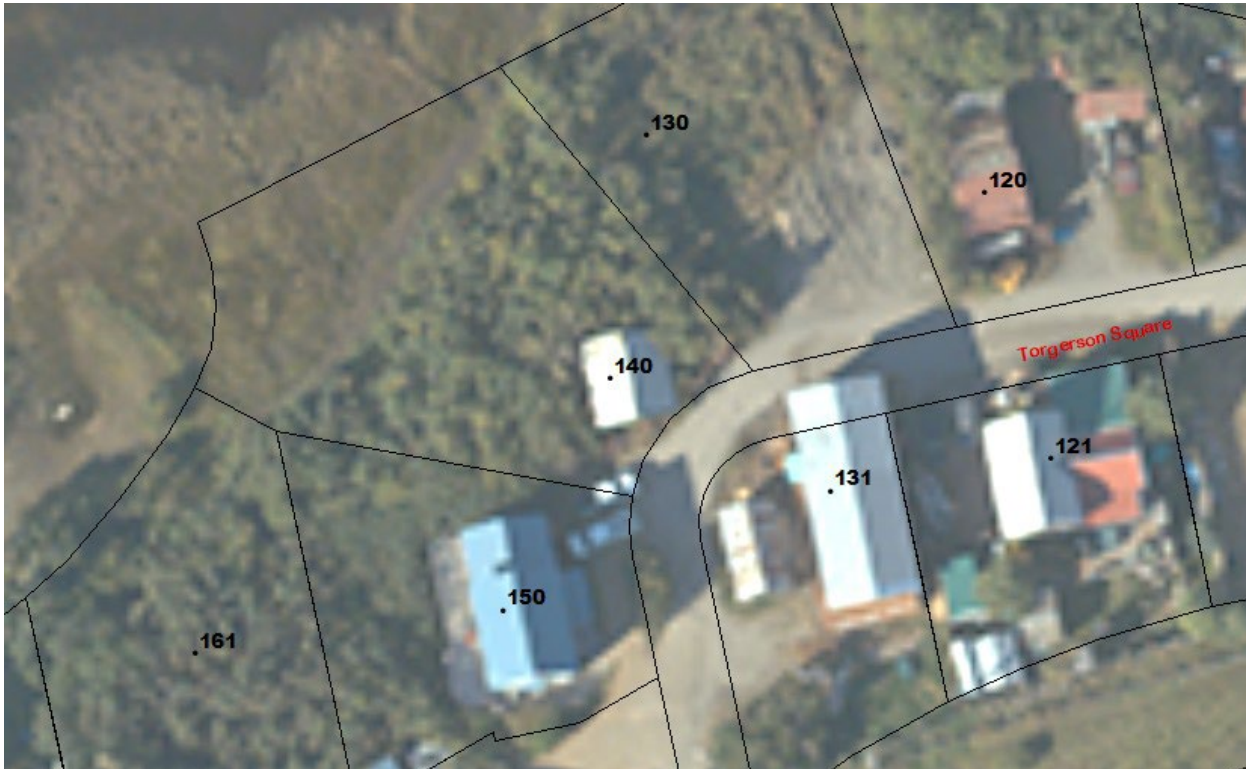




EXHIBIT B

Correspondence from the
Planning Department



City of Bethel

October 30, 2024

Mr. Tony Evon
P. O. Box 1013
Bethel, Alaska 99559

RE: Public Nuisance Property

Dear Mr. Evon,

I'm writing on behalf of the City concerning your property located at 229 Akiak in City Sub, in Bethel, Alaska. Buildings on the property appear abandoned and offer a haven for homeless individuals, drug users/pushers, and alcohol abusers. The junk vehicles offer the same potential. Structures open to illegal entry pose a fire hazard.

Chapters 15.04 and 9.36 of the Bethel Municipal Code address nuisance abatement. Together, these two chapters give City officials broad authority, duties, and processes to abate nuisances on private property. Specifically, the City must ensure that neither the conduct of persons, nor the physical conditions of the property, constitute a nuisance to other residents in the vicinity of the properties, or passersby on the right-of-way.

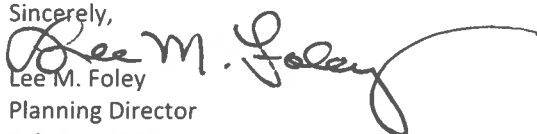
Your abandoned and wide-open buildings represent a very real fire hazard, a nuisance, and a danger to individuals that needs to be addressed now. As stated in the BMC, individuals violating the provisions in Chapter 9.36 are subject to a civil penalty of three hundred dollars for the 1st violation, seven hundred dollars for the 2nd violation, and one thousand dollars for the 3rd and all subsequent violations. Additional fines and remedies could be obtained through a court injunction.

Places of entry in all abandoned buildings including doors, windows, and underneath the floor need to be permanently secured against intrusion. No trespassing signs need to be placed prominently on the structure. Junk vehicles and strewn debris needs to be removed from the property.

This letter constitutes the second notice concerning your public nuisance property. I urge you in the strongest possible terms to correct this issue within fourteen (14) days from the date of this letter. Failure to do so may result in having your nuisance property referred to the City Council for formal abatement or to the City Attorney's Office for legal action.

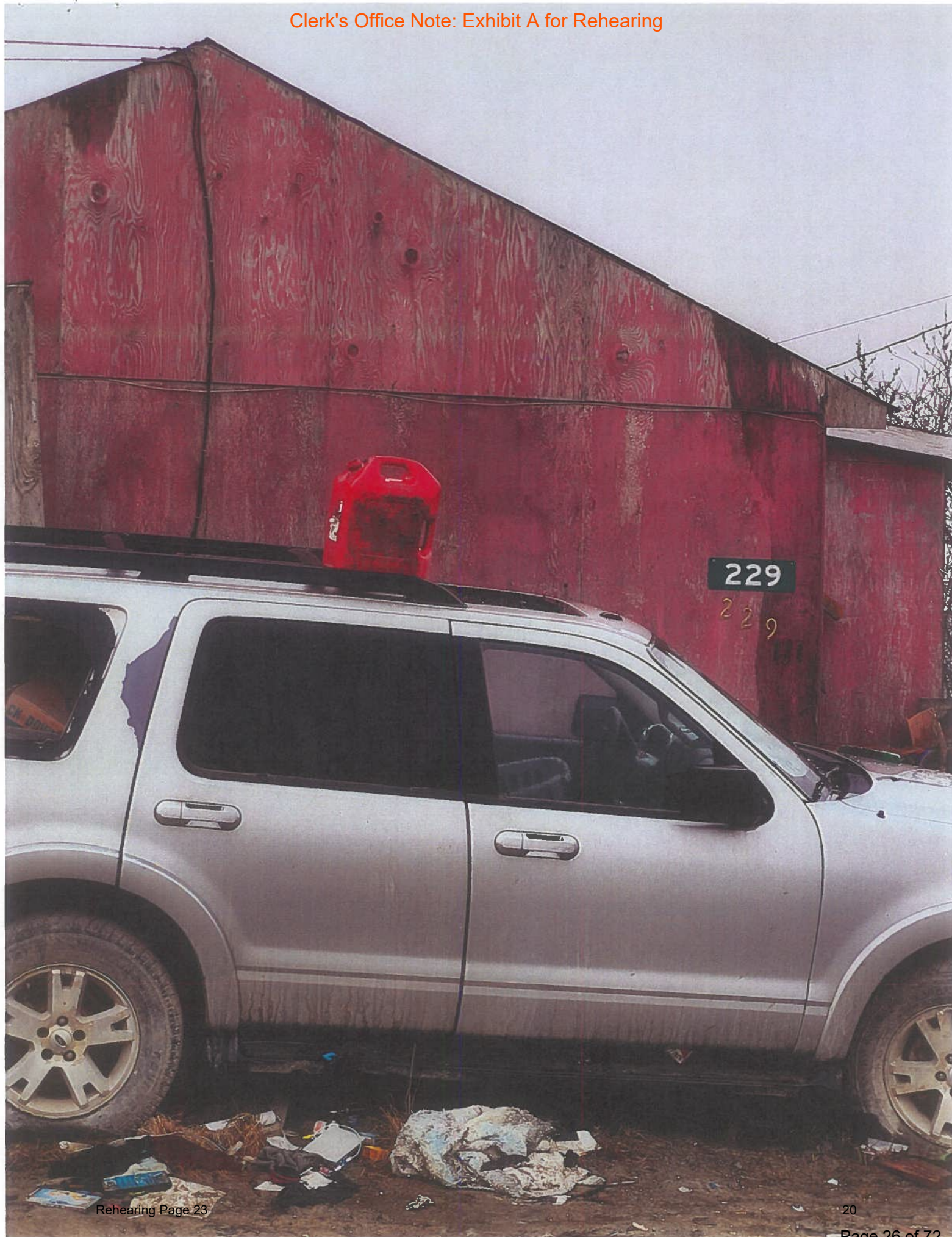
Thank you.

