

CITY OF BETHEL

Nuisance Abatement Hearing, September 4, 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 HEARING

4.1. U.S. Survey 4117, Lot 37, Our Own Road

4.2. 9330 Nengqerralria Drive

4.3. 834A Ptarmigan

4.4. 239 Akiak Drive

5. ADJOURNMENT

Posted August 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 Hearing

U.S. Survey 4117, Lot 37, Our Own Road, Bethel Alaska



September 4, 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

U.S. Survey 4117, Lot 37, Our Own Road,

Bethel Alaska

EXHIBIT LIST

Exhibit A

City Manager Report on Public Nuisances

p.1

Exhibit B

Notices and Correspondence from the Clerk's Office

p.12

EXHIBIT

A

City Manager Report on Public Nuisances



City of Bethel

August 4, 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 working through phase 2 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 and 2 focus 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 the violate [Bethel Municipal Code 15.04 Hazards and Nuisances](#) standards.

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.

"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)**).

PROPERTY #1

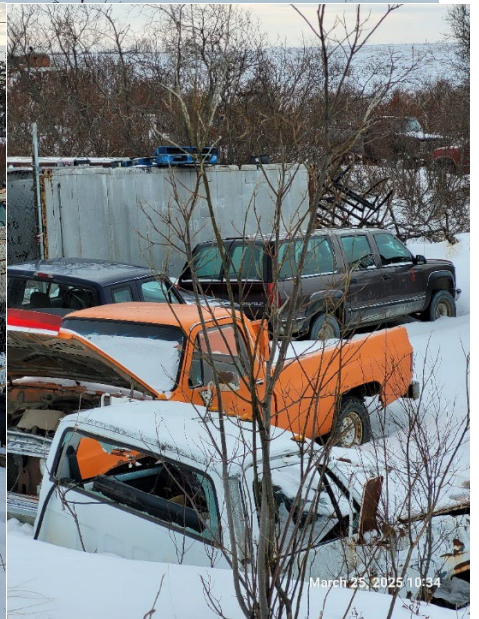
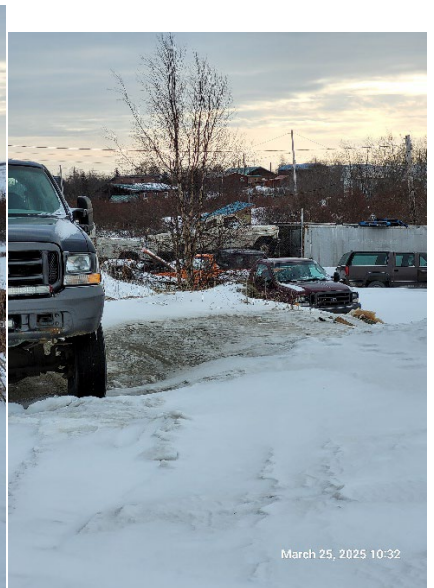
Address: U.S. Survey 4117, Lot 37, Our Own Road

Owner Of Record: Bosco Olson, BTP

Notice of Nuisance Abatement Sent: 6/18/2025

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

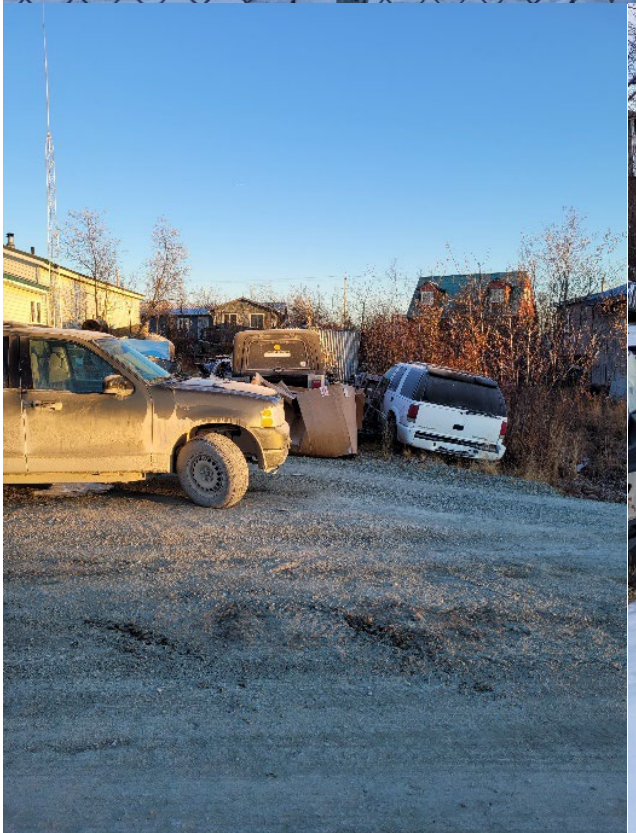
Address: 9330 Nengqerralria Dr.

Owner Of Record: Fritz Charles

Notice of Nuisance Abatement Sent: 6/18/2025

Description of the Nuisance: Significant accumulation of junk vehicles, and trash piles, 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: 834A Ptarmigan

Owner Of Record: Frank Mazzaro

Notice of Nuisance Abatement Sent: 6/18/2025

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: 239 Akiak Drive

Owner Of Record: Frank Mazzaro

Notice of Nuisance Abatement Sent: 6/18/2025

Description of the Nuisance: Significant accumulation of junk vehicles, and trash piles, 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.





EXHIBIT

B

Notices and Correspondence
from the Clerk's Office

CITY OF BETHEL

City Clerk's Office

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



August 20, 2025

Bosco Olson, SR., Chairman/President
Sea Lion Corporation
PO BOX 87
Hooper Bay, AK 99604

9589 0710 5270 3258 8160 55

Re: Nuisance Abatement Hearing September 4, 2025

Dear Bosco Olson Sr,

Notice to the owners of and any heirs/devisees having any legal interest in the property located at: **U.S. Survey 4117, Lot 37, Our Own Road** Bethel, Alaska.

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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.

This letter and posted notices of the Hearing from the Clerk's Office will be added to the record once available online.

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

A handwritten signature in blue ink, appearing to read 'KM', with a stylized flourish extending to the right.

