

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 - 907-861-8683

BOROUGH MAYOR

Edna DeVries

BOROUGH CLERK

Lonnie R. McKechnie, CMC

BOROUGH MANAGER

Michael Brown

BOROUGH ATTORNEY

Nicholas Spiropoulos



BOROUGH ASSEMBLY

Tim Hale, District 1
Stephanie Nowers, District 2
Dee McKee, District 3
Maxwell Sumner, District 4
Bill Gamble, District 5
Dmitri Fonov, District 6
Ron Bernier, District 7

ASSEMBLY AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, MAY 6, 2025

WAYS TO PARTICIPATE IN THE ASSEMBLY MEETING IF YOU CANNOT ATTEND IN PERSON:

IN WRITING:

- * You can submit written comments to leg.com@matsugov.us

TELEPHONIC TESTIMONY:

- * Dial 1-855-225-2326
- * You will hear "Joining conference" when you are admitted to the meeting.
- * You will be automatically muted and able to listen to the meeting.
- * When the Mayor announces audience participation or a public hearing you would like to speak to, press *3; you will hear "Your hand has been raised."
- * When it is your turn to testify you will hear "Your line has been unmuted."
- * State your name for the record, spell your last name, and provide your testimony.

OBSERVE: observe the meeting via the live stream video at:

- * <https://matanuska.legistar.com/Calendar.aspx>
- * <https://www.facebook.com/MatSuBorough>
- * Matanuska-Susitna Borough - YouTube

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. SPECIAL ORDERS OF THE DAY

A. Mayoral Proclamation in Recognition of National Public Works Week

[25-070](#) Mayoral Proclamation

Attachments: [5/06/25 - Proclamation](#)

B. Mayoral Proclamation in Recognition of The National Association of Letter Carriers Annual Stamp Out Hunger Food Drive

[25-076](#) Mayoral Proclamation

Attachments: [05/06/25 - Proclamation](#)

VI. MINUTES OF PRECEDING MEETINGS

VII. REPORTS/CORRESPONDENCE

A. AGENCY REPORTS (MSB 2.12.082; Seven minutes per person)

- 1. Reports From Cities**
- 2. Matanuska-Susitna Borough School District**
- 3. State of Alaska**

B. COMMITTEE REPORTS

- 1. Joint Assembly/School Board Committee On School Issues**
- 2. Assembly Public Relations**

C. MANAGER COMMENTS

- 1. State/Federal Legislation**
- 2. Strategic Planning Issues**

D. ATTORNEY COMMENTS

E. CLERK COMMENTS

F. CITIZEN AND OTHER CORRESPONDENCE

25-079

1. Abbreviated Plat: 04/02/25, 04/09/25, 04/16/25, 04/23/25
2. Agriculture Advisory Board: 03/19/25, Resolution No. 25-02
3. Big Lake Community Council: 03/11/25
4. Butte Community Council: 03/12/25
5. Butte FSA Board of Supervisors: 01/09/25
6. Central Mat-Su FSA Board of Supervisors: 01/13/25, 02/03/25
7. Chase Community Council: 01/22/25
8. Enhanced 911 Advisory Board: 02/11/25
9. Greater Talkeetna RSA Board of Supervisors: 03/13/25
10. Lazy Mountain Community Council: 04/14/22, 09/08/22, 10/13/22, 05/11/23, 10/12/23, 04/11/24, 10/10/24, Resolution No. 24-0001
11. Library Board: 01/14/25, 02/11/25
12. Local Emergency Planning Committee: 01/15/25
13. MSB Fish and Wildlife Commission: 01/09/25, 02/13/25, 03/13/25
14. Meadow Lakes Community Council: 03/12/25
15. Meadow Lakes RSA Board of Supervisors: 03/06/25
16. Planning Commission: Resolution No. 25-05
17. Platting Board: 04/03/25
18. Port Commission: 10/07/24, 01/10/25
19. South Colony RSA Board of Supervisors: Resolution Nos. 25-001, 25-02
20. South Lakes Community Council: 04/07/25
21. Susitna Community Council: 03/06/25
22. Talkeetna Community Council: 03/03/25
23. Tanaina Community Council: 01/28/25, 02/25/25, 03/25/25
24. Trapper Creek Community Council: 03/27/25
25. Willow Area Community Organization: 03/05/25
26. West Lakes FSA Board of Supervisors: 03/10/25

Attachments: [05/06/25 - Citizen and Other Correspondence](#)

G. INFORMATIONAL MEMORANDUMS

IM 25-101

Informing The Assembly Of The Intent To Subdivide Lot 5, U.S. Survey No. 3483 Into Two Lots For The Purpose Of A Less Than Fair Market Value Sale Of Borough-Owned Property To The Louise/Susitna/Tyone Community Association For A Public Purpose.