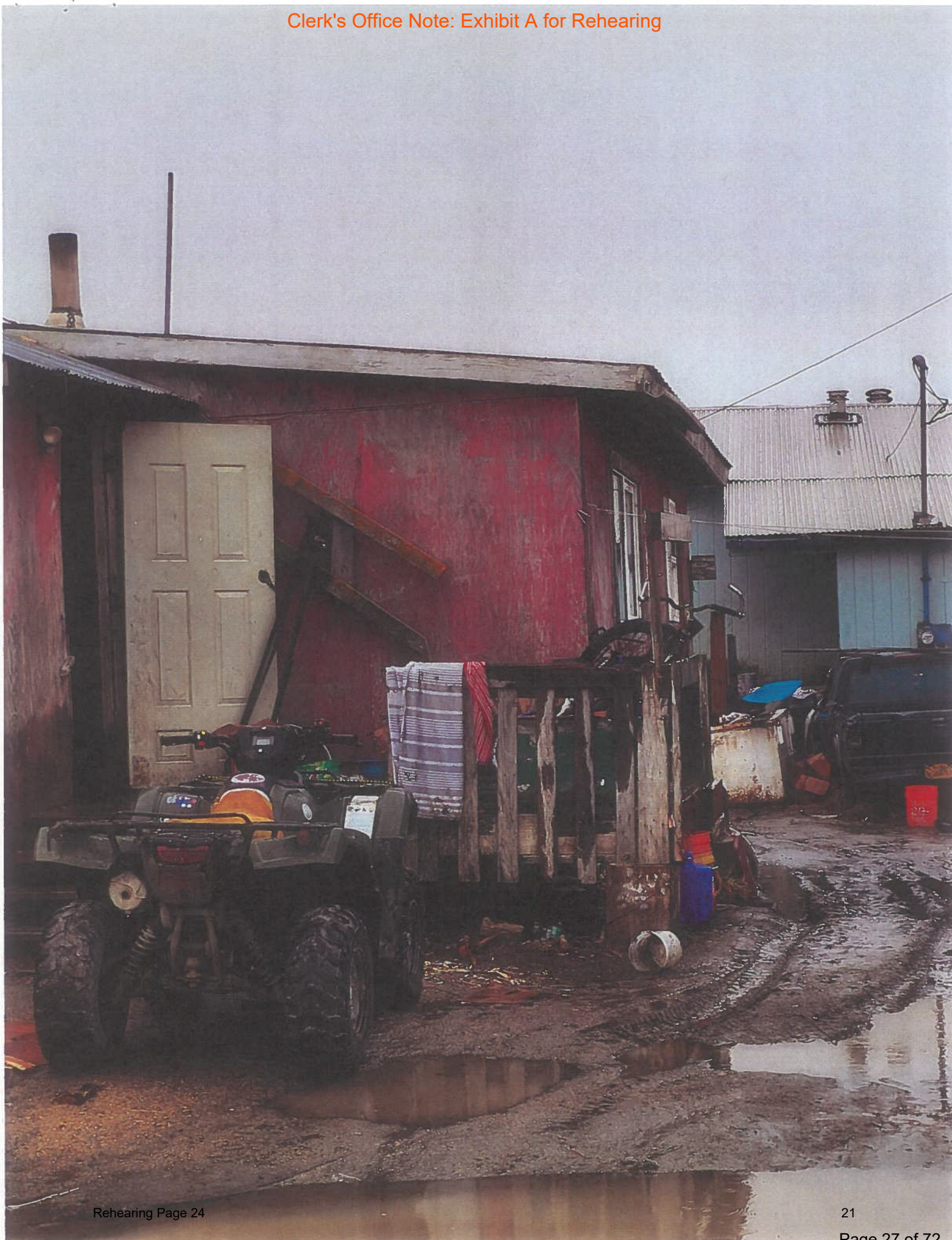
Sincerely,


Lee M. Foley
Planning Director

P.O. Box 1388
Bethel, Alaska 99559
907-543-5306