Sincerely,
Kevin Morgan
City Clerk

CITY OF BETHEL

City Clerk's Office

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



August 20, 2025

Scott Campbell, Manager
BTP LLC
PO BOX 3433
Bethel, AK 99559

9589 0710 5270 3258 8160 86

Re: Nuisance Abatement Hearing September 4, 2025

Dear Bosco Olson Sr,

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cityclerk@cityofbethel.net

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Sincerely,
Kevin Morgan
City Clerk

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FROM:

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

Bosco Olson, SR.,
Chairman/President
Sea Lion Corporation
PO BOX 87
Hooper Bay, AK 99604

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Bethel, AK 99559

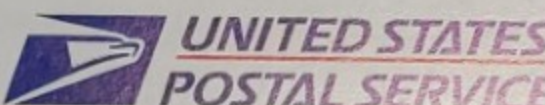
Fritz Charles
PO BOX 1946
Bethel, AK 99559

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FROM:

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

Scott Campbell, Manager
BTP LLC
PO BOX 3433
Bethel, AK 99559

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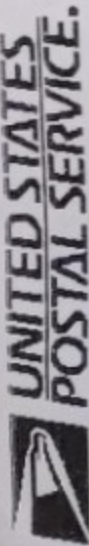


FROM:

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

Frank Mazzaro
PO BOX 1291
Bethel, AK 99559

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1484 CHIEF EDDY HOFFMAN HWY
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Affixed Postage Affixed Amount: \$16.30		-\$16.30
Total		\$0.00

Priority Mail® Flat Rate Env Bethel, AK 99559	1	\$11.00
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Affixed Postage Affixed Amount: \$16.30		-\$16.30
Total		\$0.00

Priority Mail® Flat Rate Env Hooper Bay, AK 99604	1	\$11.00
Flat Rate Expected Delivery Date Sat 08/23/2025		
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Certified Mail® Tracking #: 9589 0710 5270 3258 8160 55		\$5.30
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Grand Total: \$0.00

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Postage \$11.00

Total Postage and Fees \$16.30

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City, State, ZIP+4® Bethel, AK 99559

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Postage \$11.00

Total Postage and Fees \$16.30

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Hooper Bay, AK 99604

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Street and Apt. No., PO Box No. P.O. Box 87
City, State, ZIP+4® Hooper Bay, AK 99604

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 2025 6:15 p.m.

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

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the property located at:

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- IX. MEMBER COMMENTS
- X. ADJOURNMENT

CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

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

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 - 4.4. 239 Akiak Drive
5. ADJOURNMENT

Posted: September 30, 2025 at AC Co., Swanson's, City Hall, and the Post Office.

Julie Chisholm, Assistant City Clerk's Office

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

Items listed with an asterisk (*) are consent agenda items, unless removed from the consent agenda they are approved upon the approval of the agenda. Resolutions introduced at the meeting may be set for public hearing at the next regular meeting. The Council may by unanimous consent, after 12:00 A.M. fix the time to which to adjourn until the following day at 6:30 P.M.



CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 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:

- 1) U.S. Survey 4117, Lot 37, Our Own Road Bethel, Alaska.
- 2) 9330 Nengqerrallria Drive Bethel, Alaska
- 3) 834A Ptarmigan Bethel, Alaska
- 4) 239 Akiak Drive Bethel, Alaska.

The City of Bethel will be taking legal action in the form of nuisance abatement hearings on September 4, 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.

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

CITY OF BETHEL

Nuisance Abatement Hearing, September 4, 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=bkN1dG4hM0pGZ1kwOUYVWU5kdDhZx09>

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 HEARING
 - 4.1. U.S. Survey 4117, Lot 37, Our Own Road
 - 4.2. 9330 Nengqerrallria Drive
 - 4.3. 834A Ptarmigan
 - 4.4. 239 Akiak Drive
5. ADJOURNMENT

Posted: August 20, 2025 at 10:00 a.m. Issued by: City Clerk's Office, and the City Clerk.

City Clerk's Office, 300 Chief Eddie Hoffman Highway, Bethel, Alaska 99559

City Clerk's Office, 300 Chief Eddie Hoffman Highway, Bethel, Alaska 99559

Notice: This notice is being posted to inform the public of the upcoming Nuisance Abatement Hearing. The hearing is open to the public and anyone interested in the matter may attend. The hearing is being held on September 4, 2025 at 6:15 p.m. at the City Council Chambers, 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.

The Council will be in session on September 4, 2025 at 6:15 p.m. at the City Council Chambers, 300 Chief Eddie Hoffman Highway, Bethel, Alaska.



City of Bethel

OCTOBER 7, 2025 MUNICIPAL ELECTION
NOTICE OF VACANCY IN OFFICE

CITY COUNCIL VACANCIES IN OFFICE

There are four city council seats up for election. The

Audio versions of this notice will be available in English and Yugtun.

For more information go to the City's website
Bethel City Clerk's Office
300 Chief Eddie Hoffman Highway

City of Bethel

Nuisance Abatement Hearing

9330 Nengqerralria Drive, Bethel Alaska



September 4, 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

9330 Nengqerralria Dr, Bethel Alaska

EXHIBIT LIST

Exhibit A

City Manager Report on Public Nuisances

p.1

Exhibit B

Notices and Correspondence from the Clerk's Office

p.12

EXHIBIT

A

City Manager Report on Public Nuisances



City of Bethel

August 4, 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 working through phase 2 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 and 2 focus 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 the violate [Bethel Municipal Code 15.04 Hazards and Nuisances](#) standards.

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.

"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)**).

