

CITY OF BETHEL

City Council Meeting Agenda, September 1, 2026 – 6:00 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, Alicia Miner, Pamela Conrad, Kelsi Kime, Greg Schiedler



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 HEARINGS

4.1. 455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A, Bethel Alaska

4.2. 410 Owl Street, Plat 81-10, Block 1, Lot 46, Bethel Alaska

4.3. 17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3, Bethel Alaska

5. ADJOURNMENT

Posted August 7, 2026 at AC Co., Swanson's, City Hall, and the Post Office.

Kevin Morgan. 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

City of Bethel

Nuisance Abatement Hearing

455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A

Bethel, Alaska



September 1, 2026

6:00 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

455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A

Bethel Alaska

EXHIBIT LIST

- | | |
|------------------|--|
| Exhibit A | City Manager Report on Public Nuisances |
| Exhibit B | Notices and Correspondence from the Clerk's Office |

EXHIBIT

A

City Manager Report on Public Nuisances



City of Bethel

July 9, 2026

From: City Manager
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.

Following reasonable notice to property owners and in accordance with **Bethel Municipal Code (BMC) Chapter 15.04 – Hazards and Nuisances**, the City Administration is reporting on local structures that meet abatement standards due to fire hazards, health hazards, or public nuisances. These terms are defined in **BMC 15.04.040** as follows:

"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.

Additionally, **BMC 16.12.030** defines a nuisance as:

"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, resulting in a lien on the property, chargeable to the proceeds of its sale (**BMC 15.04.020**).

Respectfully,

Lori Strickler
City Manager

Property #1

Address: Plat 81-10, Block 1, Lot 46, 410 Owl Street

Owner of Record: John Woodard, 814 Joyce Circle, Billings, Montana 59105

Latest Notice of Nuisance Abatement: March 20, 2026.

Three certified mail letters were sent on 10/30/2024, 11/24/2025 and 3/20/2026, two out of three letters came back with signature confirmation receipts.

Description of the Nuisance:

The property contains an accumulation of abandoned vehicles, snow machines, trash, tires, appliances, and other refuse scattered across the lot. There was a fire at the property that has resulted in a portion of the building to be uninhabitable with busted windows and burnt interior and exterior walls.

- The property's accumulation of junk and debris creates visual blight and interferes with the rights of the neighbors to enjoy their property safely and without material annoyance and discomfort. The deteriorated and cluttered state of the property poses risks not only to the property owner but to the surrounding community. The nuisance presents the additional risk of lowering the property value for the surrounding properties. Reference Violation BMC 16.04.010, 16.12.030 and 15.04.040.

Health Hazard:

- Trash, waste, and abandoned appliances collect stagnant water and can breed mosquitoes, leading to public health risks. The decomposing of organic material and trash can attract rodents, insects, and other vermin, creating a space for disease transmission. Reference Violation BMC 13.04.025, 13.08.025, 15.04.040.

Fire Hazard Conditions:

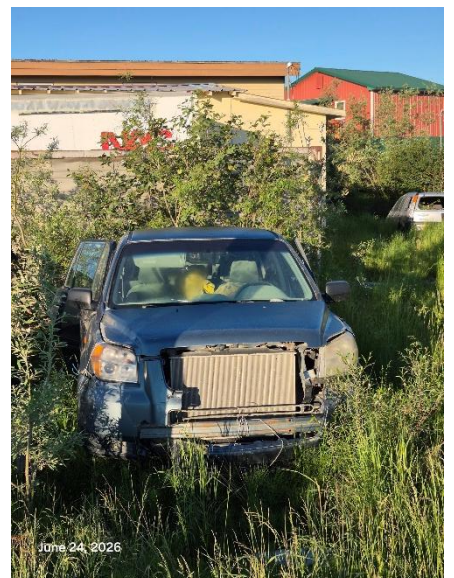
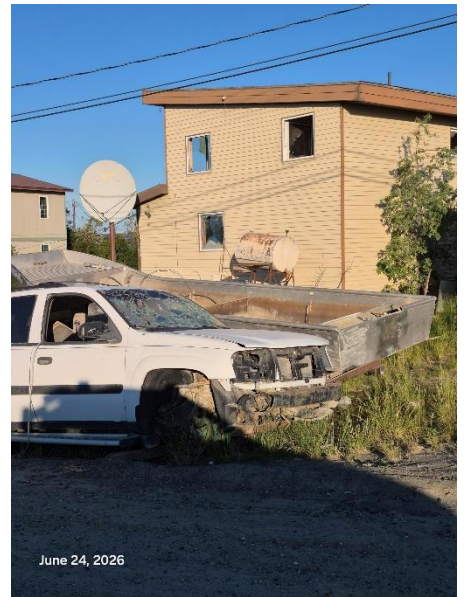
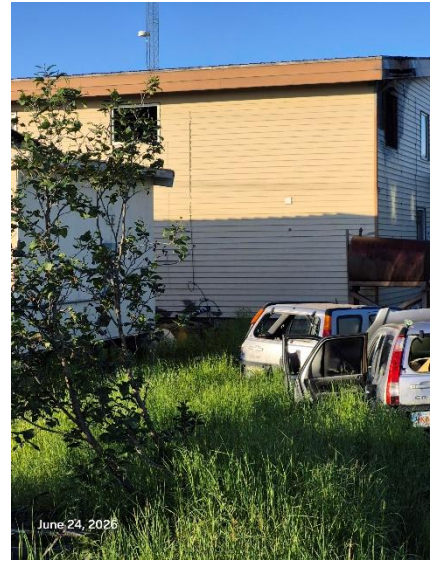
- Junk vehicles, tires, and trash are combustible materials that can easily catch fire.
- Improper storage of snow machines and appliances containing flammable fluids like gasoline or oil increase risk to fire.
- Tire piles, in particular, burn intensely and are difficult to extinguish and produce toxic smoke.
- The National Fire Protection Association 1: Fire Code and International Fire Code (IFC), Section 304 Combustible Waste Material, 304.1 Waste accumulation prohibited states:
 - Combustible waste material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.
 - Section 304.1.1 Waste Material states: Accumulation of wastepaper, wood, hay straw, weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, ally, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreation vehicle or other similar structure.

Required Action:

1. Removal and proper disposal of all non-operable vehicles and recreational vehicles.
2. Elimination of Fire Hazards:

- Tires, foam panels, pallets (plastic/wood, broken/intact), five-gallon buckets, 50-gallon drums, 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.
 - Gas cans must be emptied, cleaned, and safely stored according to fire safety regulations if retained.
- 3. Removal of Trash and Debris:
 - All loose trash, broken tarps, cardboard boxes, scattered trash cans, totes, garden hoses, pumps, crutches, shovels, extension cords, chair parts and/or other items must be removed or neatly organized.
- 4. Organization of Salvageable Property:
 - Plastic and metal water tanks (if still usable), must be neatly stored, stacked safely, and secured against tipping or damage.
 - If deemed unusable, they must be disposed of appropriately.
- 5. General Property Clean-up and Hazard Elimination
 - Secure window and doors to prevent unauthorized access.
 - Remove any remaining loose or broken materials (e.g., wood scraps, foam panels, pallets).
 - Repair, remove, or secure items that pose tripping, falling, or fire risks.
 - Maintain walkways, access areas and road right of ways free from obstruction and debris.





Property #2

Address: Plat71-425, Block 1, Lot 3, 17 Kwethluk Lane

Owner of Record: George Hohman, Jr.

An address for Agnes Hohman (known relative) was attempted but came back undeliverable.

Latest Notice of Nuisance Abatement: December 16, 2024

Listed in the newspaper notices: December 2025, January 2026 and February 2026, and posted on the property.

Description of Nuisance: Fire damaged property contains junk vehicles, trash and debris scattered about the lot.

- The accumulation of junk vehicles, trash, and debris creates an eyesore that clashes with the neighborhood surroundings and ruins the aesthetic appeal of the area. The lot's untidy, disorganized, and neglected appearance lowers the property values of neighboring residences. Reference Violation BMC16.04.010, 16.12.030, and 15.04.040.

Health Hazard:

- Public health is at risk when trash, debris, and broken appliances are allowed to amass over time and create breeding grounds for insects and vermin that are destructive and carry disease. Reference Violation BMC 13.04.025, 13.08.025 and 25.04.040.

Fire Hazard Conditions:

- The dilapidated shed, deteriorated main structure, junk vehicles, trash and debris increases the likelihood of a fire and threaten people and property by acting as an ignition source, providing fuel, and impeding escape routes.
- The National Fire Protection Association 1: Fire Code and International Fire Code (IFC), Section 304 Combustible Waste Material, 304.1 Waste accumulation prohibited states:

*Combustible waste material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

*Section 304.1.1 Waste Material states: Accumulation of wastepaper, wood, hay straw, weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, ally, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreation vehicle or other similar structure.

