

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
Robert Yundt, District 4
Mokie Tew, 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, JUNE 20, 2023

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. MINUTES OF PRECEDING MEETINGS

[23-082](#)

- A. Regular Assembly Meeting:05/02/23
- B. Special Assembly Meeting: 05/04/23
- C. Special Assembly Meeting: 05/09/23
- D. Special Assembly Meeting: 05/16/23
- E. Regular Assembly Meeting: 05/16/23
- F. Special Assembly Meeting: 06/06/23
- G. Regular Assembly Meeting:06/06/23

Attachments: [050223 - SIGNED - Assembly Regular Meeting Minutes](#)
[050423 - SIGNED - Assembly Special Meeting Minutes](#)
[050923 - SIGNED - Assembly Special Meeting Minutes](#)
[051623 - SIGNED - Assembly Special Meeting Minutes](#)
[051623 - SIGNED - Assembly Regular Meeting Minutes](#)
[060623 - SIGNED - Assembly Special Meeting Minutes](#)
[060623 - SIGNED - Assembly Regular Meeting Minutes](#)

VI. 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

[23-080](#)

1. Abbreviated Plat: 05/31/23
2. Big Lake Community Council: 03/28/23, 04/11/23, 04/25/23
3. Greater Talkeetna RSA Board of Supervisors: 04/13/23
4. Planning Commission: Resolution No's. 23-10, 23-14, 23-15, 23-16, 23-18, 23-21
5. Talkeetna Community Council: 04/03/23
6. Tanaina Community Council: 05/23/23

Attachments: [06/20/23 - Citizen and Other Correspondence](#)

G. INFORMATIONAL MEMORANDUMS

[IM 23-141](#)

Reporting Conclusion of Contract No 19-109P With All Points North, For A Total Contract Amount of \$204,548.75 For Hatcher Pass Survey And Platting.

Attachments: [IM 23-141](#)

VII. SPECIAL ORDERS

A. PERSONS TO BE HEARD (MSB 2.12.081; Three Minutes Per Person.)

(Requires 11 Days Advance Notice And Must Otherwise Be In Compliance With The Necessary Code Requirements. If No Advance Notice Is Given, Persons Wishing To Speak May Do So Under The Audience Participation Section Of The Agenda.)

B. PUBLIC HEARINGS (Three Minutes Per Person.)

[OR 23-041](#)

An Ordinance Creating South Marina Circle Road Paving Local Improvement District No. 653, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.

Attachments: [OR 23-041](#)
[IM 23-099](#)
[Ballot Tally](#)

[OR 23-042](#) An Ordinance Exempting Remote Areas Of The Borough From The Requirements Of MSB. 8.55, Special Events.

Sponsors: Bernier

Attachments: [IM 23-100](#)
[OR 23-042](#)

[OR 23-043](#) An Ordinance Approving The Sale Of Certain Borough-Owned Real Property Acquired Through Tax Foreclosure For Delinquent Real Property Tax Years 2017, 2016, And Prior, And Not Needed For Public Purpose.

Attachments: [OR 23-043](#)
[IM 23-102](#)

[OR 23-050](#) An Ordinance Allowing The Manager To Waive Fees, Costs, And Liabilities Between Borough Departments And Functions And Fees Pertaining To Employee Health And Wellness.

Attachments: [OR 23-050](#)
[IM 23-116](#)

[OR 23-051](#) An Ordinance Approving An Appropriation Of \$300,000 From The West Lakes Fire Service Area Fund Balance To The Central Mat-Su Fire Service Area Fund Balance For The Purchase Of A Ladder Truck.

Attachments: [OR 23-051](#)
[IM 23-117](#)

[OR 23-052](#) An Ordinance Accepting And Appropriating \$41,282.45 Of Revenues From Fiscal Year 2023 Public Donations To The Animal Care And Regulation Operating Budget For Animal Care Facility Projects And Shelter Needs.