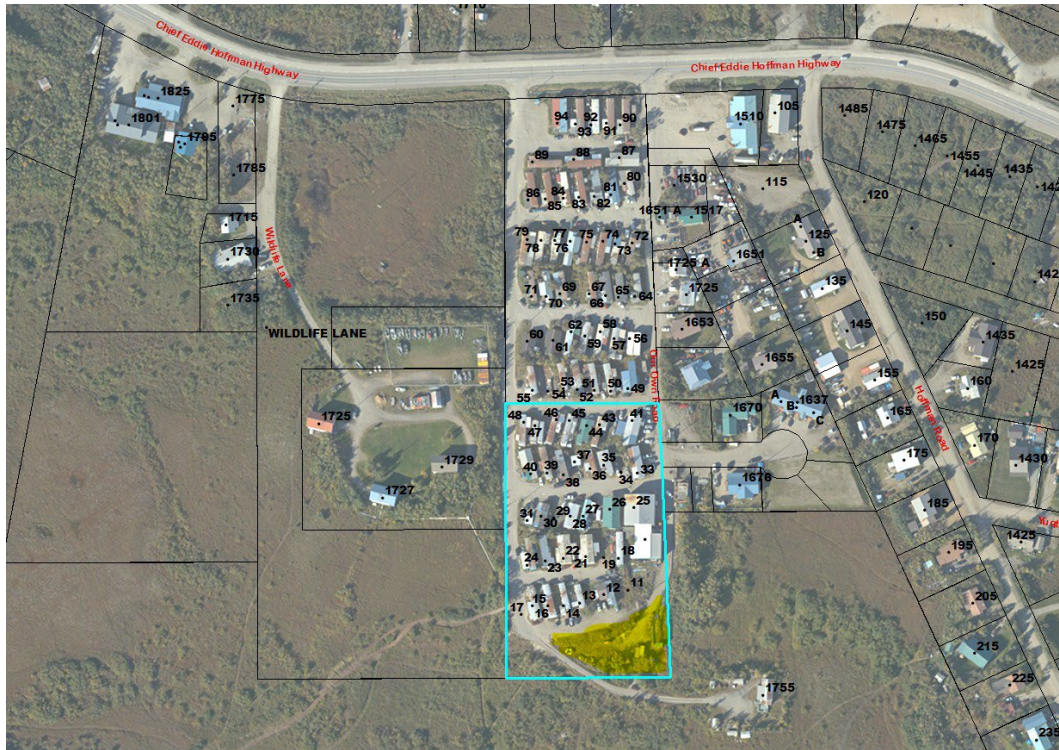
PROPERTY #1

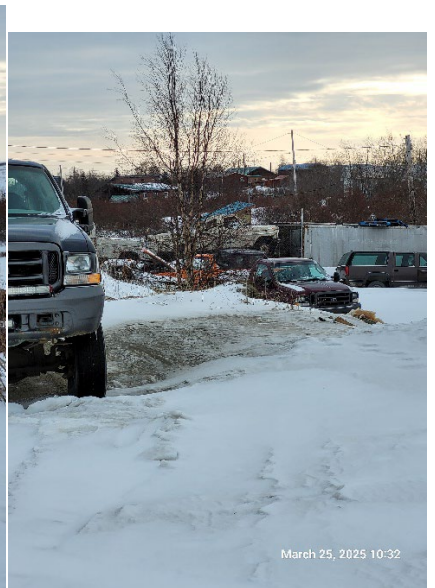
Address: U.S. Survey 4117, Lot 37, Our Own Road

Owner Of Record: Bosco Olson, BTP

Notice of Nuisance Abatement Sent: 6/18/2025

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: 9330 Nengqerralria Dr.

Owner Of Record: Fritz Charles

Notice of Nuisance Abatement Sent: 6/18/2025

Description of the Nuisance: Significant accumulation of junk vehicles, and trash piles, 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: 834A Ptarmigan

Owner Of Record: Frank Mazzaro

Notice of Nuisance Abatement Sent: 6/18/2025

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: 239 Akiak Drive

Owner Of Record: Frank Mazzaro

Notice of Nuisance Abatement Sent: 6/18/2025

Description of the Nuisance: Significant accumulation of junk vehicles, and trash piles, 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.





EXHIBIT

B

Notices and Correspondence
from the Clerk's Office

CITY OF BETHEL

City Clerk's Office

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



August 20, 2025

Fritz Charles
PO BOX 1946
Bethel, AK 99559

9589 0710 5270 3258 8160 79

Re: Nuisance Abatement Hearing September 4, 2025

Dear Fritz Charles,

Notice to the owners of and any heirs/devisees having any legal interest in the property located at **9330 Nengqerralria Drive,, Bethel, Alaska.**

The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on September 4, 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.

This letter and posted notices of the Hearing from the Clerk's Office will be added to the record once available online.

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

A handwritten signature in blue ink, appearing to be 'KM', with a long horizontal flourish extending to the right.

Sincerely,
Kevin Morgan
City Clerk

CERTIFIED MAIL®



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9589 0710 5270 3258 8160 55

PRESS FIRMLY TO SEAL



- Expected delivery date specified for domestic shipments
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- Limited international insurance.**
- When used internationally, a customs declaration is required

*Insurance does not cover certain items. For details regarding Domestic Mail Manual at <http://pe.usps.com>.
** See International Mail Manual at <http://pe.usps.com> for availability and limitations of coverage.

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EP14F October 2023
OD: 12 1/2 x 9 1/2

To schedule free Package Pickup,
scan the QR code.



USPS.COM/PICKUP



FROM:

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

Bosco Olson, SR.,
Chairman/President
Sea Lion Corporation
PO BOX 87
Hooper Bay, AK 99604

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9589 0710 5270 3258 8160 79

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TRACKED ■ INSURED



PS00001000014

EP14F October 2023
OD: 12 1/2 x 9 1/2

To schedule free Package Pickup,
scan the QR code.



USPS.COM/PICKUP



FROM:

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

Fritz Charles
PO BOX 1946
Bethel, AK 99559

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9589 0710 5270 3258 8160 86
9589 0710 5270 3258 8160 86

PRESS FIRMLY TO SEAL



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- Domestic shipments include \$100 of insurance
- USPS Tracking® service included for domestic shipments
- Limited international insurance.**
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TRACKED ■ INSURED



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EP14F October 2023
OD: 12 1/2 x 9 1/2

To schedule free Package Pickup,
scan the QR code.



USPS.COM/PICKUP



FROM:

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

Scott Campbell, Manager
BTP LLC
PO BOX 3433
Bethel, AK 99559

This package is made from post-consumer waste. Please recycle - again.

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9589 0710 5270 3258 8160 62

PRESS FIRMLY TO SEAL



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- USPS Tracking® service included for domestic shipments
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FLAT RATE ENVELOPE
ONE RATE ■ ANY WEIGHT

TRACKED ■ INSURED



PS00001000014

EP14F October 2023
OD: 12 1/2 x 9 1/2

To schedule free Package Pickup,
scan the QR code.