Required Action:

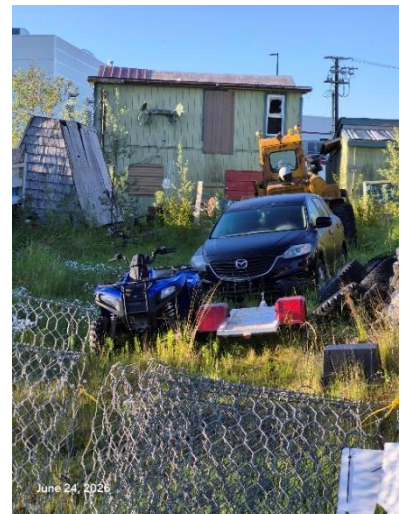
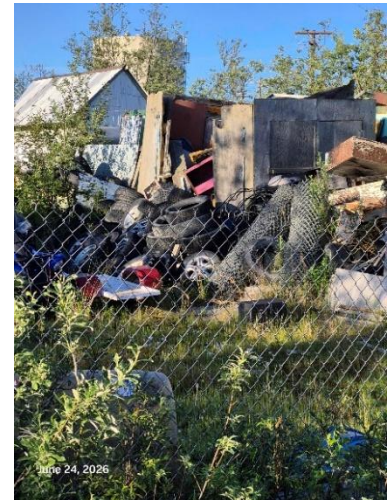
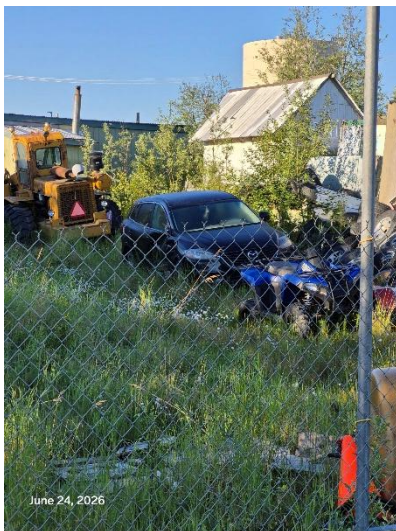
1. Removal and proper disposal of all non-operable and/or junk vehicles
2. Elimination of Fire Hazards:
 - Removal of all junk vehicles and broken appliances
 - Secure main structure and shed access to preclude unauthorized entrance.
 - Removal of all trash, debris, and overgrown brush.

3. Organization of Salvageable Property:

- Any equipment or usable items must be organized and stored properly.
- If unusable, they must be disposed of appropriately.

4. General Property Clean-up and Hazard Elimination

- Remove any items or broken materials that present a hazard
 - Remove, repair, or replace items that pose fire risks.
- *Access to property and road right-of-way must be clear of any obstructions.



Property #3

Address: Plat 98-7, Block 5, Lot 1A, 455 Ridgecrest Drive

Owner of Record: Arthur Dull

Latest Notice of Nuisance Abatement: March 18, 2026. Acknowledged 1 of 3 letters with Return Receipt. May 15, 2025/August 14, 2025 letter returned/ March 18, 2025 no answer didn't get a letter sent back or a returned envelope

Description of Nuisance: Numerous junk vehicles and associated debris and rubbish strewn about the property presents a potential danger and increases the risk and liabilities to passersby, children, or transients attracted to the property.

- The derelict vehicles, rubbish and waste debris around the property is offensive and visually unattractive to neighbors and customers of the Alaska Commercial Store across Ridgecrest Drive from the premises. The state of the property poses risks to both the owner and the local community. The nuisance potentially lowers the property values of other properties nearby. Reference Violation BMC 16.04.010, 16.12.030, AND 15.04.040.

Health Hazard:

- Rubbish, trash, and waste products create an environment for vermin and insects to flourish and pose serious health risks. Significantly, these surroundings and conditions provide an opportunity for the transmission of diseases. Reference Violation BMC 13.04.025, 13.08.025, and 15.04.040.

Fire Hazard Conditions:

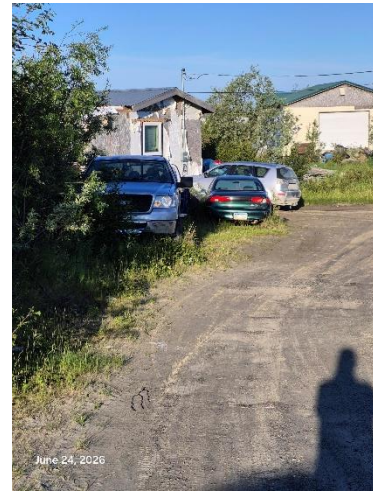
- Junk vehicles, trash, and a ramshackle shed can easily catch fire.
- Flammable fluids improperly stored increase the propensity for fire.
- The National Fire Protection Association 1: Fire Code and International Fire Code (IFC), Section 304 Combustible Waste Material, 304.1 Waste accumulation prohibited states:
*Combustible waste material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.
*Section 304.1.1 Waste Material states: Accumulation of wastepaper, wood, hay, straw, weeds, litter, or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, ally, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreation vehicle or other similar structure.

Required Action:

1. Removal and proper disposal of all non-operable vehicles, boats, and recreational vehicles of any type.
2. Elimination of fire hazards:
 - All tires, broken pallets, various buckets, fuel containers, and assorted

- plastics must be removed or organized and stored neatly.
 - Gas cans must be emptied, cleaned, and stored according to fire safety regulations.
3. Removal of Trash and Debris:
 - All loose trash, broken tarps, cardboard items, various drums, containers, abandoned and broken tools, and inoperable equipment must be removed or neatly organized to present a clean environment.
 4. Organization of Salvageable Property:
 - All tanks, containers, plastics and wood must be stacked neatly and secured against tipping, damage, or possible injury.
 - If deemed unusable, disposal of items must be done appropriately.
 5. General Property Clean-up and Hazard Elimination:
 - Any items that pose tripping, falling, or fire risks must be removed.
 - Walkways, driveways, access areas and road rights-of-way must be free from any blockage or obstruction.





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 7, 2026

Arnold Dull
P.O. Box 1513
Bethel AK 99559

9589 0710 5270 3258 8205 71

Re: Nuisance Abatement Hearing

Dear Arnold Dull,

Notice to the owners of and any heirs/devisees having any legal interest in the property located at **455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A, Bethel, Alaska.**

The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on September 1, 2026 at 6:00 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. 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

Sincerely,

Kevin Morgan
City Clerk

A handwritten signature in blue ink, appearing to read "KM", is written over the typed name and title of the City Clerk.

CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARING

455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A, Bethel Alaska

410 Owl Street, Plat 81-10, Block 1, Lot 46, Bethel Alaska

17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3, Bethel Alaska

To be held on September 1, 2026, 6:00 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 listed above. The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on September 1, 2026 at 6:00 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.

Meeting Information and record available at www.cityofbethel.org

9589 0710 5270 0225 3258 8528 8205 71

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

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

Bethel, AK 99559

Certified Mail Fee	\$5.55
\$	\$0.00
Extra Services & Fees (check box, add 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	\$

Postage	\$12.90
\$	
Total Postage and Fees	\$18.45
\$	



Sent To Arnold Dull

Street and Apt. No., or PO Box No. PO Box 1513

City, State, ZIP+4® Bethel, AK 99559

PS Form 3800, January 2023 PSN 7530-02-000-9047

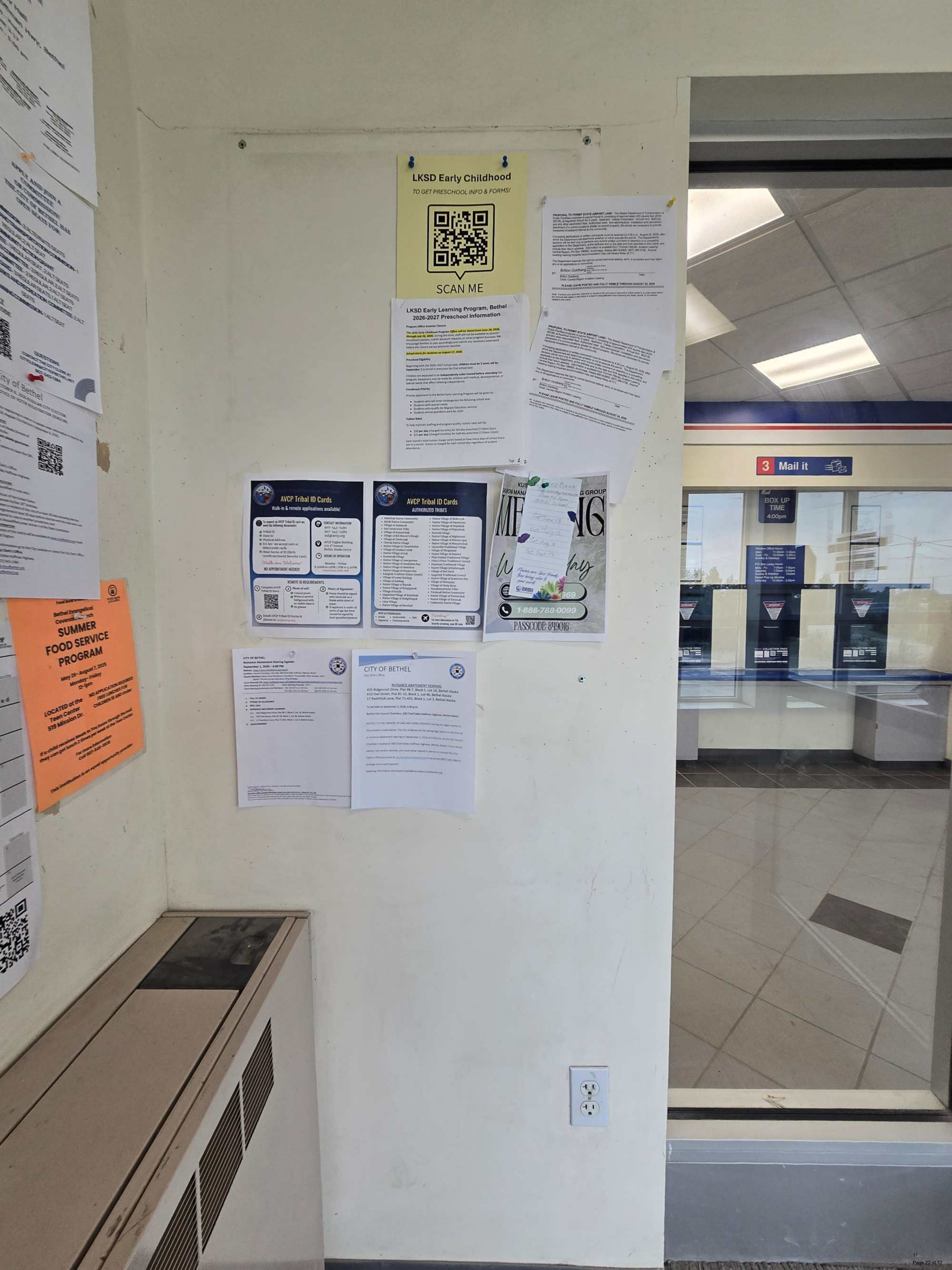
See Reverse for Instructions



455

NO
TRESPASSING





LKSD Early Childhood
TO GET PRESCHOOL INFO & FORMS!