Enclosures













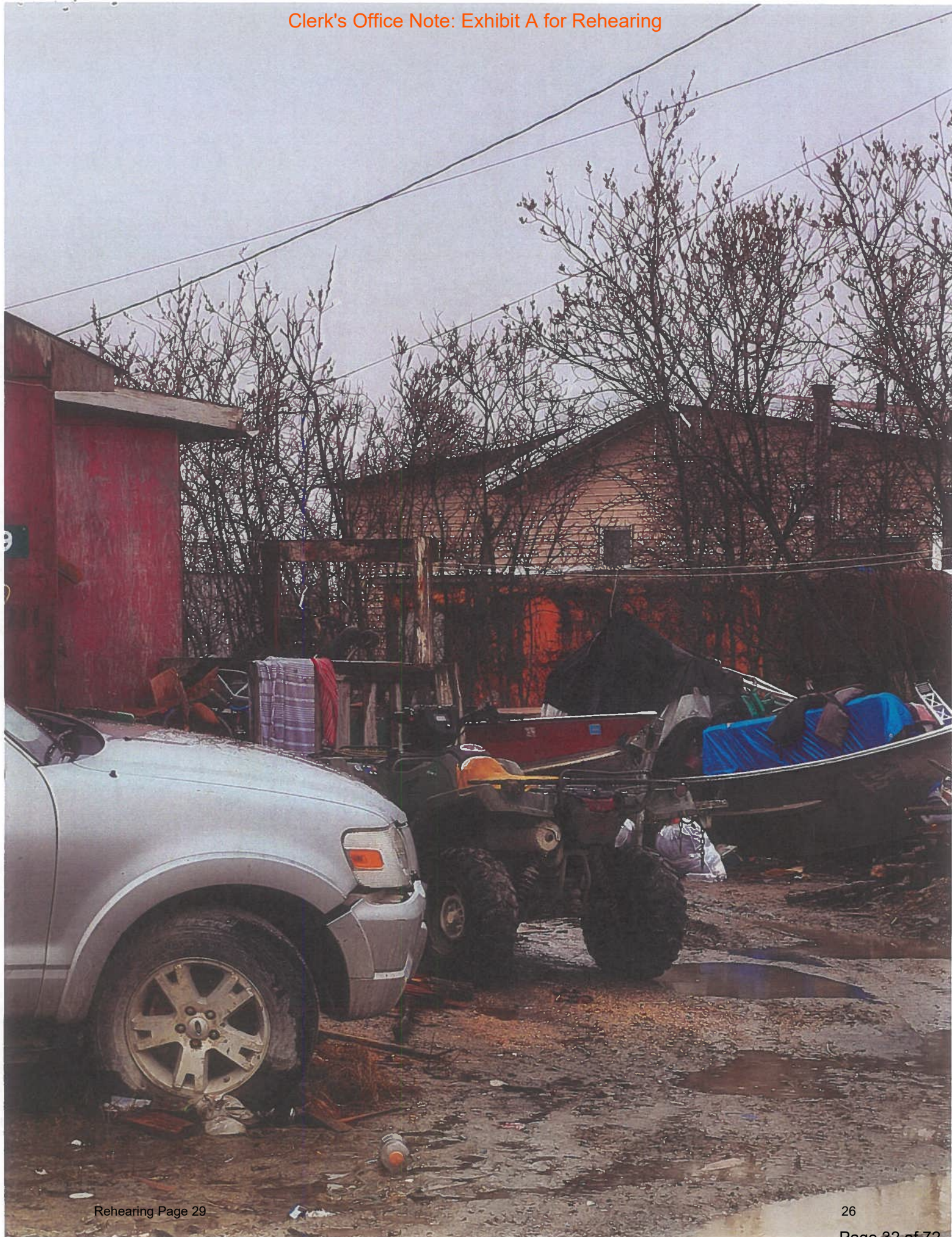
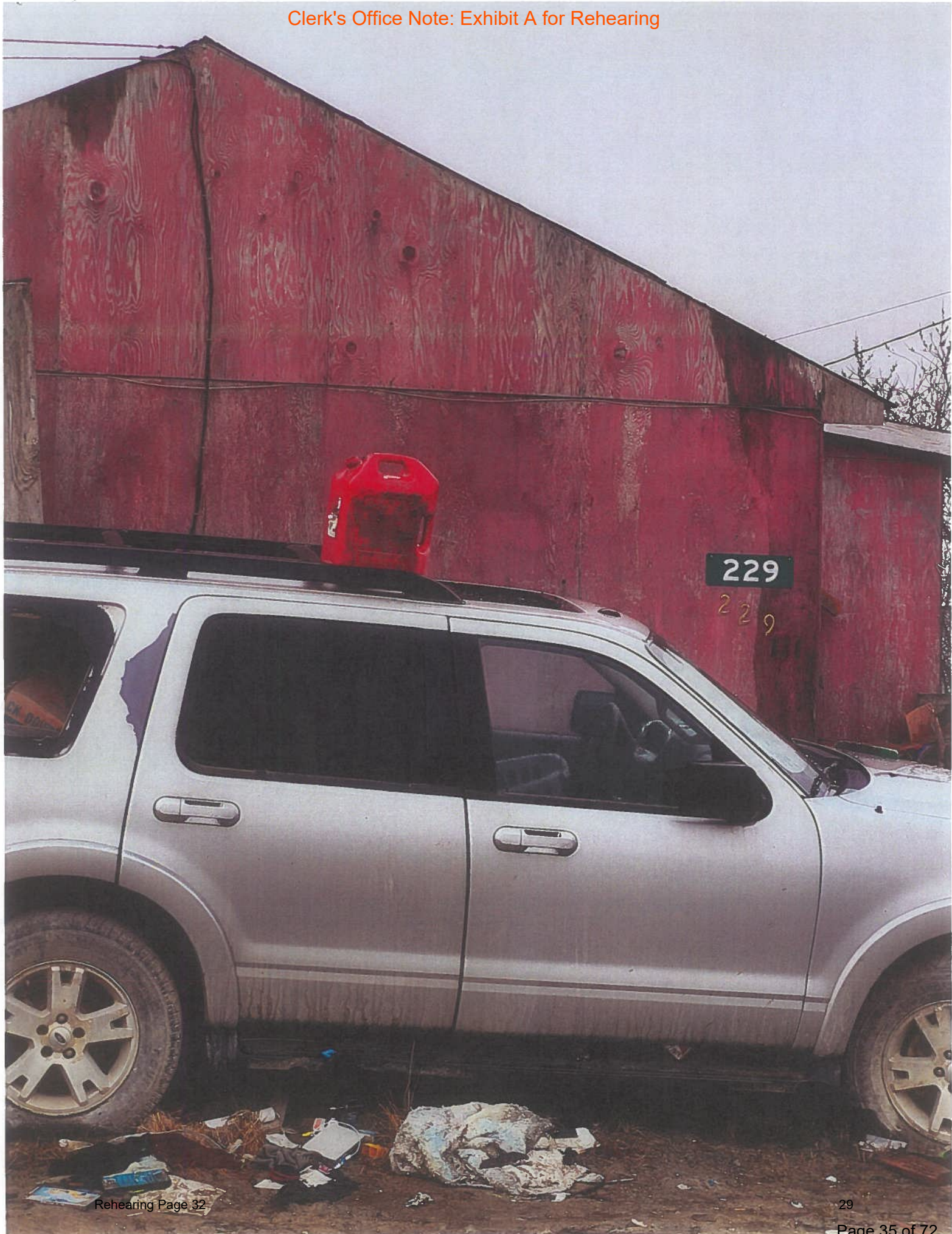
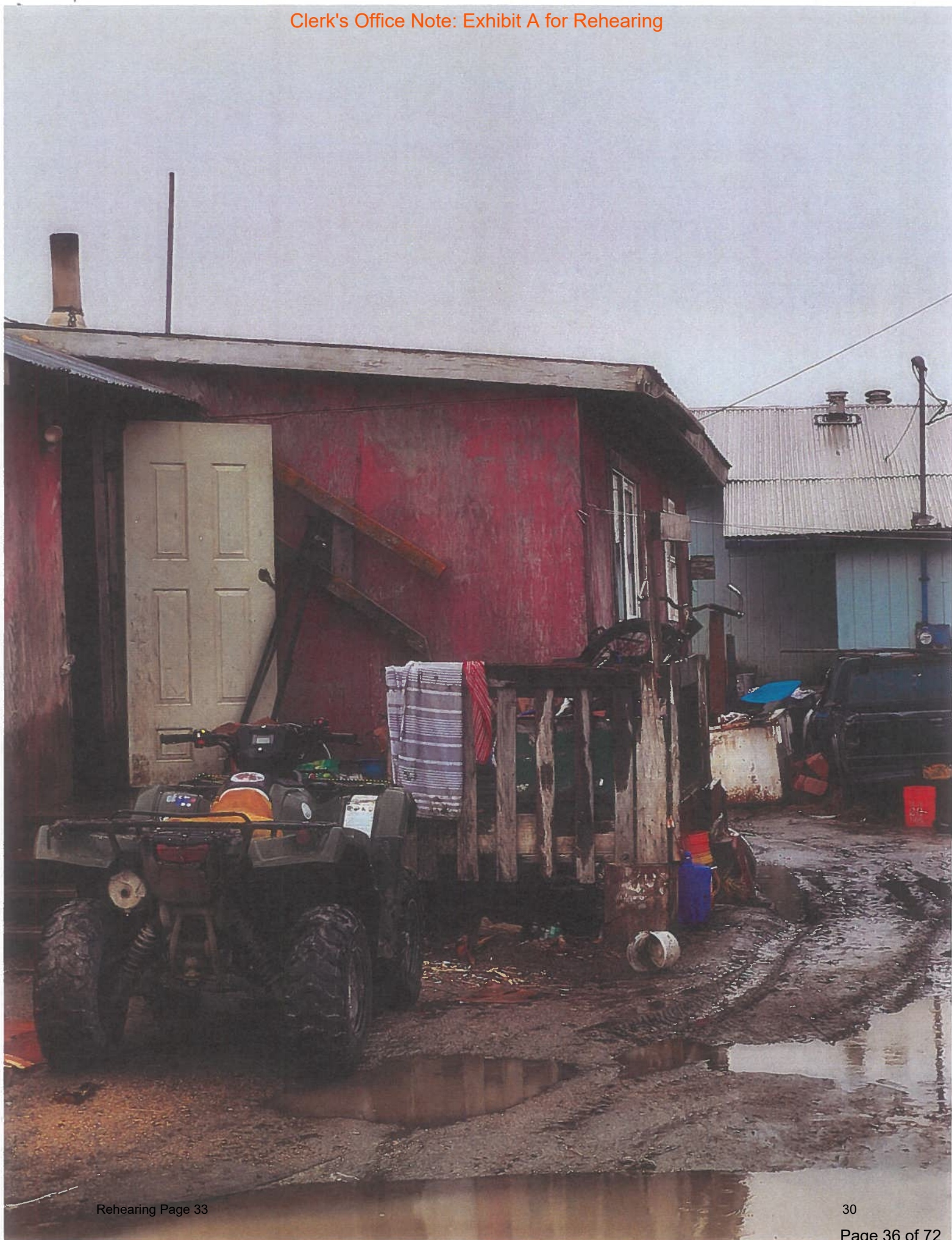