USPS.COM/PICKUP

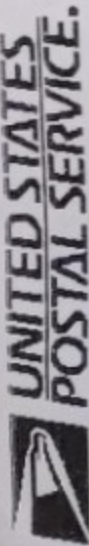


FROM:

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

Frank Mazzaro
PO BOX 1291
Bethel, AK 99559

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BETHEL
1484 CHIEF EDDY HOFFMAN HWY
BETHEL, AK 99559-9800

www.usps.com

08/20/2025

12:43 PM

TRACKING NUMBERS

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9589 0710 5270 3258 8160 62
9589 0710 5270 3258 8160 79
9589 0710 5270 3258 8160 55

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(UP TO 25 ITEMS)



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Visit <https://www.usps.com/tracking>
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PURCHASE DETAILS

Product	Qty	Unit Price
Priority Mail® Flat Rate Env Bethel, AK 99559	1	\$11.00
Flat Rate Expected Delivery Date Sat 08/23/2025		
Insurance Up to \$100.00 included		\$0.00
Certified Mail® Tracking #: 9589 0710 5270 3258 8160 86		\$5.30
Affixed Postage Affixed Amount: \$16.30		\$0.00
Total		\$11.00

Priority Mail® Flat Rate Env Bethel, AK 99559	1	\$11.00
Flat Rate Expected Delivery Date Sat 08/23/2025		
Insurance Up to \$100.00 included		\$0.00
Certified Mail® Tracking #: 9589 0710 5270 3258 8160 62		\$5.30
Affixed Postage Affixed Amount: \$16.30		\$0.00
Total		\$11.00

Priority Mail® Flat Rate Env Bethel, AK 99559	1	\$11.00
Flat Rate Expected Delivery Date Sat 08/23/2025		
Insurance Up to \$100.00 included		\$0.00
Certified Mail® Tracking #: 9589 0710 5270 3258 8160 79		\$5.30
Affixed Postage Affixed Amount: \$16.30		\$0.00
Total		\$11.00

Priority Mail® Flat Rate Env Hooper Bay, AK 99604	1	\$11.00
Flat Rate Expected Delivery Date Sat 08/23/2025		
Insurance Up to \$100.00 included		\$0.00
Certified Mail® Tracking #: 9589 0710 5270 3258 8160 55		\$5.30
Affixed Postage Affixed Amount: \$16.30		\$0.00
Total		\$11.00

Grand Total: \$0.00

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Agents do not have any additional information other than what is provided on USPS.com.

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

Bethel, AK 99559

Certified Mail Fee \$5.30 0559 13

Extra Services & Fees (check box, and fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$11.00

Total Postage and Fees \$16.30

Sent To Scott Campbell, Manager
Street and Apt. No., PO Box No. P.O. Box 3433
City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Bethel, AK 99559

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Extra Services & Fees (check box, and fee as appropriate)
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$5.30

Sent To Frank Mazzaro
Street and Apt. No., PO Box No. P.O. Box 1291
City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Bethel, AK 99559

Certified Mail Fee \$5.30 0559 13

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☐ Return Receipt (hardcopy) \$0.00
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$5.30

Sent To Fritz Charls
Street and Apt. No., PO Box No. P.O. Box 1946
City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, January 2023 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®.

Hooper Bay, AK 99604

Certified Mail Fee \$5.30 0559 13

Extra Services & Fees (check box, and fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$5.30

Sent To Bosco Olson, Sr.
Street and Apt. No., PO Box No. P.O. Box 87
City, State, ZIP+4® Hooper Bay, AK 99604

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Clerk's Office Note:

On August 20, 2025 I hand delivered the property notice to Fritz Charles the property owner at 9330 Nengqerralria Dr.

Kevin Morgan

City Clerk

A handwritten signature in blue ink, appearing to be 'KM', with a long horizontal flourish extending to the right.

8/21/2025

CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 2025 6:15 p.m.

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

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CITY OF BETHEL

Nuisance Abatement Hearing, September 4, 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 ID: 488 845 6188

Zoom Meeting Passcode: 13871

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

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888 475 4499 US Toll-free



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CITY OF BETHEL

City Clerk's Office



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Date September 4, 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

- IX. MEMBER COMMENTS
- X. ADJOURNMENT

CITY OF BETHEL

City Clerk's Office



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CITY OF BETHEL

Nuisance Abatement Hearing, September 4, 2025 – 6:15 PM

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

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Julie Chisholm, Assistant City Clerk's Office

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

Items listed with an asterisk (*) are consent agenda items, unless removed from the consent agenda they are approved upon the approval of the agenda. Resolutions introduced at the meeting may be set for public hearing at the next regular meeting. The Council may by unanimous consent, after 12:00 add to the time to which to adjourn until the following day at 6:30 PM.



CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 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:

- 1) U.S. Survey 4117, Lot 37, Our Own Road Bethel, Alaska.
- 2) 9330 Nengqerrallria Drive Bethel, Alaska
- 3) 834A Ptarmigan Bethel, Alaska
- 4) 239 Akiak Drive Bethel, Alaska.

The City of Bethel will be taking legal action in the form of nuisance abatement hearings on September 4, 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.

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

CITY OF BETHEL

Nuisance Abatement Hearing, September 4, 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=bkN1dG4hM0pGZ1kwOUYVWU5kdDhZx09>

Zoom Meeting ID: 488 845 6188

Zoom Meeting Passcode: 13871

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

877 853 5257 US Toll-free

833 548 0282 US Toll-free

888 475 4499 US Toll-free

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. NUISANCE ABATEMENT HEARING
 - 4.1. U.S. Survey 4117, Lot 37, Our Own Road
 - 4.2. 9330 Nengqerrallria Drive
 - 4.3. 834A Ptarmigan
 - 4.4. 239 Akiak Drive
5. ADJOURNMENT



For more information go to the City's website
Bethel City Clerk's Office
300 Chief Eddie Hoffman Highway

Audio versions of this notice will be available in English and Yugtun.

City of Bethel

OCTOBER 7, 2025 MUNICIPAL ELECTION
NOTICE OF VACANCY IN OFFICE

CITY COUNCIL VACANCIES IN OFFICE

There are four city council seats up for election. The

City of Bethel

Nuisance Abatement Hearing

834A Ptarmigan, Bethel Alaska



September 4, 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

834A Ptarmigan, Bethel Alaska

EXHIBIT LIST

Exhibit A

p.1

City Manager Report on Public Nuisances

Exhibit B

p.12

Notices and Correspondence from the Clerk's Office

EXHIBIT

A

City Manager Report on Public Nuisances



City of Bethel

August 4, 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 working through phase 2 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 and 2 focus 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 the violate [Bethel Municipal Code 15.04 Hazards and Nuisances](#) standards.

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.

"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)**).