SCAN ME

LKSD Early Learning Program, Bethel
2026-2027 Preschool Information

Program Office Summer Office

The LKSD Early Learning Program Office will be closed from June 20, 2026, through July 20, 2026. During this time, staff will not be available to process enrollment packets, answer questions, or provide program information. We encourage families to plan accordingly and submit any necessary paperwork before the closure period.

Enrollment packets for children are due August 15, 2026.

Preschool Eligibility

Beginning with the 2024-2025 school year, children must be 3 years old by September 1 to enroll in preschool for that school year.

Children are expected to be independently toilet trained before attending the program. Exceptions may be made for children with medical, developmental, or special needs that affect toilet training.

Enrollment Priority

Priority enrollment in the Bethel Early Learning Program will be given to:

- Students who will enter kindergarten the following school year
- Students with special needs
- Students who qualify for Magnet Education services
- Students whose guardians work for LKSD

Tuition Rates

To help maintain staffing and program quality, tuition rates will be:

- \$10 per day (1/2 day program) for full-day preschool (7:30am-12pm)
- \$25 per day (1/2 day program) for half-day preschool (7:30am-12pm)

Each month's total tuition charge varies based on how many days of school there are in a month. Tuition is charged for each school day regardless of student attendance.

AVCP Tribal ID Cards
Walk-in & remote applications available!

CONTACT INFORMATION
907-543-7446
907-543-7449
HAI@avcp.org

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Walk-in & remote applications available!

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HAI@avcp.org

KUSONMANI GROUP
1-888-788-0099
PASSCODE: 819016

CITY OF BETHEL
Nuisance Abatement Hearing Agenda
September 1, 2026 - 8:00 PM

CITY OF BETHEL
Nuisance Abatement Hearing
455 Ridgeway Drive, Box 99, Bethel, Alaska 99559

Bethel Evangelical Church
SUMMER FOOD SERVICE PROGRAM
May 25 - August 7, 2025
Monday - Friday 12-1pm
LOCATED at the Town Center 519 Mission Dr.
NO APPLICATION REQUIRED
FREE LUNCHES FOR CHILDREN 12 AND UNDER
If a child receives meals to you house through the mail, they can get lunch 2 times per week at the Town Center.
For more information, call 907-543-5555.
This institution is an equal opportunity provider.

3 Mail it

BOX UP TIME
4:00pm

Window Office Hours
Mon - Fri 10:00am - 5:00pm
Sat 10:00am - 5:00pm
Sun 10:00am - 5:00pm
PTD Box Office Hours
Mon - Fri 10:00am - 5:00pm
Sat 10:00am - 5:00pm
Sun 10:00am - 5:00pm
Parcel Pick-Up Hours
Sat 10:00am - 5:00pm



Details



86% recommend (5 Reviews)



Open now



300 State Highway, Bethel, AK, United States, 99559

Links



cityofbethel.org

Contact info



(907) 543-2047



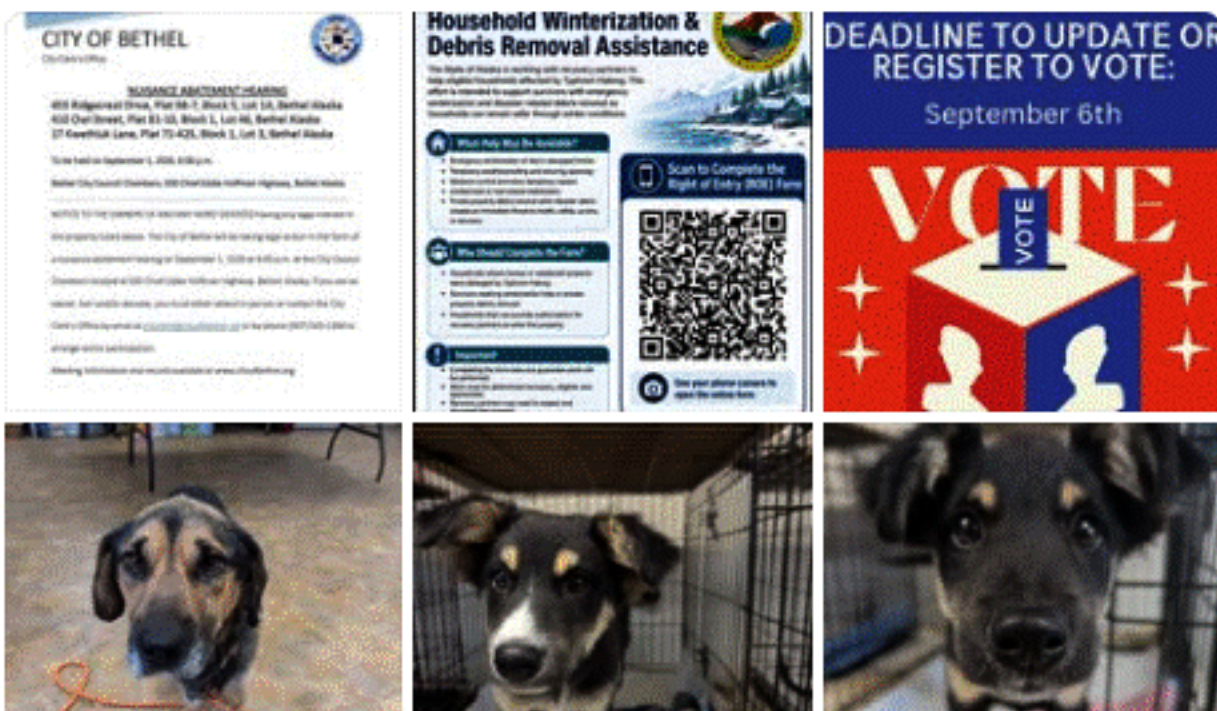
connected@cityofbethel.net



City of Bethel, Alaska

Photos

[See all photos](#)



Posts

[Filters](#)



City of Bethel, Alaska

19m · 🌐

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The Nuisance Abatement Hearing for the following properties will be held on Sept 1, 2026 at 6pm.
455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A, Bethel Alaska

410 Owl Street, Plat 81-10, Block 1, Lot 46, Bethel Alaska

17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3, 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. [See less](#)

CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARING

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Meeting Information and record available at www.cityofbethel.org



The Delta Discovery

INSIDE BETHEL NEWS

Bethel Actors Guild presents "The Mousetrap"



The Bethel Actors Guild (BAG) performed "The Mousetrap" - Agatha Christie's legendary play and the longest running show in the world delivered in three free performances this past weekend. Actors and actresses swept audiences into a world of mystery, suspense, and twists and turns as they entertained classic theater enthusiasts at the former teen center in Bethel. The BAG was reinstituted in 2024. Above are Samantha Watson as Giles Ralston (standing at left), Michael Murzyn as Major Metcalf (at right), and David Chakuchin as the mysterious foreigner Mr. Paravicini (seated).

by Jeremy Zidek

The State of Alaska started conducting outreach calls to individuals and families impacted by Typhoon Halong as part of its Disaster Case Management effort to support survivor recovery.

The purpose of these calls is to help disaster survivors identify unmet disaster-related needs, better understand available recovery resources, and connect government services that may assist them as they move forward. Call center agents will contact survivors by phone to verify information and assess recovery needs to initiate an application to review and assign a Disaster Case Manager.

Disaster Case Managers will contact applicants for a more detailed assessment of recovery barriers, and help link households with available community, nonprofit, local, state, and federal support services to build a recovery plan.

Recovery after a disaster can be a long and difficult process, and these outreach calls are intended to ensure survivors know what help may be available now and how to access the support they need.

Halong Survivors can reach out to Disaster Case Management by calling 907-759-6927.

What is Disaster Case Management?

Disaster Case Management is a survivor-centered process that helps individuals and families develop a recovery plan and connect with resources to address disaster-caused unmet needs. It is designed to provide

personalized support, coordination, and follow-up for survivors who may still be facing challenges related to housing, health, finances, transportation, access and functional needs, documentation, or other disaster-related impacts.

Disaster Case Management does not guarantee direct financial assistance. Instead, it helps survivors navigate the recovery process by connecting them to programs, services, and organizations that may be able to assist based on their specific circumstances.

During outreach calls, survivors may be asked questions about:

- Disaster-related damages or losses
- Current housing or living situation
- Immediate and ongoing recovery needs
- Household composition
- Access or functional needs
- Other barriers affecting recovery

This information helps case managers better understand each survivor's situation and determine what referrals, services, or follow-up may be appropriate.