EXHIBIT C

Additional Property Photos
from the Planning Department

















EXHIBIT

B

Notices and Correspondence
from the Clerk's Office

CITY OF BETHEL

City Clerk's Office

P.O. Box 1388
Bethel, Alaska 99559

April 4, 2025

Tony and Ruth Evon
P.O. Box 1013
Bethel, Alaska 99559



7020 3160 0001 6788 2025

Re: Nuisance Abatement Hearing April 29, 2025

Dear Tony and Ruth Evon:

Notice to the owners of and any heirs/devisees having any legal interest in the property located at **229 Akiak**, legally described as: **Plat 71-425 Block 8 Lot 3, Bethel Alaska**.

The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on April 29, 2025 at 6:15p.m. at the City Council Chambers located at 300 Chief Eddie Hoffman Highway, Bethel, Alaska. The Record of the meeting is enclosed and will be available online at www.cityofbethel.org/251/City-Council-Meetings. You may supplement this Record if documents are presented at the hearing or received by the City Clerk's Office by 5:00 p.m. the day before the Hearing. You may email the information to cityclerk@cityofbethel.net or mail to: City of Bethel, Attention City Clerk, P.O. Box 1388, Bethel, AK 99559.

After the hearing, if a violation is found to exist on the property, the owner will be required to abate the identified violations within the Council's prescribed timeline. If a condition of a structure of property on a parcel that has been ordered corrected and has not been corrected in accordance with the order, the City may enter upon the property and take such action as necessary to correct the nuisance or hazard condition. The cost of correcting the condition shall be a lien against the land.

If there is additional information showing transfer of the property rights, the owners or any heirs/devisees must present the legal documentation proving such transfer.

If you are not able to attend in-person, the Hearing will also be held online with zoom. The zoom meeting information can be found on the Agenda Enclosed and online at www.cityofbethel.org/251/City-Council-Meetings. Please contact the City Clerk's Office by email cityclerk@cityofbethel.net or by phone 907-543-1384, if you have any questions about how to attend online.

If you would like to receive future correspondence about this matter by email, please email cityclerk@cityofbethel.net

Sincerely,
Kevin Morgan
City Clerk

A handwritten signature in blue ink, appearing to read "KM", is written over a light blue circular stamp.

www.cityofbethel.org | Email: cityclerk@cityofbethel.net | Phone: (907)543-1384

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Hazel Keizer

Street and Apt. No., or PO Box No. P.O. Box 242

City, State, ZIP+4® Bethel, Alaska 99559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Tony and Ruth Even

Street and Apt. No., or PO Box No. P.O. Box 1013

City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Travis + Kenny Dostert

Street and Apt. No., or PO Box No. P.O. Box 3408

City, State, ZIP+4® Bethel, Alaska 99559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Jason Warren Eul Polk

Street and Apt. No., or PO Box No. P.O. Box 2786

City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Christopher Hickman

Street and Apt. No., or PO Box No. 2221 Muldon Road, Space 57

City, State, ZIP+4® Anchorage AK 99559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Michael Typpo

Street and Apt. No., or PO Box No. P.O. Box 1047

City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Moravian Church Arthur Coolidge

Street and Apt. No., or PO Box No. P.O. Box 312

City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





Clerk's Office Note:

The public notices for the April 29, 2025 Nuisance Abatement Hearings were posted publicly around town at AC, Swanson's, and the Post Office on April 4, 2025. These photos were taken at a re-posting on April 11, 2025.

VEHICLE DISPOSAL

FREE

Access the request Here:



ON SALE NOW



Online Sales iceclassic.org

Scan code with phone camera to buy tickets

Starting April 1

Phone Sales will start in the days leading up to breakup

907-545-8483 Phone Sales Hours: TBD

Sales will be online or by phone only.

SPLIT-THE-POT JACKPOT

*to be split equally in the event of multiple winners
*subject to applicable taxes

Deadline for Guesses

Guesses must be submitted no later than the day before breakup occurs in order to be eligible to win (no same-day guesses).

Proceeds benefit participating YK Delta groups:
Bethel Friends of Canines / Delta Illusion Dance Company / Teens Acting Against Violence / YK Delta Lifesavers

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CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARING

Date: April 30, 2025 6:15 p.m.

Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, Bethel Alaska

NOTICE TO THE OWNERS OF AND ANY HEIRS/ DEVEISEES having any legal interest in the property located at:

- 808 Ptarmigan, legally described as: Plat 81-10 Block 1 Lot 23, Bethel Alaska
- 1111 Ulvik, legally described as: Plat 83-40 Block 2 Lot 12, Bethel Alaska
- 800-800 A Tundra Road, legally described as: Plat 84-11 Tract A, Bethel Alaska
- 140 Torgerson, legally described as: Plat 70-444 Block 3 lot 11, Bethel Alaska

The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on April 30, 2025 at 6:15 p.m. at the City Council Chambers located at 300 Chief Eddie Hoffman Highway, Bethel, Alaska. If you are an owner, heir and/or devisee, you must either attend in person or contact the City Clerk's Office by email at cityclerk@cityofbethel.net or by phone (907) 543-1384 to arrange online participation.

Revised 4/13/2025 www.cityofbethel.org | Email: cityclerk@cityofbethel.net | Phone: (907)543-1384

ALASKA IS HIRING!

Part-Time Transportation Security Officers (TSO) at Bethel Airport (BET)

Hour

Hour

Hour

incentive of for Bethel (check) employment

Officers are pay-in-place year they at location.

For more TSA-Alaska

Scan Apply Now*

CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARING

Date April 29, 2025 6:15 p.m.

Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, Bethel Alaska

NOTICE TO THE OWNERS OF AND ANY HEIRS/ DEVEISEES having any legal interest in the property located at:

- 621 Setter, legally described as: Plat 78-4 Block 4 Lot 25, Bethel Alaska
- 229 Akiak, legally described as: Plat 71-425 Block 8 Lot 3, Bethel Alaska
- 244 Akiak, legally described as: Plat 71-425 Block 6 Lot 6, Bethel Alaska

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www.cityofbethel.org | Email: cityclerk@cityofbethel.net | Phone: (907)543-1384

2025

art from across the display in the upstairs Murvik Cinema, April

is open during cinema

30- Midnight

2PM- Midnight



Open House: Saturday April 12, 12-5 PM Refreshments provided

Key Program

one of the longest programs in Alaska this September!

Students from our study issues in H upon graduation, year or current w

Contact

Ida Davis

HS Program

(907) 543-4

idavis@alaska



229 Akiak Nuisance Abatement Rehearing on July 7, 2025 at 6:15pm

From Kevin Morgan <kmorgan@cityofbethel.net>

Date Fri 6/20/2025 2:58 PM

To Ruth Evon <[REDACTED]>

Bcc Libby Bakalar <lbakalar@cityofbethel.net>

3 attachments (411 KB)

Tony and Ruth Evon Notice of Nuisance Abatement Rehearing letter 2025-Signed.pdf; July 7, 2025 Nuisance Abatement Rehearing Agenda.pdf; Copy of BMC 15.04.pdf;

Dear Tony and Ruth Evon:

Notice to the owners of and any heirs/devisees having any legal interest in the property located at **229 Akiak**, legally described as: **Plat 71-425 Block 8 Lot 3, Bethel Alaska.**

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Under BMC 15.04.020(C), at the rehearing, the owner or their agent may show that the deficiencies proved have been substantially remedied or that action has been taken to remedy them. If it is shown that the hazard or nuisance has been eliminated or will be eliminated in a reasonable time, and that the public health, safety and welfare will not be threatened if the prior council order is modified, the city council may rescind or modify its prior order.

If you are unable to attend in-person, the rehearing will also be held online with Zoom. The Zoom meeting information can be found on the enclosed Agenda and online at www.cityofbethel.org/251/City-Council-Meetings. Please contact the City Clerk's Office by email cityclerk@cityofbethel.net or by phone 907-543-1384, if you have any questions about how to attend online or by phone.

If you would like to receive future correspondence about this matter by email, please email cityclerk@cityofbethel.net.

Sincerely,

Kevin Morgan, CMC
City Clerk
City of Bethel
907-543-1384

CITY OF BETHEL

City Clerk's Office

P.O. Box 1388
Bethel, Alaska 99559

June 20, 2025

Tony and Ruth Evon
P.O. Box 1013
Bethel, Alaska 99559



7020 3160 0001 6788 3251

Re: Nuisance Abatement Re-Hearing July 7, 2025 6:15p.m.

Dear Tony and Ruth Evon:

Notice to the owners of and any heirs/devisees having any legal interest in the property located at **229 Akiak**, legally described as: **Plat 71-425 Block 8 Lot 3, Bethel Alaska.**

The City of Bethel will be taking legal action in the form of a Nuisance Abatement Rehearing on July 7, 2025, at 6:15 p.m. at the City Council Chambers located at 300 Chief Eddie Hoffman Highway, Bethel, Alaska. The record of the meeting is enclosed and will be available online at www.cityofbethel.org/251/City-Council-Meetings. You may supplement this record if documents are presented at the hearing or received by the City Clerk's Office by 5:00 p.m. on July 3, 2025. You may email the information to cityclerk@cityofbethel.net or mail to: City of Bethel, Attention City Clerk, P.O. Box 1388, Bethel, AK 99559.

Under BMC 15.04.020(C), at the rehearing, the owner or their agent may show that the deficiencies proved have been substantially remedied or that action has been taken to remedy them. If it is shown that the hazard or nuisance has been eliminated or will be eliminated in a reasonable time, and that the public health, safety and welfare will not be threatened if the prior council order is modified, the city council may rescind or modify its prior order.

If you are unable to attend in-person, the rehearing will also be held online with Zoom. The Zoom meeting information can be found on the enclosed Agenda and online at www.cityofbethel.org/251/City-Council-Meetings. Please contact the City Clerk's Office by email cityclerk@cityofbethel.net or by phone 907-543-1384, if you have any questions about how to attend online or by phone.

If you would like to receive future correspondence about this matter by email, please email cityclerk@cityofbethel.net.

Sincerely,
Kevin Morgan
City Clerk

A handwritten signature in black ink, appearing to be "KM" or similar, written over a light blue background.

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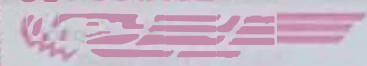


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FROM:

City of Bethel
Clerk's Office
P.O. Box 1388
Bethel, AK 99559

Tony and Ruth Evon
P.O. Box 1013
Bethel, Alaska 99559

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PS Form 3800, April 2015 PSN 7530-02-000-9047

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CITY OF BETHEL

Nuisance Abatement Rehearing, July 7, 2025 – 6:15 PM

Website: <https://www.cityofbethel.org/council>

Location: Council Chambers, City Hall, 300 Chief Eddie Hoffman Highway, Bethel

Council Members: Mayor Rose Henderson, Vice-Mayor Teresa Keller, Mark Springer, Mikayla

Miller, Alicia Miner, Pamela Conrad, John Lloyd

Zoom Meeting Link: <https://us06web.zoom.us/j/4888456188?pwd=bkN1dGI4MHpGZ1kwOUVWU5kd0xhZz09>

Zoom Meeting Passcode: 13871

833 548 0282 US Toll-free

Zoom Meeting ID: 488 845 6188

833 548 0276 US Toll-free

888 475 4499 US Toll-free

Zoom Meeting Conference Line Numbers: 877 853 5257 US Toll-free

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. NUISANCE ABATEMENT RE-HEARING
 - 4.1. 229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska
5. ADJOURNMENT

Posted June 28, 2025 at AC Co., Swanson's, City Hall, and the Post Office.