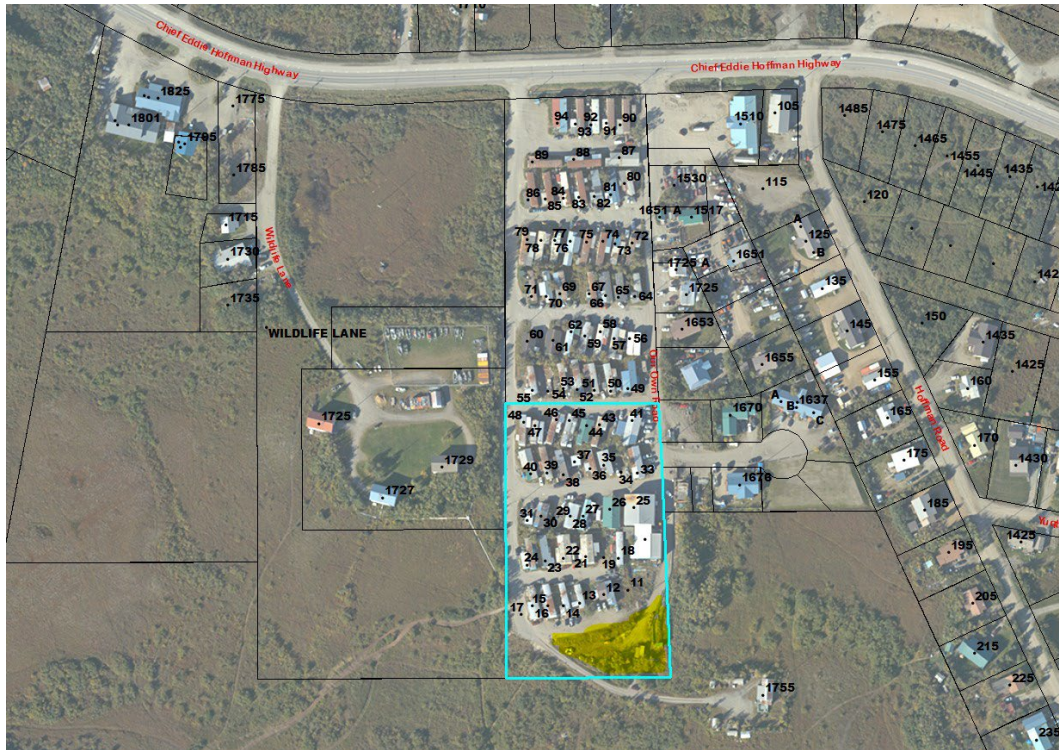
PROPERTY #1

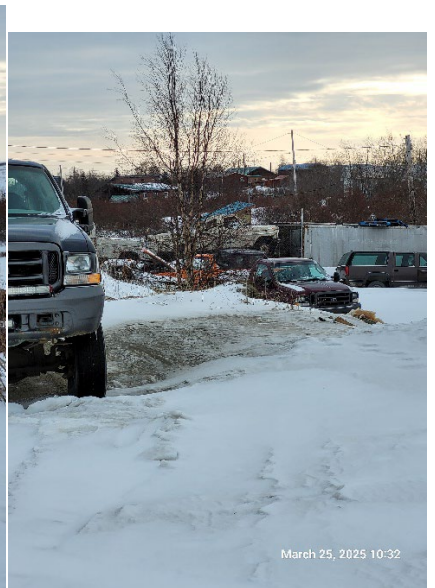
Address: U.S. Survey 4117, Lot 37, Our Own Road

Owner Of Record: Bosco Olson, BTP

Notice of Nuisance Abatement Sent: 6/18/2025

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: 9330 Nengqerralria Dr.

Owner Of Record: Fritz Charles

Notice of Nuisance Abatement Sent: 6/18/2025

Description of the Nuisance: Significant accumulation of junk vehicles, and trash piles, 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: 834A Ptarmigan

Owner Of Record: Frank Mazzaro

Notice of Nuisance Abatement Sent: 6/18/2025

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: 239 Akiak Drive

Owner Of Record: Frank Mazzaro

Notice of Nuisance Abatement Sent: 6/18/2025

Description of the Nuisance: Significant accumulation of junk vehicles, and trash piles, 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.





EXHIBIT

B

Notices and Correspondence
from the Clerk's Office

CITY OF BETHEL

City Clerk's Office

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



August 20, 2025

Frank Mazzaro
PO BOX 1291
Bethel, AK 99559

9589 0710 5270 3258 8160 62

Re: Nuisance Abatement Hearing September 4, 2025

Dear Frank Mazzaro,

Notice to the owners of and any heirs/devisees having any legal interest in the property located at 834A Ptarmigan Bethel, Alaska and 239 Akiak Drive Bethel, Alaska.

The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on September 4, 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.

This letter and posted notices of the Hearing from the Clerk's Office will be added to the record once available online.

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

A handwritten signature in blue ink, appearing to read 'KM', with a long horizontal flourish extending to the right.

Sincerely,
Kevin Morgan
City Clerk

CERTIFIED MAIL[®]



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9589 0710 5270 3258 8160 55

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FLAT RATE
ENVELOPE



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- USPS Tracking[®] service included for domestic
- Limited international insurance.**
- When used internationally, a customs declaration is required

*Insurance does not cover certain items. For details regarding Domestic Mail Manual at <http://pe.usps.com>.
** See International Mail Manual at <http://pe.usps.com> for availability and limitations of coverage.

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scan the QR code.



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PAPER
POUCH

FROM:

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

Bosco Olson, SR.,
Chairman/President
Sea Lion Corporation
PO BOX 87
Hooper Bay, AK 99604

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FLAT RATE
ENVELOPE



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EP14F October 2023
OD: 12 1/2 x 9 1/2

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scan the QR code.



USPS.COM/PICKUP



PAPER
POUCH

FROM:

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

Fritz Charles
PO BOX 1946
Bethel, AK 99559

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9589 0710 5270 3258 8160 86

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ZIP 99559 02 7H
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OD: 12 1/2 x 9 1/2

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PAPER
POUCH

FROM:

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

Scott Campbell, Manager
BTP LLC
PO BOX 3433
Bethel, AK 99559

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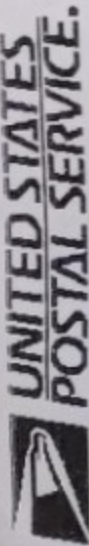
PAPER
POUCH

FROM:

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

Frank Mazzaro
PO BOX 1291
Bethel, AK 99559

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BETHEL
1484 CHIEF EDDY HOFFMAN HWY
BETHEL, AK 99559-9800

www.usps.com

08/20/2025

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Flat Rate		
Expected Delivery Date		
Sat 08/23/2025		
Insurance		\$0.00
Up to \$100.00 included		
Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 3258 8160 86		
Affixed Postage		-\$16.30
Affixed Amount: \$16.30		
Total		\$0.00