Survivors are encouraged to answer calls from the Disaster Case Management Contact Center, calling from 907-759-6927 and to participate if they need assistance understanding or accessing recovery resources. Anyone who is uncertain whether a call is legitimate may contact the Division of Homeland Security and Emergency Management at DHS&EM | Home or contacting your State of Alaska's Individual Assistance case manager to verify the outreach.

photo by Sharon Chakuchin

City of Bethel

2026 Regular City Election Information

The City of Bethel Regular Election will be held October 6, 2026. There are four city council seats up for election with terms ending in October 2028.

Residents interested in running for City Council must submit a Declaration of Candidacy packet to the City Clerk's Office by August 20, at 4:00p.m. The Declaration of Candidacy packet information will be available on the City of Bethel website, and printed packets will be available at the entrance of City Hall, 300 Chief Eddie Hoffman Highway on July 29th.

Declaration of Candidacy filing period begins 8:00 a.m. on August 5, 2026, and will close at 4:00 p.m. August 20, 2026.

The Deadline for registering to vote, or to update your voter registration information for the October 6, 2026 Regular City Election, is September 6, 2026. Go to voterregistration.alaska.gov to register online.

Early and Absentee Voting will be available September 21st at 300 Chief Eddie Hoffman Highway, 8:30am-5:00pm, with extended hours on September 24th, and October 1st, 8:30am-6:00pm.

For more information regarding the City of Bethel Regular Election, please contact the Bethel City Clerk's Office at cityclerk@cityofbethel.net, (907) 543-1384 or go to www.cityofbethel.org.

NUISANCE ABATEMENT HEARING



455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A, Bethel Alaska

410 Owl Street, Plat 81-10, Block 1, Lot 46, Bethel Alaska

17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3, Bethel Alaska

To be held on September 1, 2026, 6:00 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 listed above. The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on September 1, 2026 at 6:00 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. Meeting Information and record available at www.cityofbethel.org

City of Bethel

Nuisance Abatement Hearing

410 Owl Street, Plat 81-10, Block 1, Lot 46

Bethel Alaska



September 1, 2026

6:00 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

410 Owl Street, Plat 81-10, Block 1, Lot 46

Bethel Alaska

EXHIBIT LIST

Exhibit A City Manager Report on Public Nuisances

Exhibit B Notices and Correspondence from the Clerk's Office

EXHIBIT

A

City Manager Report on Public Nuisances



City of Bethel

July 9, 2026

From: City Manager
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.

Following reasonable notice to property owners and in accordance with **Bethel Municipal Code (BMC) Chapter 15.04 – Hazards and Nuisances**, the City Administration is reporting on local structures that meet abatement standards due to fire hazards, health hazards, or public nuisances. These terms are defined in **BMC 15.04.040** as follows:

"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.

Additionally, **BMC 16.12.030** defines a nuisance as:

"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, resulting in a lien on the property, chargeable to the proceeds of its sale (**BMC 15.04.020**).

Respectfully,

Lori Strickler
City Manager

Property #1

Address: Plat 81-10, Block 1, Lot 46, 410 Owl Street

Owner of Record: John Woodard, 814 Joyce Circle, Billings, Montana 59105

Latest Notice of Nuisance Abatement: March 20, 2026.

Three certified mail letters were sent on 10/30/2024, 11/24/2025 and 3/20/2026, two out of three letters came back with signature confirmation receipts.

Description of the Nuisance:

The property contains an accumulation of abandoned vehicles, snow machines, trash, tires, appliances, and other refuse scattered across the lot. There was a fire at the property that has resulted in a portion of the building to be uninhabitable with busted windows and burnt interior and exterior walls.

- The property's accumulation of junk and debris creates visual blight and interferes with the rights of the neighbors to enjoy their property safely and without material annoyance and discomfort. The deteriorated and cluttered state of the property poses risks not only to the property owner but to the surrounding community. The nuisance presents the additional risk of lowering the property value for the surrounding properties. Reference Violation BMC 16.04.010, 16.12.030 and 15.04.040.

Health Hazard:

- Trash, waste, and abandoned appliances collect stagnant water and can breed mosquitoes, leading to public health risks. The decomposing of organic material and trash can attract rodents, insects, and other vermin, creating a space for disease transmission. Reference Violation BMC 13.04.025, 13.08.025, 15.04.040.

Fire Hazard Conditions:

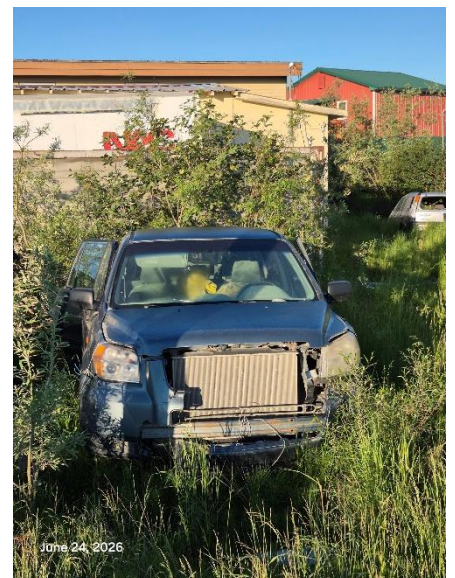
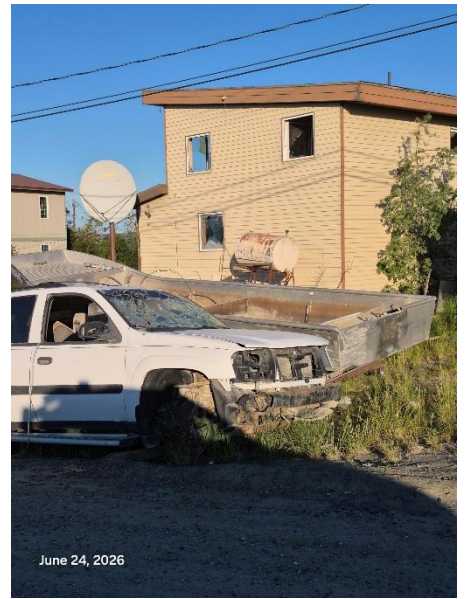
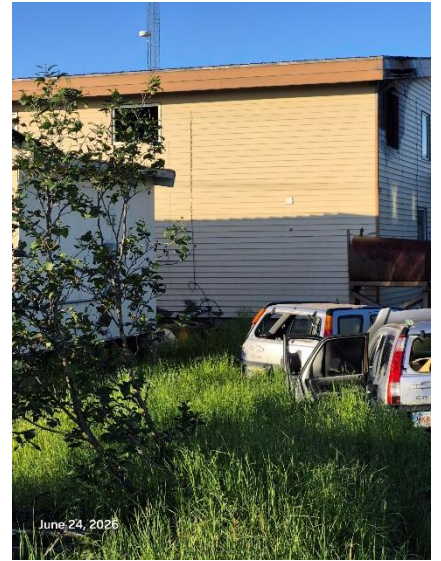
- Junk vehicles, tires, and trash are combustible materials that can easily catch fire.
- Improper storage of snow machines and appliances containing flammable fluids like gasoline or oil increase risk to fire.
- Tire piles, in particular, burn intensely and are difficult to extinguish and produce toxic smoke.
- The National Fire Protection Association 1: Fire Code and International Fire Code (IFC), Section 304 Combustible Waste Material, 304.1 Waste accumulation prohibited states:
 - Combustible waste material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.
 - Section 304.1.1 Waste Material states: Accumulation of wastepaper, wood, hay straw, weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, ally, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreation vehicle or other similar structure.

Required Action:

1. Removal and proper disposal of all non-operable vehicles and recreational vehicles.
2. Elimination of Fire Hazards:

- Tires, foam panels, pallets (plastic/wood, broken/intact), five-gallon buckets, 50-gallon drums, 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.
 - Gas cans must be emptied, cleaned, and safely stored according to fire safety regulations if retained.
3. Removal of Trash and Debris:
- All loose trash, broken tarps, cardboard boxes, scattered trash cans, totes, garden hoses, pumps, crutches, shovels, extension cords, chair parts and/or other items must be removed or neatly organized.
4. Organization of Salvageable Property:
- Plastic and metal water tanks (if still usable), must be neatly stored, stacked safely, and secured against tipping or damage.
 - If deemed unusable, they must be disposed of appropriately.
5. General Property Clean-up and Hazard Elimination
- Secure window and doors to prevent unauthorized access.
 - Remove any remaining loose or broken materials (e.g., wood scraps, foam panels, pallets).
 - Repair, remove, or secure items that pose tripping, falling, or fire risks.
 - Maintain walkways, access areas and road right of ways free from obstruction and debris.





Property #2

Address: Plat71-425, Block 1, Lot 3, 17 Kwethluk Lane

Owner of Record: George Hohman, Jr.

An address for Agnes Hohman (known relative) was attempted but came back undeliverable.

Latest Notice of Nuisance Abatement: December 16, 2024

Listed in the newspaper notices: December 2025, January 2026 and February 2026, and posted on the property.

Description of Nuisance: Fire damaged property contains junk vehicles, trash and debris scattered about the lot.

- The accumulation of junk vehicles, trash, and debris creates an eyesore that clashes with the neighborhood surroundings and ruins the aesthetic appeal of the area. The lot's untidy, disorganized, and neglected appearance lowers the property values of neighboring residences. Reference Violation BMC16.04.010, 16.12.030, and 15.04.040.

Health Hazard:

- Public health is at risk when trash, debris, and broken appliances are allowed to amass over time and create breeding grounds for insects and vermin that are destructive and carry disease. Reference Violation BMC 13.04.025, 13.08.025 and 25.04.040.