Attachments: [IM 25-101](#)

[IM 25-103](#) Informing The Assembly Of The Submittal Of A Firehouse Subs Public Safety Foundation Grant Application Requesting \$22,935.48 To Purchase Fire Extinguisher Training Equipment.

Attachments: [IM 25-103](#)

[IM 25-108](#) Notifying The Assembly Of The Manager's Intent To Amend The Management Agreement With Valley Community For Recycling Solutions, Inc. To Transfer Maintenance Of The Recycling Facility, To The Mat-Su Borough Consistent With Other Borough Facilities.

Attachments: [IM 25-108](#)

VIII. SPECIAL ORDERS

A. AUDIENCE PARTICIPATION (You can speak under one of the audience participations on the agenda, but not both; Three Minutes Per Person.)

B. PUBLIC HEARINGS (Three Minutes Per Person.)

[OR 25-018](#) An Ordinance Conveying The Borough's Remaining Interest In The Real Property Estate Identified As Tax Id Nos. 21N05W36A002 And 21N05W36A003 To Mark And Sandra Stahl; And Implement Agricultural Covenants, Conditions, And Restrictions.

Attachments: [OR 25-018](#)

[IM 25-039](#)

[OR 25-055](#) An Ordinance Reappropriating \$150,000 From The Solid Waste Operating Fund To A Solid Waste Project Fund To Purchase And Improve Software With Automated Lane Support For The New Landfill Entrance And Scale House.

RS 25-044: A Resolution Approving The Reappropriation Of \$150,000 From The Solid Waste Operating Fund To A Solid Waste Project Fund To Purchase And Improve Software With Automated Lane Support For The New Landfill Entrance And Scale House.

Attachments: [OR 25-055](#)

[RS 25-044](#)

[IM 25-100](#)

C. AUDIENCE PARTICIPATION (You can speak under one of the audience participations on the agenda, but not both; Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 25-047](#) A Resolution Approving The Amended Scopes Of Work And Budgets For The Wasilla Creek Headwaters Trail, Haessler-Norris Trail System, Herning Trail, And Matanuska Riverfront Trail South, For Trail Bridge Reconstruction And Major Improvements Purposes.

Attachments: [RS 25-047](#)
[IM 25-106](#)

[RS 25-048](#) A Resolution Removing The Driveway Permit Deposit Requirement To Improve Efficiency And Streamline Permitting Processes.

Attachments: [RS 25-048](#)
[IM 25-107](#)

2. ACTION MEMORANDUMS

[AM 25-040](#) Approval Of Additional Costs To Enstar In The Amount Of \$73,851.70 For Utility Relocation For Midway Road Service Area No. 9 Grading, Drainage, And Paving Improvements Project; And To Extend The Completion Date To December 15, 2025.

Attachments: [AM 25-040](#)

[AM 25-041](#) Award Of Bid No. 25-137B To Alaska Resource Group In The Contract Amount Of \$274,145.60 For Trapper Creek Road Service Area No. 30 Annual Road Maintenance.

Attachments: [AM 25-041](#)

[AM 25-042](#) Award Of Bid No. 25-131B To McKenna Brothers Paving In The Contract Amount Of \$902,884.40 For Greater Willow Road Service Area No. 20 Annual Road Maintenance.

Attachments: [AM 25-042](#)

[AM 25-043](#) Award Of Bid No. 25-136B To Alaska Resource Group, LLC. In The Contract Amount Of \$796,720.90 For Greater Talkeetna Road Service Area No. 29 Annual Road Maintenance.

Attachments: [AM 25-043](#)

- [AM 25-044](#) Award Of Bid No. 25-130B To Battleground, LLC. In The Contract Amount Of \$189,867.50 For Lazy Mountain Road Service Area No. 19 Annual Road Maintenance.
- Attachments:** [AM 25-044](#)
- [AM 25-045](#) Award Of Bid No. 25-133B To McKenna Brothers Paving In The Contract Amount Of \$700,139 For Greater Butte Road Service Area No. 26 Annual Road Maintenance.
- Attachments:** [AM 25-045](#)
- [AM 25-046](#) Award Of Bid No. 25-129B To McKenna Brothers Paving In The Contract Amount Of \$829,879 For Caswell Lakes Road Service Area No. 15 Annual Road Maintenance.
- Attachments:** [AM 25-046](#)
- [AM 25-047](#) Award Of Bid No. 25-132B To McKenna Brothers Paving In The Contract Amount Of \$1,831,460.90 For South Colony Road Service Area No. 16 Annual Road Maintenance.
- Attachments:** [AM 25-047](#)
- [AM 25-048](#) Approval Of Change Order No. 4 To Contract No. 23-002P(A) With Kinney Engineering, LLC. For The Fern Street Upgrade And Pathway Design To Add \$188,150 For Engineering Services To Complete Phase II Of The Project.
- Attachments:** [AM 25-048](#)
- [AM 25-049](#) Award Of Bid No. 25-158B To Dirtworks Inc. In The Contract Amount Of \$484,789.65 To Construct Melanie Lane And Brian Drive Street Improvements.
- Attachments:** [AM 25-049](#)
- [AM 25-050](#) Award Of Bid No. 25-154B To BSI Equipment, LLC. In The Contract Amount Of \$138,466.88 To Purchase Compost Containers For Recycling At The Central Landfill.
- Attachments:** [AM 25-050](#)
- [AM 25-051](#) Award Of Proposal No. 25-115P To HDL Engineering Consultants, LLC. In The Contract Amount Of \$773,636 To Design Engstrom North Extension To Tex-Al Drive.
- Attachments:** [AM 25-051](#)