Priority Mail® Flat Rate Env	1	\$11.00
Bethel, AK 99559		
Flat Rate		
Expected Delivery Date		
Sat 08/23/2025		
Insurance		\$0.00
Up to \$100.00 included		
Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 3258 8160 62		
Affixed Postage		-\$16.30
Affixed Amount: \$16.30		
Total		\$0.00

Priority Mail® Flat Rate Env	1	\$11.00
Bethel, AK 99559		
Flat Rate		
Expected Delivery Date		
Sat 08/23/2025		
Insurance		\$0.00
Up to \$100.00 included		
Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 3258 8160 79		
Affixed Postage		-\$16.30
Affixed Amount: \$16.30		
Total		\$0.00

Priority Mail® Flat Rate Env	1	\$11.00
Hooper Bay, AK 99604		
Flat Rate		
Expected Delivery Date		
Sat 08/23/2025		
Insurance		\$0.00
Up to \$100.00 included		
Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 3258 8160 55		
Affixed Postage		-\$16.30
Affixed Amount: \$16.30		
Total		\$0.00

Grand Total: \$0.00

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☐ Adult Signature Required \$0.00
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Postage \$11.00

Total Postage and Fees \$16.30

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Street and Apt. No., PO Box No. P.O. Box 3433
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$5.30

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City, State, ZIP+4® Bethel, AK 99559

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$5.30

Sent To Fritz Charls
Street and Apt. No., PO Box No. P.O. Box 1946
City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

Hooper Bay, AK 99604

Certified Mail Fee \$5.30 0559 13

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$5.30

Sent To Bosco Olson, Sr.
Street and Apt. No., PO Box No. P.O. Box 87
City, State, ZIP+4® Hooper Bay, AK 99604

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 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:

- 1) U.S. Survey 4117, Lot 37, Our Own Road Bethel, Alaska.
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CITY OF BETHEL

Nuisance Abatement Hearing, September 4, 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 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

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888 475 4499 US Toll-free



1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
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CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 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

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

Julie Olick, Admin. Assistant City Clerk's Office

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

- IX. MEMBER COMMENTS
- X. ADJOURNMENT

CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 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 Hearing, September 4, 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

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3. ROLL CALL
4. NUISANCE ABATEMENT HEARING
 - 4.1. U.S. Survey 4117, Lot 37, Our Own Road
 - 4.2. 9330 Nengqerralria Drive
 - 4.3. 834A Ptarmigan
 - 4.4. 239 Akiak Drive
5. ADJOURNMENT

Posted: September 30, 2025 at AC Co., Swanson's, City Hall, and the Post Office.

Julie Chisholm, Assistant City Clerk's Office

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

Items listed with an asterisk (*) are consent agenda items, unless removed from the consent agenda they are approved upon the approval of the agenda. Resolutions introduced at the meeting may be set for public hearing at the next regular meeting. The Council may by unanimous consent, after 12:00 A.M. fix the time to which to adjourn until the following day at 6:30 P.M.



CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 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:

- 1) U.S. Survey 4117, Lot 37, Our Own Road Bethel, Alaska.
- 2) 9330 Nengqerrallria Drive Bethel, Alaska
- 3) 834A Ptarmigan Bethel, Alaska
- 4) 239 Akiak Drive Bethel, Alaska.

The City of Bethel will be taking legal action in the form of nuisance abatement hearings on September 4, 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.

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

CITY OF BETHEL

Nuisance Abatement Hearing, September 4, 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=bkN1dG4hM0pGZ1kwOUVYWU5kdDhZx09>

Zoom Meeting ID: 488 845 6188

Zoom Meeting Passcode: 13871

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

877 853 5257 US Toll-free

833 548 0282 US Toll-free

888 475 4499 US Toll-free

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. NUISANCE ABATEMENT HEARING
 - 4.1. U.S. Survey 4117, Lot 37, Our Own Road
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5. ADJOURNMENT



For more information go to the City's website
Bethel City Clerk's Office
300 Chief Eddie Hoffman Highway

Audio versions of this notice will be available in English and Yugtun.

CITY OF BETHEL
COMMUNITY ACTION GRANT COMMITTEE
THURSDAY, AUGUST 21, 2025, 6:00 PM
LOCATION: 300 CHIEF EDDIE HOFFMAN HIGHWAY, BETHEL

JOIN MEETING BY ZOOM:
<https://us06web.zoom.us/j/4888456188?pwd=bkN1dG4hM0pGZ1kwOUVYWU5kdDhZx09>
MEETING ID: 488 845 6188
PASSCODE: 13871
US TOLL-FREE PHONE NUMBERS: 833 548 0276 US Toll-free



City of Bethel

OCTOBER 7, 2025 MUNICIPAL ELECTION
NOTICE OF VACANCY IN OFFICE

CITY COUNCIL VACANCIES IN OFFICE

There are four city council seats up for election. The

City of Bethel

Nuisance Abatement Hearing

239 Akiak Drive, Bethel Alaska



September 4, 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

239 Akiak Drive, Bethel Alaska

EXHIBIT LIST

Exhibit A

p.1

City Manager Report on Public Nuisances

Exhibit B

p.12

Notices and Correspondence from the Clerk's Office

EXHIBIT

A

City Manager Report on Public Nuisances



City of Bethel

August 4, 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 working through phase 2 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 and 2 focus 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 the violate [Bethel Municipal Code 15.04 Hazards and Nuisances](#) standards.

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.

"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)**).