Fire Hazard Conditions:

- The dilapidated shed, deteriorated main structure, junk vehicles, trash and debris increases the likelihood of a fire and threaten people and property by acting as an ignition source, providing fuel, and impeding escape routes.
- The National Fire Protection Association 1: Fire Code and International Fire Code (IFC), Section 304 Combustible Waste Material, 304.1 Waste accumulation prohibited states:

*Combustible waste material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

*Section 304.1.1 Waste Material states: Accumulation of wastepaper, wood, hay straw, weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, ally, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreation vehicle or other similar structure.

Required Action:

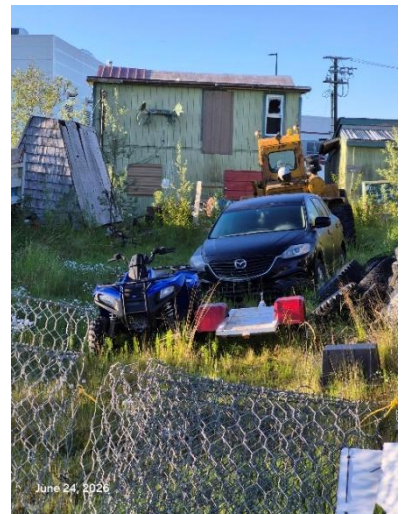
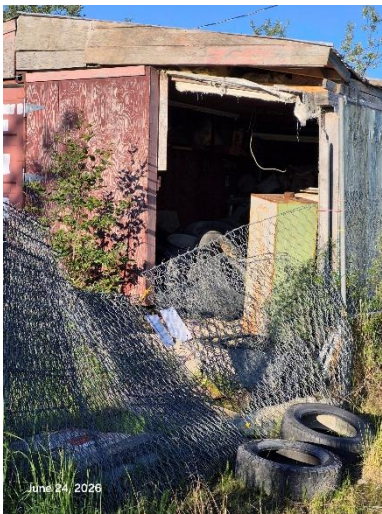
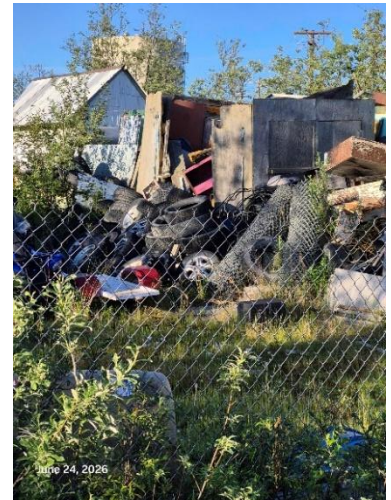
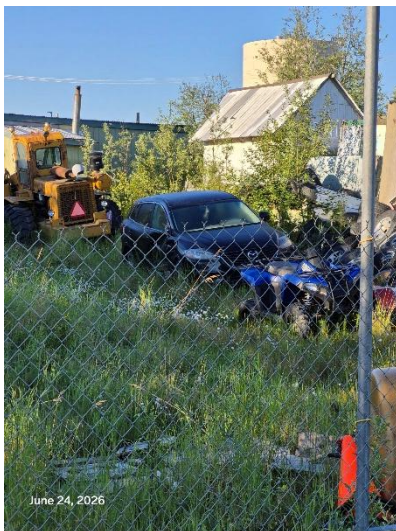
1. Removal and proper disposal of all non-operable and/or junk vehicles
2. Elimination of Fire Hazards:
 - Removal of all junk vehicles and broken appliances
 - Secure main structure and shed access to preclude unauthorized entrance.
 - Removal of all trash, debris, and overgrown brush.

3. Organization of Salvageable Property:

- Any equipment or usable items must be organized and stored properly.
- If unusable, they must be disposed of appropriately.

4. General Property Clean-up and Hazard Elimination

- Remove any items or broken materials that present a hazard
 - Remove, repair, or replace items that pose fire risks.
- *Access to property and road right-of-way must be clear of any obstructions.



Property #3

Address: Plat 98-7, Block 5, Lot 1A, 455 Ridgecrest Drive

Owner of Record: Arthur Dull

Latest Notice of Nuisance Abatement: March 18, 2026. Acknowledged 1 of 3 letters with Return Receipt. May 15, 2025/August 14, 2025 letter returned/ March 18, 2025 no answer didn't get a letter sent back or a returned envelope

Description of Nuisance: Numerous junk vehicles and associated debris and rubbish strewn about the property presents a potential danger and increases the risk and liabilities to passersby, children, or transients attracted to the property.

- The derelict vehicles, rubbish and waste debris around the property is offensive and visually unattractive to neighbors and customers of the Alaska Commercial Store across Ridgecrest Drive from the premises. The state of the property poses risks to both the owner and the local community. The nuisance potentially lowers the property values of other properties nearby. Reference Violation BMC 16.04.010, 16.12.030, AND 15.04.040.

Health Hazard:

- Rubbish, trash, and waste products create an environment for vermin and insects to flourish and pose serious health risks. Significantly, these surroundings and conditions provide an opportunity for the transmission of diseases. Reference Violation BMC 13.04.025, 13.08.025, and 15.04.040.

Fire Hazard Conditions:

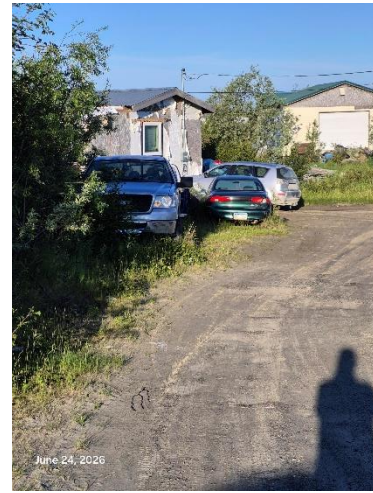
- Junk vehicles, trash, and a ramshackle shed can easily catch fire.
- Flammable fluids improperly stored increase the propensity for fire.
- The National Fire Protection Association 1: Fire Code and International Fire Code (IFC), Section 304 Combustible Waste Material, 304.1 Waste accumulation prohibited states:
*Combustible waste material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.
*Section 304.1.1 Waste Material states: Accumulation of wastepaper, wood, hay, straw, weeds, litter, or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, ally, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreation vehicle or other similar structure.

Required Action:

1. Removal and proper disposal of all non-operable vehicles, boats, and recreational vehicles of any type.
2. Elimination of fire hazards:
 - All tires, broken pallets, various buckets, fuel containers, and assorted

- plastics must be removed or organized and stored neatly.
 - Gas cans must be emptied, cleaned, and stored according to fire safety regulations.
3. Removal of Trash and Debris:
 - All loose trash, broken tarps, cardboard items, various drums, containers, abandoned and broken tools, and inoperable equipment must be removed or neatly organized to present a clean environment.
 4. Organization of Salvageable Property:
 - All tanks, containers, plastics and wood must be stacked neatly and secured against tipping, damage, or possible injury.
 - If deemed unusable, disposal of items must be done appropriately.
 5. General Property Clean-up and Hazard Elimination:
 - Any items that pose tripping, falling, or fire risks must be removed.
 - Walkways, driveways, access areas and road rights-of-way must be free from any blockage or obstruction.





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 7, 2026

John Woodard
814 Joyce Circle
Billings, Montana 59105

9589 0710 5270 3258 8205 88

Re: Nuisance Abatement Hearing

Dear John Woodard:

Notice to the owners of and any heirs/devisees having any legal interest in the property located at **410 Owl Street, Plat 81-10, Block 1, Lot 46, Bethel Alaska 99559.**

The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on **September 1, 2026** at 6:00p.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

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Morgan", is written over a horizontal line.

Kevin Morgan
City Clerk

CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARING

455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A, Bethel Alaska

410 Owl Street, Plat 81-10, Block 1, Lot 46, Bethel Alaska

17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3, Bethel Alaska

To be held on September 1, 2026, 6:00 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 listed above. The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on September 1, 2026 at 6:00 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.

Meeting Information and record available at www.cityofbethel.org

9589 0710 5270 3258 8205 88

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Billings, MT 59105

Certified Mail Fee	\$5.55
\$	\$0.00
Extra Services & Fees (check box, add 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	\$
Postage	\$12.90
\$	
Total Postage and Fees	\$18.45
\$	



Sent To John Woodard
 Street and Apt. No., or PO Box No. 814 Joyce Circle
 City, State, ZIP+4® Billings, Montana 59105



410



A

City of Bethel
OCTOBER 6, 2026 REGULAR CITY ELECTION
NOTICE OF VOTER REGISTRATION DEADLINE

DISCLOSE
The deadline for registering to vote or to update voter information in time for the October 6, 2026, Regular City Election is September 6, 2026.

Where to Register
Online: State of Alaska Division of Elections website:
www.elections.alaska.gov/voter-information
or use your camera to open the QR:



In person:
Bethel City Clerk's Office
300 Chief Eddie Hoffman Highway

Voter Qualifications
A person is qualified to vote who:

1. Is a citizen of the United States
2. Has passed his/her 18th birthday
3. Has been a resident of the city of at least 30 days preceding election
4. Has registered at least 30 days before election with the state and is not registered to vote in another jurisdiction; and
5. Is not disqualified under Article V of the State Constitution

Accessibility Information
Audio versions of this notice will be available at www.cityofbethel.org in both English and Yup'ik.