[AM 25-052](#) Award Of Proposal No. 25-124P To PND Engineers, Inc. In The Contract Amount Of \$124,919 For The Wolf And Hart Lakes Drainage Study And Improvements Design.

Attachments: [AM 25-052](#)

IX. UNFINISHED BUSINESS

X. VETO

XI. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 05/20/25, Assembly Chambers)

[OR 25-023](#) An Ordinance Conveying And Merging The Borough's Development Rights Interest With The Agricultural Rights Title For Fee Simple Title With Agricultural Covenants For Tax Id No. 19N05W13C002, To Tory And Cynthia Oleck.

Attachments: [OR 25-023](#)
[IM 25-050](#)

[OR 25-031](#) An Ordinance Confirming The Assessment Roll For The North Curt Circle Natural Gas Local Improvement District No. 650, Establishing The Method Of Terminating Assessments, And Making Refunds To Property Owners.

OR 25-032: An Ordinance Providing For The Financing Not To Exceed \$91,490 Principal Amount Of Special Assessment Internal Service Funds For The North Curt Circle Natural Gas Local Improvement District No. 650; And Fixing Details Of Said Financing.

Attachments: [OR 25-031](#)
[OR 25-032](#)
[IM 25-064](#)

[OR 25-033](#) An Ordinance Confirming The Assessment Roll For The Easy Street And Cozy Circle Natural Gas Local Improvement District No. 658, Establishing The Method Of Terminating Assessments, And Making Refunds To Property Owners.

OR 25-034: An Ordinance Providing For The Financing Not To Exceed \$66,625 Principal Amount Of Special Assessment Internal Service Funds For The Easy Street And Cozy Circle Natural Gas Local Improvement District No.658; And Fixing Details Of Said Financing.

Attachments: [OR 25-033](#)

[OR 25-034](#)

[IM 25-065](#)

[OR 25-035](#) An Ordinance Confirming The Assessment Roll For The Echo Lake Drive And Necrason Drive Natural Gas Local Improvement District No. 663, Establishing The Method Of Terminating Assessments, And Making Refunds To Property Owners.

OR 25-036: An Ordinance Providing For The Financing Not To Exceed \$231,239 Principal Amount Of Special Assessment Internal Service Funds For The Echo Lake Drive And Necrason Drive Natural Gas Local Improvement District No.663; And Fixing Details Of Said Financing.

Attachments: [OR 25-035](#)

[OR 25-036](#)

[IM 25-066](#)

[OR 25-037](#) An Ordinance Confirming The Assessment Roll For The Homestead Drive Natural Gas Local Improvement District No. 667, Establishing The Method Of Terminating Assessments, And Making Refunds To Property Owners.

OR 25-038: An Ordinance Providing For The Financing Not To Exceed \$68,456 Principal Amount Of Special Assessment Internal Service Funds For The Homestead Drive Natural Gas Local Improvement District No.667; And Fixing Details Of Said Financing.

Attachments: [OR 25-037](#)

[OR 25-038](#)

[IM 25-067](#)

[OR 25-039](#) An Ordinance Accepting And Appropriating A Grant In The Amount Of \$113,500 From The Alaska State Department Of Environmental Conservation To Conduct Education and Outreach To Reduce Nonpoint Source Pollution In Riparian Areas Adjacent To Impacted Waterbodies.

RS 25-030: A Resolution Approving The Scope Of Work And Budget For The Healthy Mat-Su Riparian Areas: Education And Outreach Project To Reduce Nonpoint Source Pollution In Riparian Areas Adjacent To Impacted Waterbodies.