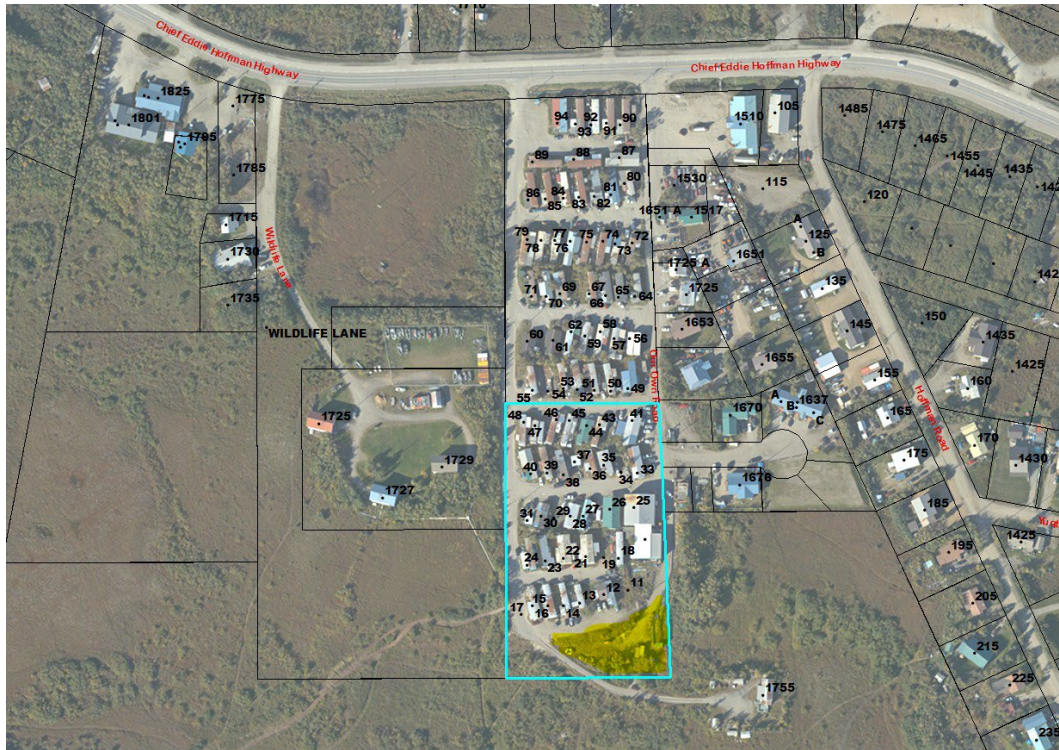
PROPERTY #1

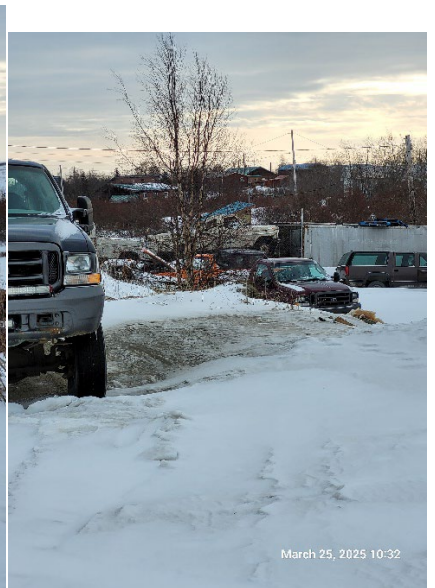
Address: U.S. Survey 4117, Lot 37, Our Own Road

Owner Of Record: Bosco Olson, BTP

Notice of Nuisance Abatement Sent: 6/18/2025

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

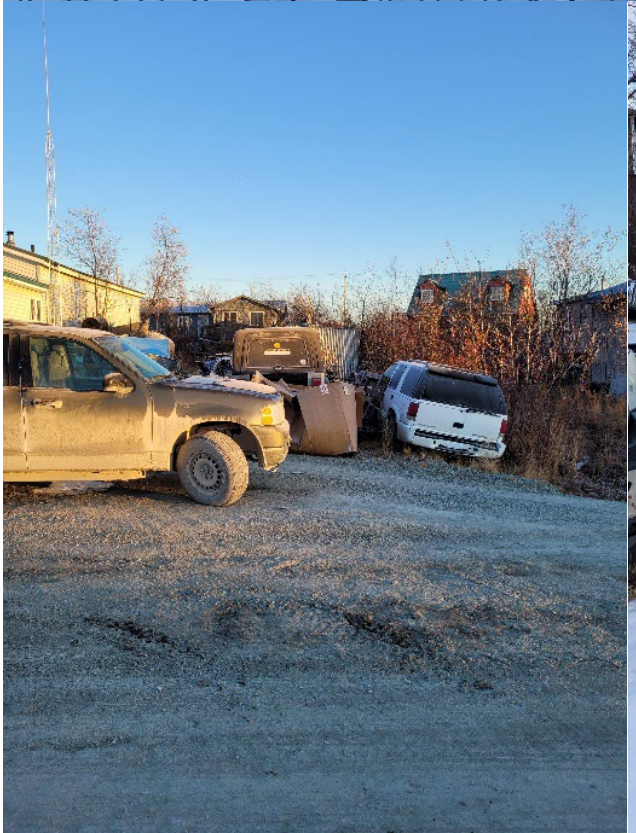
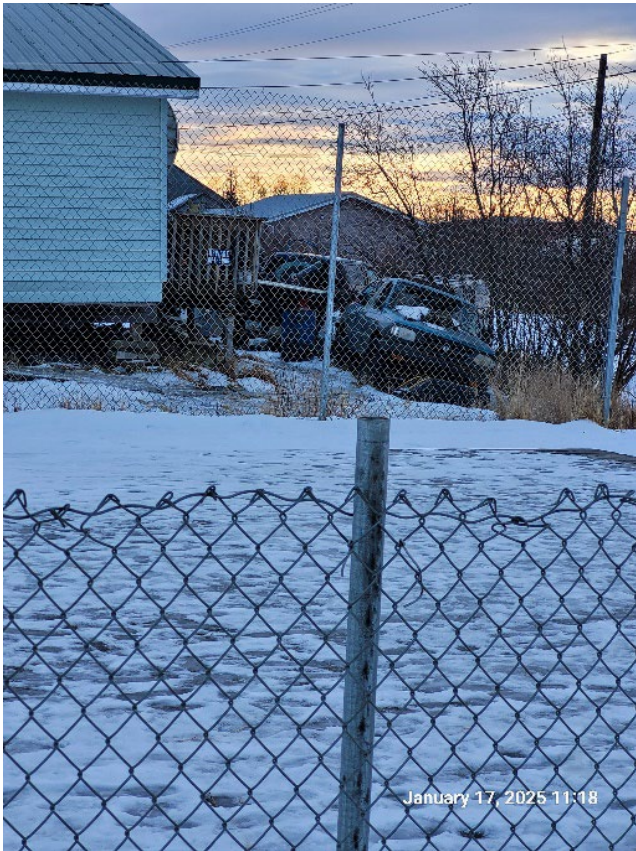
Address: 9330 Nengqerralria Dr.

Owner Of Record: Fritz Charles

Notice of Nuisance Abatement Sent: 6/18/2025

Description of the Nuisance: Significant accumulation of junk vehicles, and trash piles, 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: 834A Ptarmigan

Owner Of Record: Frank Mazzaro

Notice of Nuisance Abatement Sent: 6/18/2025

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: 239 Akiak Drive

Owner Of Record: Frank Mazzaro

Notice of Nuisance Abatement Sent: 6/18/2025

Description of the Nuisance: Significant accumulation of junk vehicles, and trash piles, 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.