For more information go to the City's website or contact the City Clerk's Office.
Bethel City Clerk's Office
300 Chief Eddie Hoffman Highway
Phone (907) 543-1384
cityclerk@cityofbethel.net
www.cityofbethel.org

CITY OF BETHEL
Nuisance Abatement Hearing Agenda
September 1, 2026 - 6:00 PM

Webinar: <https://www.cityofbethel.org/recordings>
Location: Council Chambers, City Hall, 300 Chief Eddie Hoffman Highway, Bethel
Council Members: Mayor Rose Henderson, Vice Mayor Teresa Kiefer, Mark Springer, Alaska

Agenda: Preamble, Consent, 900-1000, 1000-1100, 1100-1200, 1200-1300, 1300-1400, 1400-1500, 1500-1600, 1600-1700, 1700-1800, 1800-1900, 1900-2000, 2000-2100, 2100-2200, 2200-2300, 2300-2400, 2400-2500, 2500-2600, 2600-2700, 2700-2800, 2800-2900, 2900-3000, 3000-3100, 3100-3200, 3200-3300, 3300-3400, 3400-3500, 3500-3600, 3600-3700, 3700-3800, 3800-3900, 3900-4000, 4000-4100, 4100-4200, 4200-4300, 4300-4400, 4400-4500, 4500-4600, 4600-4700, 4700-4800, 4800-4900, 4900-5000, 5000-5100, 5100-5200, 5200-5300, 5300-5400, 5400-5500, 5500-5600, 5600-5700, 5700-5800, 5800-5900, 5900-6000, 6000-6100, 6100-6200, 6200-6300, 6300-6400, 6400-6500, 6500-6600, 6600-6700, 6700-6800, 6800-6900, 6900-7000, 7000-7100, 7100-7200, 7200-7300, 7300-7400, 7400-7500, 7500-7600, 7600-7700, 7700-7800, 7800-7900, 7900-8000, 8000-8100, 8100-8200, 8200-8300, 8300-8400, 8400-8500, 8500-8600, 8600-8700, 8700-8800, 8800-8900, 8900-9000, 9000-9100, 9100-9200, 9200-9300, 9300-9400, 9400-9500, 9500-9600, 9600-9700, 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The image shows a bulletin board with several community notices and forms. The most prominent poster is the 'LKSD Early Childhood' one, which includes a QR code and information about preschool programs. Below it, there are two 'AVCP Tribal ID Cards' for various Alaska Native villages. To the left, a 'SUMMER FOOD SERVICE PROGRAM' poster is visible. Other notices include a 'CITY OF BETHEL' meeting agenda and a 'PROPOSAL TO PERMIT STATE AIRPORT LAND' document. The board is located in a public space, with a window and a 'Mail it' sign visible in the background.

LKSD Early Childhood
TO GET PRESCHOOL INFO & FORMS!
SCAN ME
LKSD Early Learning Program, Bethel
2026-2027 Preschool Information
Program Office Summer Office
The LKSD Early Learning Program Office will be closed from June 20, 2026, through July 20, 2026. During this time, staff will not be available to provide enrollment packets, answer questions, or provide program information. We encourage families to plan accordingly and submit any necessary paperwork before the closure period. Enrollment packets are available online at lked.org/early-learning.
Preschool Eligibility
Beginning with the 2024-2025 school year, children must be 3 years old by September 1 to enroll in preschool for that school year.
Children are expected to be independently toilet trained before attending the program. Exceptions may be made for children with medical, developmental, or special needs that affect toilet training.
Enrollment Priority
Priority enrollment in the Bethel Early Learning Program will be given to:
• Students who will enter kindergarten the following school year
• Students with special needs
• Students who qualify for Migrant Education services
• Students whose guardians work for LKSD
Tuition Rates
To help maintain staffing and program quality, tuition rates will be:
• \$10 per day (1/2 day program) for full-day preschool (7:30am-12pm)
• \$25 per day (1/2 day program) for half-day preschool (7:30am-12pm)
Each month's total tuition charge varies based on how many days of school there are in a month. Tuition is charged for each school day regardless of student attendance.

AVCP Tribal ID Cards
Walk-in & remote applications available!
To request an AVCP Tribal ID Card, you must provide the following documents:
• Tribal ID
• State ID
• Physical Address
• \$10 fee - we accept cash or debit/credit cards
• Other forms of ID (Direct Certification/Security Card)
Hours of Operation
Monday - Friday
8:30AM to 12PM / 1PM to 4:30PM
Closed from 12PM to 1PM
Remote ID Requirements
1. Complete AVCP Tribal ID form
2. Photo of self
3. Current photo
4. Photo of signature
5. Photo of tribal ID
6. Photo of state ID
7. Photo of physical address
8. Photo of other forms of ID
9. Photo of tribal ID
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Contact info



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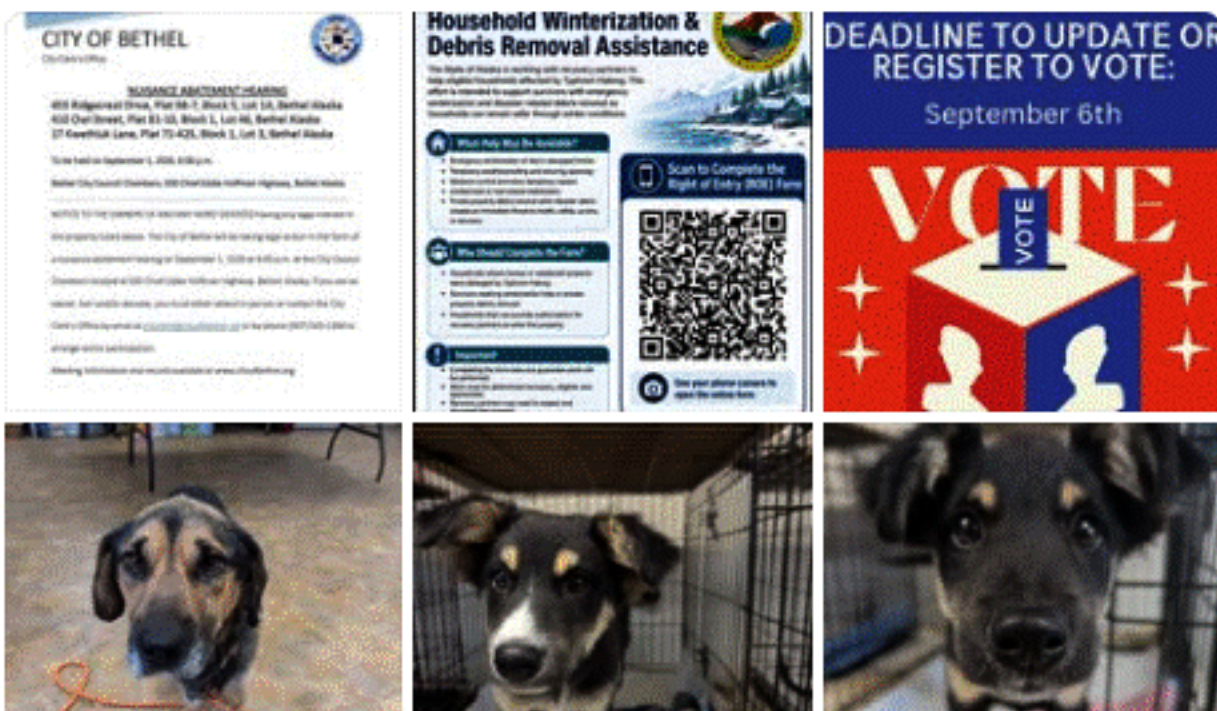
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Filters



City of Bethel, Alaska

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The Nuisance Abatement Hearing for the following properties will be held on Sept 1, 2026 at 6pm.
455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A, Bethel Alaska

410 Owl Street, Plat 81-10, Block 1, Lot 46, Bethel Alaska

17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3, 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. [See less](#)

CITY OF BETHEL

City Clerk's Office

NUISANCE ABATEMENT HEARING

455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A, Bethel Alaska
410 Owl Street, Plat 81-10, Block 1, Lot 46, Bethel Alaska
17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3, Bethel Alaska

To be held on September 1, 2026, 6:00 p.m.

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

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Meeting Information and record available at www.cityofbethel.org



Wednesday, August 12, 2026

The
Delta Discovery

INSIDE BETHEL NEWS

Bethel Actors Guild presents
"The Mousetrap"

The Bethel Actors Guild (BAG) performed "The Mousetrap" - Agatha Christie's legendary play and the longest running show in the world delivered in three free performances this past weekend. Actors and actresses swept audiences into a world of mystery, suspense, and twists and turns as they entertained classic theater enthusiasts at the former teen center in Bethel. The BAG was reinstituted in 2024. Above are Samantha Watson as Giles Ralston (standing at left), Michael Murzyn as Major Metcalf (at right), and David Chakuchin as the mysterious foreigner Mr. Paravicini (seated).

by Jeremy Zidek

The State of Alaska started conducting outreach calls to individuals and families impacted by Typhoon Halong as part of its Disaster Case Management effort to support survivor recovery.

The purpose of these calls is to help disaster survivors identify unmet disaster-related needs, better understand available recovery resources, and connect government services that may assist them as they move forward. Call center agents will contact survivors by phone to verify information and assess recovery needs to initiate an application to review and assign a Disaster Case Manager.

Disaster Case Managers will contact applicants for a more detailed assessment of recovery barriers, and help link households with available community, nonprofit, local, state, and federal support services to build a recovery plan.

Recovery after a disaster can be a long and difficult process, and these outreach calls are intended to ensure survivors know what help may be available now and how to access the support they need.

Halong Survivors can reach out to Disaster Case Management by calling 907-759-6927.

What is Disaster Case Management?