Attachments: [OR 23-052](#)
[IM 23-118](#)

[OR 23-053](#) An Ordinance Approving The Retention Of The Parcel Located At 6025 South Bodenburg Loop Palmer, Alaska, For A Public Purpose.

Sponsors: Hale

Attachments: [OR 23-053](#)
[IM 23-119](#)

[OR 23-054](#) An Ordinance Extending The Date Of Completion For The Stormwater Management Plan Project Account To June 30, 2024.

Attachments: [OR 23-054](#)
[IM 23-120](#)

[OR 23-055](#) An Ordinance Extending The Time Of Completion On The Areawide Budget Appropriation Transportation Infrastructure Program 2021 Projects.

Attachments: [OR 23-055](#)
[IM 23-121](#)

[OR 23-056](#) An Ordinance Approving A Reappropriation Of Funds From The Fiscal Year 2023 Operating Budget, To The Road Service Area Capital Projects.

Attachments: [OR 23-056](#)
[IM 23-123](#)

[OR 23-057](#) An Ordinance Amending MSB 3.28 To Increase The Property Owner Ballot Threshold For Contiguous Local Improvement Districts From 50 Percent To 67 Percent.

Sponsors: Nowers

Attachments: [OR 23-057](#)
[IM 23-124](#)
[06/20/23 - ADOPTED- Nowers Possible Amendment](#)

[OR 23-059](#) An Ordinance Accepting And Appropriating COVID-19 Disaster Relief Funds Of \$6,535.66 From The Federal Emergency Management Agency.
RS 23-064: A Resolution Approving The Amended Budget For COVID-19 Disaster Relief Funds.

Attachments: [OR 23-059](#)
[RS 23-064](#)
[IM 23-128](#)

[OR 23-060](#) An Ordinance Accepting And Appropriating A Healthy And Equitable Communities Formula Grant In The Amount Of \$1,364,075 From The Alaska State Department Of Health And Social Services.

RS 23-065: A Resolution Approving The Scopes Of Work And Budgets For The Government Peak Recreation Area Parking Lot Project, The Palmer Family Park Project, And The First Responder Preparedness Project; And Authorizing The Manager To Sign The Memorandums Of Agreement.

Attachments: [OR 23-060](#)
[RS 23-065](#)
[IM 23-129](#)

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 23-071](#) A Resolution Directing The Manager To Terminate The Notices To Quit By June 30, 2023, Served On October 10, 2022, And Allow Continued Tenancy Under The Current Rental Agreements Until December 31, 2024, For The Tenants Located At 24690 West Holstein Avenue And 18455 South Guernsey Road.

Attachments: [RS 23-071](#)
[IM 23-142](#)

[RS 23-072](#) A Resolution Urging The Governor Of The State Of Alaska To Prevent The Use Of Taxpayer Funds For Abortion.

Sponsors: Bernier

Attachments: [RS 23-072](#)
[IM 23-143](#)

2. ACTION MEMORANDUMS

[AM 23-056](#) Approval of Utility Relocate Cost of \$210,705.64 to Matanuska Telecom Association, Inc., for the Midway Streets Improvement, South Vicki Way, East Dimond Way, East Dewan Court, South Begich Drive, South Hay Street, And Greenstreet Circle Project.

Attachments: [AM 23-056](#)

[AM 23-057](#) Authorizing The Manager To Enter Into A Grant Agreement For Fiscal Year 24 With Valley Community For Recycling Solutions In The Amount Of \$150,000.

Attachments: [AM 23-057](#)

[AM 23-058](#) Acceptance Of Late Filed And Retroactive Senior Citizen And Disabled Veteran Exemption Applications.

Attachments: [AM 23-058](#)

[AM 23-059](#) Award of Bid No. 23-091B Brett Memorial Ice Arena Roof Replacement To H5 Construction, LLC. For The Amount Of \$579,333.38.

Attachments: [AM 23-059](#)

[AM 23-060](#) Award Of Proposal No. 23-086P To Stantec Architecture, Inc. For The Contract Amount Of \$297,081.90 To The Design Remodel And Upgrades To The Animal Care Facility.