Attachments: [OR 25-039](#)

[RS 25-030](#)

[IM 25-069](#)

[OR 25-048](#) An Ordinance Approving The Purchase Of The Big Lake Lions' Club Recreation Center And Adjacent Parking Lot At 2942 And 2863 South Lions Circle, Big Lake, Alaska For \$400,000, Subject To Appropriation In The Fiscal Year 2026 Budget; And Upon Such Terms And Conditions Within The Agreement.

Attachments: [OR 25-048](#)

[IM 25-084](#)

[OR 25-053](#) An Ordinance Reappropriating \$90,000 From The Animal Care And Regulation Fiscal Year 2025 Operating Budget To The Animal Care Project For The Cremator Purchase Subproject.

RS 25-039: A Resolution Renaming And Amending The Scope Of Work For The Cremator Refurbishment Subproject And Approving The Scope Of Work And Budget For Cremator Purchase.

Attachments: [OR 25-053](#)

[RS 25-039](#)

[IM 25-091](#)

[OR 25-056](#) An Ordinance Extending The Time Limit For Completion Of Expiring Project Funds Through June 30, 2026.

Attachments: [OR 25-056](#)

[IM 25-102](#)

[OR 25-057](#) An Ordinance Accepting And Appropriating A Grant For \$2,000 From The State Of Alaska For Reimbursement Of Travel Expensed To Attend The Association Of State Floodplain Managers Training Conference.

RS 25-045: A Resolution Approving The Scope Of Work And Budget For Reimbursement Of Travel Expenses To Attend The Association Of State Floodplain Managers Training Conference.

Attachments: [OR 25-057](#)
[RS 25-045](#)
[IM 25-104](#)

[OR 25-058](#) An Ordinance Amending MSB 5.25.142, Annexing Three Parcels Off Of The Glenn Highway Into The Greater Palmer Consolidated Fire Service Area Without The Placement Of The Question On The Ballot; And Finding That It Serves The Public Interest.

RS 25-049: A Resolution Finding The Annexation Of Three Parcels Located On The Glenn Highway Into The Greater Palmer Consolidated Fire Service Area Serves The Public Interest.

Sponsors: Hale

Attachments: [OR 25-058](#)
[RS 25-049](#)
[IM 25-109](#)
[05/06/25 - Greater Palmer Consolidated FSA BOS Recommendation](#)

[OR 25-059](#) An Ordinance Amending MSB 4.80, Agriculture Advisory Board, To Remove Term Limits For The Board.

Sponsors: Sumner

Attachments: [OR 25-059](#)
[IM 25-111](#)

[OR 25-060](#) An Ordinance Accepting And Appropriating \$2,064,750 From The City Of Houston For The King Arthur Drive Reconstruction Project.

RS 25-050: A Resolution Approving The Scope Of Work And Budget And Authorizing The Manager To Enter Into A Memorandum Of Agreement With The City Of Houston For The King Arthur Drive Reconstruction Project.

Attachments: [OR 25-060](#)
[RS 25-050](#)
[IM 25-112](#)

[OR 25-062](#) An Ordinance Extending The Time Limit For The Emergency Services Station 12-9 Building Project To June 30, 2029.

Attachments: [OR 25-062](#)
[IM 25-114](#)

[OR 25-063](#) An Ordinance Appropriating The 2025 Series B General Obligation School Refunding Bonds And The 2025 Series C General Obligation Transportation System Refunding Bonds Proceeds For Issuance Costs.

Attachments: [OR 25-063](#)
[IM 25-115](#)

[OR 25-064](#) An Ordinance Accepting And Appropriating 2025 Series A General Obligation School Bonds And Series D Taxable General Obligation Transportation System Bonds Proceeds, Including Issuance Costs And Additional Premium To Debt Service.

Attachments: [OR 25-064](#)
[IM 25-116](#)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

[25-081](#) Mayoral Requests for Confirmation

Attachments: [05/06/25 - Vacancy Report](#)

C. OTHER NEW BUSINESS

D. REFERRALS (For Referral To The Planning Commission For 90 Days Or Other Date Specified By The Assembly)

XII. RECONSIDERATION

[RS 25-031](#) A Resolution Directing The Manager To Subdivide Tracts 10 And 13, Alaska State Land Survey No. 80-111 (Plat No. 82-80, Palmer Recording District), To Separate The Rail Transportation Corridor And Terminal Easements Of The Point MacKenzie Rail Extension Project From The Remaining Agricultural Land, In Preparation For Future Land Disposal.

Attachments: [RS 25-031](#)
[IM 25-070](#)
[05/06/25 - McKee Reconsideration](#)

XIII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

**Disabled Persons Needing Reasonable Accommodation In Order To Participate At An Assembly Meeting Should Contact The
Borough ADA Coordinator At (907) 861-8432 At Least One Week In Advance Of The Meeting.**