Disaster Case Management is a survivor-centered process that helps individuals and families develop a recovery plan and connect with resources to address disaster-caused unmet needs. It is designed to provide

vide personalized support, coordination, and follow-up for survivors who may still be facing challenges related to housing, health, finances, transportation, access and functional needs, documentation, or other disaster-related impacts.

Disaster Case Management does not guarantee direct financial assistance. Instead, it helps survivors navigate the recovery process by connecting them to programs, services, and organizations that may be able to assist based on their specific circumstances.

During outreach calls, survivors may be asked questions about:

- Disaster-related damages or losses
- Current housing or living situation
- Immediate and ongoing recovery needs
- Household composition
- Access or functional needs
- Other barriers affecting recovery

This information helps case managers better understand each survivor's situation and determine what referrals, services, or follow-up may be appropriate.

Survivors are encouraged to answer calls from the Disaster Case Management Contact Center, calling from 907-759-6927 and to participate if they need assistance understanding or accessing recovery resources. Anyone who is uncertain whether a call is legitimate may contact the Division of Homeland Security and Emergency Management at DHS&EM | Home or contacting your State of Alaska's Individual Assistance case manager to verify the outreach.

photo by Sharon Chakuchin

City of Bethel

2026 Regular City Election Information

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NUISANCE
ABATEMENT HEARING

455 Ridgecrest Drive, Plat 98-7, Block 5, Lot 1A, Bethel Alaska

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City of Bethel

Nuisance Abatement Hearing

17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3

Bethel, AK



September 1, 2026

6:00 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

17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3

Bethel, Alaska

EXHIBIT LIST

Exhibit A City Manager Report on Public Nuisances

Exhibit B Notices and Correspondence from the Clerk's Office

EXHIBIT

A

City Manager Report on Public Nuisances



City of Bethel

July 9, 2026

From: City Manager
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.

Following reasonable notice to property owners and in accordance with **Bethel Municipal Code (BMC) Chapter 15.04 – Hazards and Nuisances**, the City Administration is reporting on local structures that meet abatement standards due to fire hazards, health hazards, or public nuisances. These terms are defined in **BMC 15.04.040** as follows:

"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.

Additionally, **BMC 16.12.030** defines a nuisance as:

"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, resulting in a lien on the property, chargeable to the proceeds of its sale (**BMC 15.04.020**).

Respectfully,

Lori Strickler
City Manager

Property #1

Address: Plat 81-10, Block 1, Lot 46, 410 Owl Street

Owner of Record: John Woodard, 814 Joyce Circle, Billings, Montana 59105

Latest Notice of Nuisance Abatement: March 20, 2026.

Three certified mail letters were sent on 10/30/2024, 11/24/2025 and 3/20/2026, two out of three letters came back with signature confirmation receipts.

Description of the Nuisance:

The property contains an accumulation of abandoned vehicles, snow machines, trash, tires, appliances, and other refuse scattered across the lot. There was a fire at the property that has resulted in a portion of the building to be uninhabitable with busted windows and burnt interior and exterior walls.

- The property's accumulation of junk and debris creates visual blight and interferes with the rights of the neighbors to enjoy their property safely and without material annoyance and discomfort. The deteriorated and cluttered state of the property poses risks not only to the property owner but to the surrounding community. The nuisance presents the additional risk of lowering the property value for the surrounding properties. Reference Violation BMC 16.04.010, 16.12.030 and 15.04.040.

Health Hazard:

- Trash, waste, and abandoned appliances collect stagnant water and can breed mosquitoes, leading to public health risks. The decomposing of organic material and trash can attract rodents, insects, and other vermin, creating a space for disease transmission. Reference Violation BMC 13.04.025, 13.08.025, 15.04.040.

Fire Hazard Conditions:

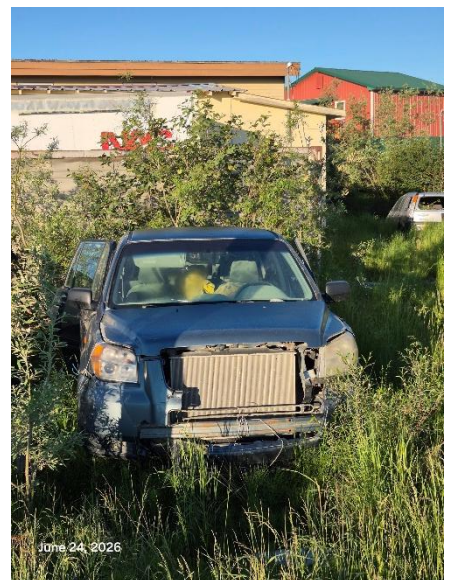
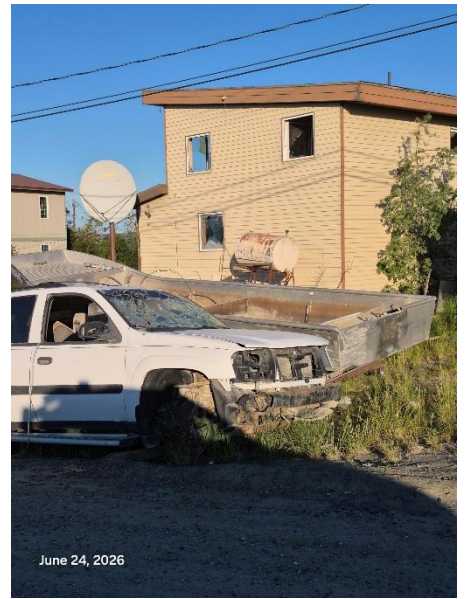
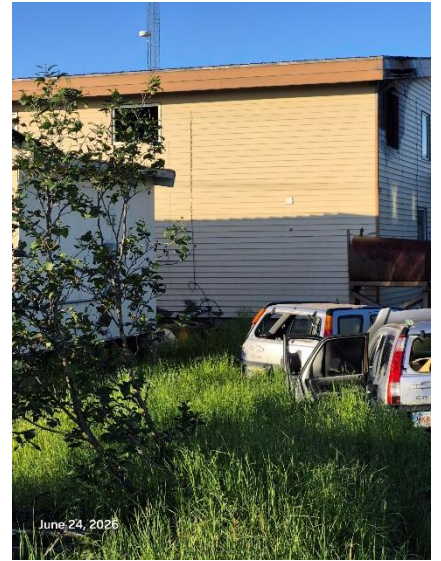
- Junk vehicles, tires, and trash are combustible materials that can easily catch fire.
- Improper storage of snow machines and appliances containing flammable fluids like gasoline or oil increase risk to fire.
- Tire piles, in particular, burn intensely and are difficult to extinguish and produce toxic smoke.
- The National Fire Protection Association 1: Fire Code and International Fire Code (IFC), Section 304 Combustible Waste Material, 304.1 Waste accumulation prohibited states:
 - Combustible waste material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.
 - Section 304.1.1 Waste Material states: Accumulation of wastepaper, wood, hay straw, weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, ally, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreation vehicle or other similar structure.

Required Action:

1. Removal and proper disposal of all non-operable vehicles and recreational vehicles.
2. Elimination of Fire Hazards:

- Tires, foam panels, pallets (plastic/wood, broken/intact), five-gallon buckets, 50-gallon drums, 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.
 - Gas cans must be emptied, cleaned, and safely stored according to fire safety regulations if retained.
3. Removal of Trash and Debris:
- All loose trash, broken tarps, cardboard boxes, scattered trash cans, totes, garden hoses, pumps, crutches, shovels, extension cords, chair parts and/or other items must be removed or neatly organized.
4. Organization of Salvageable Property:
- Plastic and metal water tanks (if still usable), must be neatly stored, stacked safely, and secured against tipping or damage.
 - If deemed unusable, they must be disposed of appropriately.
5. General Property Clean-up and Hazard Elimination
- Secure window and doors to prevent unauthorized access.
 - Remove any remaining loose or broken materials (e.g., wood scraps, foam panels, pallets).
 - Repair, remove, or secure items that pose tripping, falling, or fire risks.
 - Maintain walkways, access areas and road right of ways free from obstruction and debris.





Property #2

Address: Plat71-425, Block 1, Lot 3, 17 Kwethluk Lane

Owner of Record: George Hohman, Jr.

An address for Agnes Hohman (known relative) was attempted but came back undeliverable.

Latest Notice of Nuisance Abatement: December 16, 2024

Listed in the newspaper notices: December 2025, January 2026 and February 2026, and posted on the property.

Description of Nuisance: Fire damaged property contains junk vehicles, trash and debris scattered about the lot.

- The accumulation of junk vehicles, trash, and debris creates an eyesore that clashes with the neighborhood surroundings and ruins the aesthetic appeal of the area. The lot's untidy, disorganized, and neglected appearance lowers the property values of neighboring residences. Reference Violation BMC16.04.010, 16.12.030, and 15.04.040.

Health Hazard:

- Public health is at risk when trash, debris, and broken appliances are allowed to amass over time and create breeding grounds for insects and vermin that are destructive and carry disease. Reference Violation BMC 13.04.025, 13.08.025 and 25.04.040.