Kevin Morgan, City Clerk

City Clerk's Office Contact Information: Email cityclerk@cityofbethel.net Phone 907-543-1384
Items noted with an asterisk (*) are consent agenda items, unless removed from the consent agenda they are approved upon the approval of the agenda.
Ordinances introduced at this meeting may be set for public hearing at the next regular meeting.
The Council may by unanimous consent, after 12:00 AM Fix the Time to Which To Adjourn until the following day at 6:30 PM

CITY OF BETHEL

City Clerk's Office

229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska NUISANCE ABATEMENT REHEARING

Date: July 7, 2025 6:15 p.m.

Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, Bethel Alaska

NOTICE TO THE OWNERS OF AND ANY HEIRS/ DEVISEES having any legal interest in the property located at 229 Akiak, legally described as: 229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska. The City of Bethel will be taking legal action in the form of a nuisance abatement rehearing on July 7, 2025 6:15 p.m. at the City Council Chambers located at 300 Chief Eddie Hoffman Highway, Bethel, Alaska. If you are an owner, heir and/or devisee, you must either attend in-person or contact the City Clerk's Office by email at cityclerk@cityofbethel.net or by phone (907) 543-1384 to arrange online participation.

www.cityofbethel.org | Email: cityclerk@cityofbethel.net | Phone: (907)543-1384

CITY OF BETHEL

City Clerk's Office



229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska
NUISANCE ABATEMENT REHEARING

Date: July 7, 2025 6:15 p.m.

Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, Bethel Alaska

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www.cityofbethel.org | Email: cityclerk@cityofbethel.net | Phone: (907) 543-1384

CITY OF BETHEL

Nuisance Abatement Rehearing, July 7, 2025 – 6:15 PM

Website: <https://www.cityofbethel.org/council>

Location: Council Chambers, City Hall, 300 Chief Eddie Hoffman Highway, Bethel

Council Members: Mayor Rose Henderson, Vice-Mayor Teresa Keller, Mark Springer, Mikayla Miller, Alicia Miner, Pamela Conrad, John Lloyd

Zoom Meeting Link: <https://us06web.zoom.us/j/4888456188?pwd=bkN1dGI4MHpGZ1kwOUVYWU5kd0xhZz09>

Zoom Meeting ID: 488 845 6188 Zoom Meeting Passcode: 13871

Zoom Meeting Conference Line Numbers: 833 548 0276 US Toll-free 833 548 0282 US Toll-free
877 853 5257 US Toll-free 888 475 4499 US Toll-free



1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. NUISANCE ABATEMENT RE-HEARING
 - 4.1. 229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska
5. ADJOURNMENT

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believe this data will be leaked to the public. However, they are still offering free credit

monitoring services so students and staff can keep track of their credit to ensure no

unsavory activity occurs. Below is the information provided by PowerSchool regarding

the incident, with links and information on how to access the free credit monitoring

services they are offering.

LKSD encourages students and staff to take advantage of the free credit monitoring

services to ensure they remain aware of any unexpected activity that may take place. If

you have any questions regarding the breach, please visit the PowerSchool website at

<https://www.powerschool.com/security/sis-incident/>. If you have any other questions or

need assistance navigating this event, please feel free to contact your school or the

district office at 907-543-4855.

Posted June 10, 2025 at AC Co., Swanson's, City Hall, and the Post Office.

Kevin Morgan, City Clerk
City Clerk's Office Contact Information: Email cityclerk@cityofbethel.net Phone 907-543-1384
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The Council may by unanimous consent, after 12:00 AM Fix the Time to Which To Adjourn until the following day at 6:30 PM



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Ability to develop and... organizations and other governmental entities on en... to carry out program activities and represent agency interests without direct or daily supervision. Must have a valid driver's license and be willing/able to travel when necessary.

ed Qualifications

in environmental health, safety, or other related field OR
nvironmental health, safety, or other related field + 2 years of experience
h, natural resources, or other related field.
quivalent combination of education, training, and experience in the above

OTNC
ORUTSARMIUT TRADITIONAL NATIVE COUNCIL
Box 927, Bethel, Alaska 99559
Phone (907)543-2608 Fax (907)543-2639

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nd 2027

o are interested in serving as a Council member
years of age, have resided in Bethel for at least
r been convicted of a felony.

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5. Museum
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9. Police Station
10. Vocational / Tech School
11. University
12. School District Office
13. School K-12

28, 2025
m

CITY OF BETHEL
Nuisance Abatement Rehearing, July 7, 2025 – 6:15 PM
Website: <https://www.cityofbethel.org/council>
Location: Council Chambers, City Hall, 300 Chief Eddie Hoffman Highway, Bethel
Council Members: Mayor Rose Henderson, Vice-Mayor Teresa Keller, Mark Springer, Mikayla Miller, Alicia Miner, Pamela Conrad, John Lloyd
Zoom Meeting Link: <https://us06web.zoom.us/j/48884561887?pwd=bkN1dG14MHpGZ1kwQUVYWUSkd0xhZj09>
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4.1. 229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska
5. ADJOURNMENT

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Posted June 20, 2025 at AC Co., Swanson's, City Hall, and the Post Office.
Kevin Morgan, City Clerk
City Clerk's Office Contact Information: Email cityclerk@cityofbethel.net, Phone 907-543-1384
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The Council may by unanimous consent, alter 12:00 AM fix the time to which to adjourn until the 1

CITY OF BETHEL
City Clerk's Office
229 Akiak, Plat 71-425 Block 8 Lot 3, Bethel Alaska
NUISANCE ABATEMENT REHEARING
Date: July 7, 2025 6:15 p.m.
Bethel City Council Chambers, 300 Chief Eddie Hoffman Highway, Bethel Alaska

NOTICE TO THE OWNERS OF AND ANY HEIRS/ DEVEISEES having any legal interest in
the property located at 229 Akiak, legally described as: 229 Akiak, Plat 71-425 Block 8
Lot 3, Bethel Alaska. The City of Bethel will be taking legal action in the form of a
nuisance abatement rehearing on July 7, 2025 6:15 p.m. at the City Council
Chambers located at 300 Chief Eddie Hoffman Highway, Bethel, Alaska. If you are an
owner, heir and/or devisee, you must either attend in-person or contact the City
Clerk's Office by email at cityclerk@cityofbethel.net or by phone (907) 543-1384 to
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EXHIBIT

C

Abatement Order from the City Council

Introduced by: Mayor Henderson
Date: May 13, 2025
Action: Passed
Vote: 6-0

CITY OF BETHEL, ALASKA

Resolution #25-04

A RESOLUTION AND ORDER BY THE BETHEL CITY COUNCIL DECLARING THE PROPERTY AT 229 AKIAK, GENERALLY DESCRIBED AS LOT 3, BLOCK 8 PLAT #71-425, BETHEL ALASKA, A PUBLIC NUISANCE, FIRE HAZARD, AND HEALTH HAZARD AND ORDERING THE ABATEMENT THEREOF

WHEREAS, the legal description of the property is 229 Akiak, Plat 71-425 Block 8 Lot 3, recorded in the Bethel Recording District, Fourth Judicial District, State of Alaska, subject to reservations, exceptions, easements, covenants, conditions and restrictions of record, if any;