EXHIBIT

B

Notices and Correspondence
from the Clerk's Office

CITY OF BETHEL

City Clerk's Office

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



August 20, 2025

Frank Mazzaro
PO BOX 1291
Bethel, AK 99559

9589 0710 5270 3258 8160 62

Re: Nuisance Abatement Hearing September 4, 2025

Dear Frank Mazzaro,

Notice to the owners of and any heirs/devisees having any legal interest in the property located at 834A Ptarmigan Bethel, Alaska and 239 Akiak Drive Bethel, Alaska.

The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on September 4, 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.

This letter and posted notices of the Hearing from the Clerk's Office will be added to the record once available online.

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

A handwritten signature in blue ink, appearing to read 'KM', with a long horizontal flourish extending to the right.

Sincerely,
Kevin Morgan
City Clerk

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- When used internationally, a customs declaration is required

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EP14F October 2023
OD: 12 1/2 x 9 1/2

FROM:

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

Bosco Olson, SR.,
Chairman/President
Sea Lion Corporation
PO BOX 87
Hooper Bay, AK 99604

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TRACKED ■ INSURED



PS00001000014

EP14F October 2023
OD: 12 1/2 x 9 1/2

FROM:

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

Fritz Charles
PO BOX 1946
Bethel, AK 99559

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EP14F October 2023
OD: 12 1/2 x 9 1/2

FROM:

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

Scott Campbell, Manager
BTP LLC
PO BOX 3433
Bethel, AK 99559

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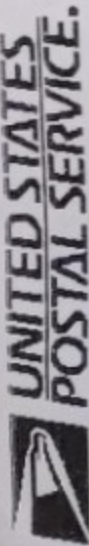
EP14F October 2023
OD: 12 1/2 x 9 1/2

FROM:

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

Frank Mazzaro
PO BOX 1291
Bethel, AK 99559

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BETHEL
1484 CHIEF EDDY HOFFMAN HWY
BETHEL, AK 99559-9800

www.usps.com

08/20/2025

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Flat Rate		
Expected Delivery Date		
Sat 08/23/2025		
Insurance		\$0.00
Up to \$100.00 included		
Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 3258 8160 86		
Affixed Postage		-\$16.30
Affixed Amount: \$16.30		
Total		\$0.00

Priority Mail® Flat Rate Env	1	\$11.00
Bethel, AK 99559		
Flat Rate		
Expected Delivery Date		
Sat 08/23/2025		
Insurance		\$0.00
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Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 3258 8160 62		
Affixed Postage		-\$16.30
Affixed Amount: \$16.30		
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Priority Mail® Flat Rate Env	1	\$11.00
Bethel, AK 99559		
Flat Rate		
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Sat 08/23/2025		
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Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 3258 8160 79		
Affixed Postage		-\$16.30
Affixed Amount: \$16.30		
Total		\$0.00

Priority Mail® Flat Rate Env	1	\$11.00
Hooper Bay, AK 99604		
Flat Rate		
Expected Delivery Date		
Sat 08/23/2025		
Insurance		\$0.00
Up to \$100.00 included		
Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 3258 8160 55		
Affixed Postage		-\$16.30
Affixed Amount: \$16.30		
Total		\$0.00

Grand Total: \$0.00

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
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Postage \$11.00

Total Postage and Fees \$16.30

Sent To Scott Campbell, Manager
Street and Apt. No., PO Box No. P.O. Box 3433
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$11.00

Total Postage and Fees \$16.30

Sent To Frank Mazzaro
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City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$11.00

Total Postage and Fees \$16.30

Sent To Fritz Charls
Street and Apt. No., PO Box No. P.O. Box 1946
City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

Hooper Bay, AK 99604

Certified Mail Fee \$5.30 0559 13

Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$11.00

Total Postage and Fees \$16.30

Sent To Bosco Olson, Sr.
Street and Apt. No., PO Box No. P.O. Box 87
City, State, ZIP+4® Hooper Bay, AK 99604

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 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:

- 1) U.S. Survey 4117, Lot 37, Our Own Road Bethel, Alaska.
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- 4) 239 Akiak Drive Bethel, Alaska.

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CITY OF BETHEL

Nuisance Abatement Hearing, September 4, 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 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



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CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

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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

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

Julie Olick, Admin. Assistant City Clerk's Office

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

- IX. MEMBER COMMENTS
- X. ADJOURNMENT

CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 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 Hearing, September 4, 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=bkN1dGI4MHpGZ1kwQUVYWU5kd0xhZr09>

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 HEARING
 - 4.1. U.S. Survey 4117, Lot 37, Our Own Road
 - 4.2. 9330 Nengqerralria Drive
 - 4.3. 834A Ptarmigan
 - 4.4. 239 Akiak Drive
5. ADJOURNMENT

Posted: September 30, 2025 at AC Co., Swanson's, City Hall, and the Post Office.

Julie Chisholm, Assistant City Clerk's Office

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

Items listed with an asterisk (*) are consent agenda items, unless removed from the consent agenda they are approved upon the approval of the agenda. Resolutions introduced at the meeting may be set for public hearing at the next regular meeting. The Council may by unanimous consent, after 12:00 add to the time to which to adjourn until the following day at 6:30 PM.



CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARINGS

Date September 4, 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:

- 1) U.S. Survey 4117, Lot 37, Our Own Road Bethel, Alaska.
- 2) 9330 Nengqerrallria Drive Bethel, Alaska
- 3) 834A Ptarmigan Bethel, Alaska
- 4) 239 Akiak Drive Bethel, Alaska.

The City of Bethel will be taking legal action in the form of nuisance abatement hearings on September 4, 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.

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

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For more information go to the City's website
Bethel City Clerk's Office
300 Chief Eddie Hoffman Highway

Audio versions of this notice will be available in English and Yugtun.

CITY OF BETHEL
COMMUNITY ACTION GRANT COMMITTEE
THURSDAY, AUGUST 21, 2025, 6:00 PM
LOCATION: 300 CHIEF EDDIE HOFFMAN HIGHWAY, BETHEL

JOIN MEETING BY ZOOM:
<https://us6web.zoom.us/j/4888456188?pwd=bkN1dG4hM0pGZ1kwOUYVWU5kdDhZc09>
MEETING ID: 488 845 6188
PASSCODE: 13871
US TOLL-FREE PHONE NUMBERS: 833 548 0276 US Toll-free



City of Bethel

OCTOBER 7, 2025 MUNICIPAL ELECTION
NOTICE OF VACANCY IN OFFICE

CITY COUNCIL VACANCIES IN OFFICE

There are four city council seats up for election. The