Fire Hazard Conditions:

- The dilapidated shed, deteriorated main structure, junk vehicles, trash and debris increases the likelihood of a fire and threaten people and property by acting as an ignition source, providing fuel, and impeding escape routes.
- The National Fire Protection Association 1: Fire Code and International Fire Code (IFC), Section 304 Combustible Waste Material, 304.1 Waste accumulation prohibited states:

*Combustible waste material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

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Required Action:

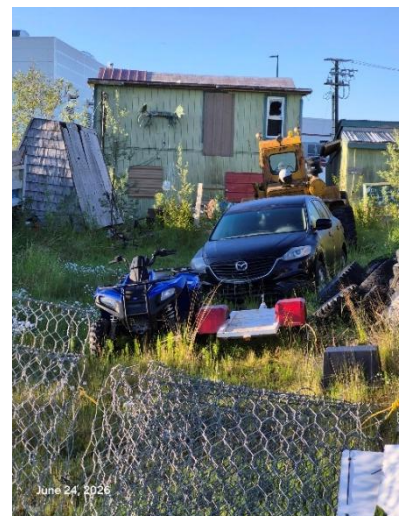
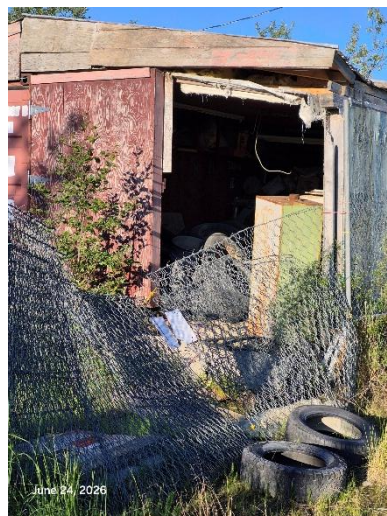
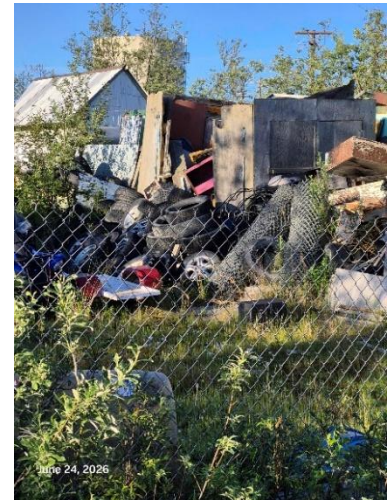
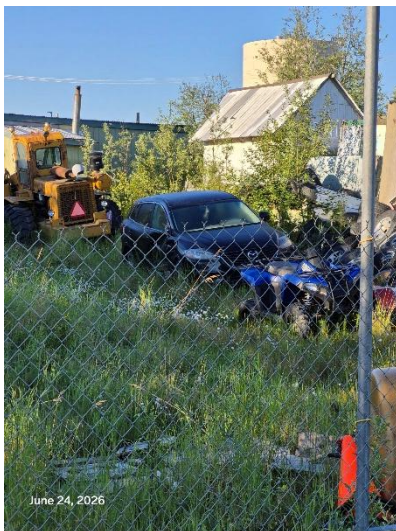
1. Removal and proper disposal of all non-operable and/or junk vehicles
2. Elimination of Fire Hazards:
 - Removal of all junk vehicles and broken appliances
 - Secure main structure and shed access to preclude unauthorized entrance.
 - Removal of all trash, debris, and overgrown brush.

3. Organization of Salvageable Property:

- Any equipment or usable items must be organized and stored properly.
- If unusable, they must be disposed of appropriately.

4. General Property Clean-up and Hazard Elimination

- Remove any items or broken materials that present a hazard
 - Remove, repair, or replace items that pose fire risks.
- *Access to property and road right-of-way must be clear of any obstructions.



Property #3

Address: Plat 98-7, Block 5, Lot 1A, 455 Ridgecrest Drive

Owner of Record: Arthur Dull

Latest Notice of Nuisance Abatement: March 18, 2026. Acknowledged 1 of 3 letters with Return Receipt. May 15, 2025/August 14, 2025 letter returned/ March 18, 2025 no answer didn't get a letter sent back or a returned envelope

Description of Nuisance: Numerous junk vehicles and associated debris and rubbish strewn about the property presents a potential danger and increases the risk and liabilities to passersby, children, or transients attracted to the property.

- The derelict vehicles, rubbish and waste debris around the property is offensive and visually unattractive to neighbors and customers of the Alaska Commercial Store across Ridgecrest Drive from the premises. The state of the property poses risks to both the owner and the local community. The nuisance potentially lowers the property values of other properties nearby. Reference Violation BMC 16.04.010, 16.12.030, AND 15.04.040.

Health Hazard:

- Rubbish, trash, and waste products create an environment for vermin and insects to flourish and pose serious health risks. Significantly, these surroundings and conditions provide an opportunity for the transmission of diseases. Reference Violation BMC 13.04.025, 13.08.025, and 15.04.040.

Fire Hazard Conditions:

- Junk vehicles, trash, and a ramshackle shed can easily catch fire.
- Flammable fluids improperly stored increase the propensity for fire.
- The National Fire Protection Association 1: Fire Code and International Fire Code (IFC), Section 304 Combustible Waste Material, 304.1 Waste accumulation prohibited states:
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*Section 304.1.1 Waste Material states: Accumulation of wastepaper, wood, hay, straw, weeds, litter, or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, ally, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreation vehicle or other similar structure.

Required Action:

1. Removal and proper disposal of all non-operable vehicles, boats, and recreational vehicles of any type.
2. Elimination of fire hazards:
 - All tires, broken pallets, various buckets, fuel containers, and assorted

- plastics must be removed or organized and stored neatly.
 - Gas cans must be emptied, cleaned, and stored according to fire safety regulations.
3. Removal of Trash and Debris:
 - All loose trash, broken tarps, cardboard items, various drums, containers, abandoned and broken tools, and inoperable equipment must be removed or neatly organized to present a clean environment.
 4. Organization of Salvageable Property:
 - All tanks, containers, plastics and wood must be stacked neatly and secured against tipping, damage, or possible injury.
 - If deemed unusable, disposal of items must be done appropriately.
 5. General Property Clean-up and Hazard Elimination:
 - Any items that pose tripping, falling, or fire risks must be removed.
 - Walkways, driveways, access areas and road rights-of-way must be free from any blockage or obstruction.





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 7, 2026

Re: Nuisance Abatement Hearing

To Whom it May Concern,

Notice to the owners of and any heirs/devisees having any legal interest in the property located at **17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3, Bethel, AK.**

The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on September 1, 2026 at 6:00 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. 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

Sincerely,

Kevin Morgan
City Clerk

CITY OF BETHEL

City Clerk's Office



NUISANCE ABATEMENT HEARING

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Details



86% recommend (5 Reviews)



Open now



300 State Highway, Bethel, AK, United States, 99559

Links



cityofbethel.org

Contact info



(907) 543-2047



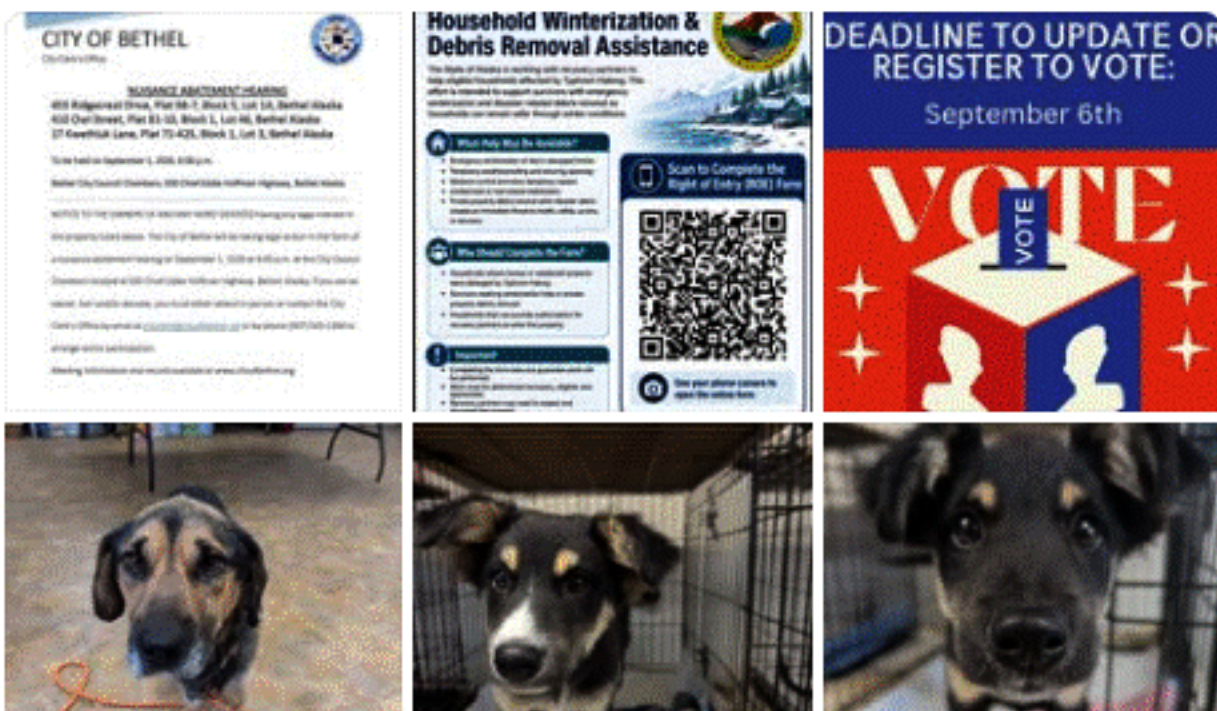
connected@cityofbethel.net



City of Bethel, Alaska

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photo by Sharon Chakuchin

City of Bethel

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17 Kwethluk Lane, Plat 71-425, Block 1, Lot 3, Bethel Alaska

To be held on September 1, 2026, 6:00 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 listed above. The City of Bethel will be taking legal action in the form of a nuisance abatement hearing on September 1, 2026 at 6:00 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. Meeting Information and record available at www.cityofbethel.org