WHEREAS, pursuant to Bethel Municipal Code (BMC) 15.04.010, the Bethel City Council received a written report on March 19, 2025, from the City Manager that the property located at 229 Akiak as identified on the City's address map, constitutes a fire hazard, a health hazard, and a public nuisance;

WHEREAS, the report identified Tony and Ruth Evon as the property owners of record;

WHEREAS, pursuant to BMC 15.04.010(b), after receiving the report regarding the potential nuisance, the Bethel City Council set a hearing for April 29, 2025 and the City Clerk notified all necessary parties;

WHEREAS, pursuant to BMC 15.04.010(C), on April 4, 2025, notice to the property owners was provided by the City Clerk prior to the hearing by certified mail along with a copy of the record, posting notice of the hearing in three public places around town, and posting notice of the hearing at the property;

WHEREAS, pursuant to BMC 15.04.010(D), a hearing on the matter was held on April 29, 2025;

WHEREAS, the City Administration, City Manager Lori Strickler, presented evidence that the property described herein constitutes a public nuisance, a fire hazard, and a health hazard;

WHEREAS, the property owners of Record, Tony and Ruth Evon, did not attend the April 29, 2025, hearing nor did anyone representing the property owners attend the hearing; and

WHEREAS, based on evidence presented at the hearing, the Council found that the City Manager's report was substantially correct in all material respects and that there exists on the property a fire hazard, public nuisance, and health hazard as those terms are defined in BMC 15.04.040, and that these conditions require abatement.

Introduced by: Mayor Henderson
Date: May 13, 2025
Action: Passed
Vote: 6-0

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETHEL;

The property located at 229 Akiak, Bethel, Alaska, with the legal description stated above is declared a public nuisance, fire hazard, and health hazard. The Council hereby makes the following findings of fact and conclusions of law, and issues the following orders:

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Titles 15, 16, 17, and 18 of the Bethel Municipal Code require the City to enforce platting, land use, and site development code provisions in order to promote a logical growth pattern within the city and the economic extension of public services and facilities; encourage the most appropriate use of land throughout the city; reduce congestion in the streets; enhance safety from fire, flooding and other dangers; provide adequate light, air and open space; Preserve property values; prevent the overcrowding of the land; avoid undue concentration of population; facilitate adequate provisions for transportation, water, sewage, drainage, schools, parks and other facilities; assure that development does not adversely affect either the ability of the city to deliver public services or the safety of property and the health, safety and welfare of persons; assure that the burdens placed on public facilities by development are borne by the development; and promote the public health, safety and welfare.
2. The City Manager's report is **substantially correct in all material respects** as required for the declaration of a fire hazard, health hazard, or public nuisance at the property under BMC 15.04.010(D).
3. BMC 15.04.040 defines "**fire hazard**" as "any structure, which, for want of proper repairs, or by reason of age or dilapidated condition, or by reason of poorly installed or defective electrical wiring or equipment, defective chimneys, defective heating apparatus or any other cause or reason, is especially liable to fire, or which building or structure is so situated and occupied as to endanger any other structure or property or human life. Such term shall also mean and include any structure containing any combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind, especially liable to cause fire or endanger the safety of such structure, premises, or human life. Such term shall also mean and include any situation or condition in which any combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind is especially liable to cause or spread fire or endanger the safety of any structure, premises or human life."
4. The Council finds that the property presents a **fire hazard** as defined in BMC 15.04.040 and Section 304 of the International Fire Code **due to the presence of:** junk vehicles, tires, and trash that can easily catch fire and produce toxic smoke as well as the accumulation of wastepaper, wood, litter or combustible or flammable waste, and the

Introduced by: Mayor Henderson
Date: May 13, 2025
Action: Passed
Vote: 6-0

improper storage of snow machines and appliances that contain flammable fluids such as gasoline or oil.

5. BMC 15.04.040 defines "**health hazard**" as "any parcel or structure which is in a filthy or unsanitary condition especially liable to cause the spread of contagious or infectious disease or diseases or permits foul odors or obnoxious or poisonous gases to escape from such parcel or structure."
6. The Council finds that the property presents a **health hazard** as defined in BMC 15.04.040 **due to the presence of:** trash, waste, and abandoned appliances that collect stagnant water and can breed mosquitoes, leading to public health risks; decomposing organic matter that can attract rodents, insects, and other vermin that encourage disease transmission.
7. BMC 15.04.040 defines "**public nuisance**" as "any parcel or structure the condition of which is such as to likely endanger the safety of persons or property of persons other than the owner of the building or structure, whether because of damage, deterioration, dilapidation, or other cause, whether or not the fault of the owner."
8. BMC 16.12.30 further defines "**nuisance**" as activity which arises from unreasonable, unwarranted or unlawful use by a person of property, which interferes with, obstructs or injures the right of another, or the public, in the use or enjoyment of property, endangers personal health or safety or produces material annoyance, inconvenience and discomfort.
9. The Council finds that the property presents a **nuisance** and a **public nuisance** as defined in BMC 15.04.040 and 16.12.030 **due to the presence of:** abandoned vehicles, snow machines, trash, tires, appliances, and other refuse scattered across the lot in violation of BMC 16.04.010.

II. ORDERS OF THE CITY COUNCIL

1. Pursuant to BMC 15.04.020(A), the City Council ORDERS the property owners to abate the hazards and nuisances, including but not limited to the following, on the following timelines:
 - **Within thirty (30) days:**
 - Property owners shall eliminate fire hazards as follows: pallets, five-gallon buckets, and gas cans must be removed or neatly organized inside an enclosed, weatherproof, fire-resistant structure if intended for personal use; otherwise, they must be disposed of properly.
 - Property owners shall remove or neatly organize all loose trash and debris including broken tarps, cardboard boxes, scattered trash cans, totes, and/or other items.

Introduced by: Mayor Henderson
Date: May 13, 2025
Action: Passed
Vote: 6-0

- Property owners shall dispose of all inoperable vehicles and inoperable recreational vehicles.
 - Property owners shall organize salvageable property by neatly storing, safely stacking, and securing such property against tipping or damage; if deemed unusable, such property must be disposed of properly.
 - Property owners shall remove any remaining loose or broken materials that pose trip, fall, or fire risk, and maintain walkways, access areas, and rights-of-way free from obstruction and debris.
 - Property owners shall remove the storage shed from the easement.
 - The City shall verify that cleanup efforts are underway.
- **Within sixty (60) days**, the City shall inspect the property to ensure all abatement efforts have been completed.
2. Removal of the hazards and public nuisance shall be completed by the above timelines after **final written notice** is mailed to the owner.
 3. If the hazards and public nuisance are not abated by the imposed deadlines, the City may initiate abatement of its own volition as stated in BMC 15.04.020(D) and (E), and the cost of correcting the condition **shall be a lien against the land**, subject to recording and foreclosure as provided in BMC 15.04.020(G).
 4. The City Clerk is directed to, at minimum, cause a copy of this Order to be conspicuously posted on the property and to mail a copy to the property owner.
 5. As provided in BMC 15.04.020(C), at any time before the date set for completion of the Council orders, the owner of the property **may request a rehearing**. The request for rehearing shall include a notarized statement setting out with specificity the corrective actions taken or initiated, and how these steps did or will eliminate the hazards or nuisance found by the City Council.
 6. As provided in BMC 15.04.030, the owner of the property or their agent **may appeal the decision and order of the City Council to the Alaska Superior Court** in accordance with the court rules of appellate procedure. A request for a rehearing does not toll the time for filing the notice of appeal.

RESOLVED THIS 13th DAY OF MAY 2025 BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED.

Introduced by: Mayor Henderson

Date: May 13, 2025

Action: Passed

Vote: 6-0



Rose Henderson, Mayor



Kevin Morgan, City Clerk

EXHIBIT

D

Service of Abatement Order

CITY OF BETHEL

City Clerk's Office



City of Bethel
City Clerk's Office
P.O. Box 1388
Bethel, Alaska 99559

May 19, 2025

Tony and Ruth Evon
P.O. Box 1013
Bethel, Alaska 99559

7020 3160 0001 6787 5904

Re: Notice of Nuisance Abatement Order

Dear Tony and Ruth Evon,

The City of Bethel City Council confirmed the existence of a health hazard, fire hazard, and public nuisance at 229 Akiak, Bethel, Alaska during the April 29, 2025 nuisance abatement hearing. The Council findings of fact supporting the declaration of a public nuisance and fire hazard and health hazard as well as the abatement order were confirmed by the Council on May 13, 2025. The order is attached.

At any time before the date set for completion of removal or demolition, the owner of the property or structure may request a rehearing. The request for rehearing shall include a notarized statement setting out with specificity the corrective actions taken or initiated, and how these steps did or will eliminate the hazard or nuisance found by the city council. At the rehearing, the owner or their agent may show that the deficiencies proved have been substantially remedied or that action has been taken to remedy them. If it is shown that the hazard or nuisance has been eliminated or will be eliminated in a reasonable time, and that the public health, safety and welfare will not be threatened if the prior council order is modified, the city council may rescind or modify its prior order. This is in accordance with Bethel Municipal Code 15.04.020(C).

The owner of the property or their agent may appeal the decision and order of the city council to the Alaska Superior Court in accordance with the court rules of appellate procedure. A request for a rehearing does not toll the time for filing the notice of appeal. This is in accordance with Bethel Municipal Code 15.04.030.

Sincerely,

A handwritten signature in black ink, appearing to read "KM", is written over a light blue horizontal line.

Kevin Morgan
City Clerk

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Postage \$

Total Postage and Fees \$

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Street and Apt. No., or PO Box No. P.O. Box 312

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 MAY 19 2025

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$10.00

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Postage \$10.10

Total Postage and Fees \$14.95

Sent To Tony + Ruth Eron

Street and Apt. No., or PO Box No. P.O. Box 1013

City, State, ZIP+4® Bethel, Alaska 99557

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 MAY 19 2025

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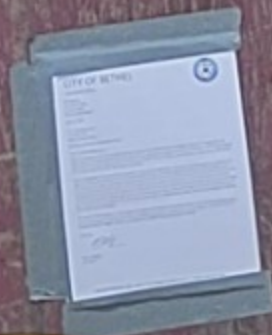
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BETHEL POST OFFICE
 MAY 19 2025



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EXHIBIT

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Request for Rehearing

Dear Members of the City Council,

I hope this message finds you in good health. I am writing to address the property abatement complaint we received via email on April 30 regarding our residence at 229 Akiak Dr.

We were surprised to learn about the meeting concerning our property that took place on April 29, 2025, as we were not informed about it beforehand. As longstanding members of the Bethel community, we pride ourselves on being good citizens who respect local rules and regulations. Thus, we do not wish to appear noncompliant regarding the concerns raised about our property. Our family has been eager to address the issues identified in your correspondence, but we are currently facing significant limitations in terms of resources and manpower.

In early April 2025, we had to leave Bethel due to Tony's referral to the oncology clinic, where he is undergoing treatment for colon cancer. This unexpected medical situation has profoundly impacted our ability to manage our property effectively. As some of you may be aware, Tony has faced numerous medical challenges over the years; he became permanently disabled in 1983 due to a hunting accident in which a bullet was lodged in his brain. Additionally, in 2013, he suffered severe injuries to both of his feet, which have greatly complicated his mobility. Currently, he is receiving chemotherapy at the Alaska Native Medical Center (ANMC) in Anchorage, adding another layer of difficulty to our ability to return to Bethel and resolve the issues indicated in your complaint.

Furthermore, our son, Tony Jr., owns one vehicle that is currently parked in front of our home. Tragically, Tony Junior is recovering from a severe case of sepsis that resulted in the amputation of his fingers and toes, leaving him unable to move his vehicles to his property in Kassayulie subdivision. Other family members and friends have expressed their concerns regarding the issues highlighted in your letter and have begun to assist by cleaning and disposing trash. We have also arranged for a trusted friend to assist with much-needed repairs of both the interior and exterior of our home before winter sets in. This includes installation of new windows and necessary deck repairs.

In light of these unforeseen medical hardships, we respectfully request an extension to address the concerns raised. We fully understand the importance of property maintenance and compliance with regulations, and we greatly appreciate your understanding as we navigate these challenging times.

We are appealing for a possible extension of up to October. The family members and friends who have offered their assistance also have their own commitments and responsibilities, and we want to ensure that they do not feel overwhelmed or put themselves at risk of injury or illness due to excessive workload. It is important to us to take the time necessary to complete all tasks outlined in your abatement letter properly and safely, with the goal of fulfilling these responsibilities by October. We are aware that the completion of this work depends on the availability of our helpers, who can only assist when their schedules permit.

While we are committed to doing as much as we can ourselves, our capabilities are limited due to the financial constraints we are currently facing. One of our significant concerns, as advised by our healthcare provider, is that Tony's health could deteriorate if he is placed under unnecessary stress. Although the situation we find ourselves in may not have originated from any malice or neglect on our part, we are keenly aware of our limitations in addressing these issues.

As my husband's primary caretaker, I also look after my grandson, who has a disability, and another grandson who is under the age of 11. Given these responsibilities, there are only so many things we can accomplish on our own, which necessitates our reliance on the generosity of those willing to help us. It is our sincere desire to restore our property to a safe and aesthetically pleasing home—not just for Tony, but also for the children and for the neighborhood as a whole.

Lastly, we would like to inquire whether the city might be able to provide any assistance concerning the impoundment or relocation of several old vehicles currently on our property. Any help in this regard would be immensely appreciated.

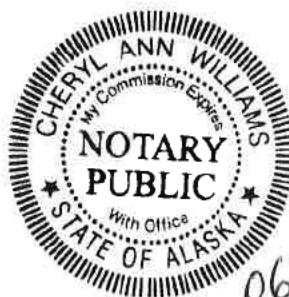
Thank you for considering our request for an extension. We hope to return to Bethel soon to take the necessary actions required to ensure that our property is in full compliance with city regulations.

Sincerely,



Ruth Evon

PO Box 1013
Bethel, AK 99559-1013
[REDACTED]



Cheryl Ann Williams
Cheryl Ann Williams

Dated
06/25/2025