Attachments: [AM 23-060](#)

[AM 23-061](#) Award Of Proposal No. 23-100P To HDL Engineering Consultants, LLC; Lounsbury And Associates Inc.; And The Boutet Company, Inc.; To Perform Civil Engineering And Survey Services In The Amount Not To Exceed \$500,000 Per Year Per Firm.

Attachments: [AM 23-061](#)

[AM 23-062](#) Award Of Bid No. 23-099B To Big Dipper Construction, Inc. In The Contract Amount Of \$1,866,342 To Construct A Training Pad For Station 6-2.

Attachments: [AM 23-062](#)

[AM 23-063](#) Award Of Bid No. 23-108B To JTA Construction, LLC. In The Contract Amount Of \$674,000 To Replace The Waterline At Snowshoe Elementary School.

Attachments: [AM 23-063](#)

VIII. UNFINISHED BUSINESS

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing July 18, 2023 Assembly Chambers)

[OR 23-048](#) An Ordinance Amending MSB Title 17; Zoning, By Adding A Chapter 17.11, Sex Offenders, To Prohibit Registered Sex Offenders From Establishing Permanent Residency Within 1,000 Feet Of Schools, Daycare Facilities, And Public Parks After The Effective Date Of This Ordinance And Amending MSB Chapter 2.29; Office Of Administrative Hearings.

Sponsors: Bernier

Attachments: [OR 23-048](#)
[IM 23-111](#)

[OR 23-049](#) An Ordinance Amending MSB 17.55; Setbacks And Screening Easements, To Allow Structures To Be Constructed Within 75 Feet Of A Waterbody, So Long As Certain Engineering Standards To Protect Water Quality Are Applied.

Sponsors: Tew and Yundt

Attachments: [OR 23-049](#)
[IM 23-112](#)

[OR 23-062](#) An Ordinance Re-Creating Ridgefield And Drinkhouse Road Paving Local Improvement District No. 638, Re-Approving The Improvement Plan For The District, Re-Authorizing The Manager To Proceed With The Improvement, And Re-Assessing Equally Among The Properties Within The District The Costs Of The Improvement.

Attachments: [OR 23-062](#)
[IM 23-134](#)
[LID638 Ballot Tally](#)

[OR 23-063](#) An Ordinance Re-Creating Moose Park Subdivision II Road Paving Local Improvement District No. 645, Re-Approving The Improvement Plan For The District, Re-Authorizing The Manager To Proceed With The Improvement, And Re-Assessing Equally Among The Properties Within The District The Costs Of The Improvement.

Attachments: [OR 23-063](#)
[IM 23-135](#)
[LID645 Ballot Tally](#)

[OR 23-064](#) An Ordinance Re-Creating Forest Grove Circle Road Paving Local Improvement District No. 647, Re-Approving The Improvement Plan For The District, Re-Authorizing The Manager To Proceed With The Improvement, And Re-Assessing Equally Among The Properties Within The District The Costs Of The Improvement.

Attachments: [OR 23-064](#)
[IM 23-136](#)
[LID647 Ballot Tally](#)

[OR 23-065](#) An Ordinance Amending The Beverly Lake, Lake Management Plan To Allow For Electric Motors And 15 Horsepower Or Less Motors On Non-Motorized Days.

Sponsors: Yundt

Attachments: [OR 23-065](#)
[IM 23-137](#)

[OR 23-066](#) An Ordinance Approving The Less Than Fair Market Value Sale Of Borough-Owned Real Property Identified As Eight Lots Within The Enchanted Forest Subdivision And One Lot In The Houston Heights Subdivision To The City Of Houston For The Purpose Of Public Parks.

Attachments: [OR 23-066](#)
[IM 23-140](#)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

C. OTHER NEW BUSINESS

1. Motion to Rescind - Assemblymember McKee

[RS 23-041](#) A Resolution Authorizing The Borough Manager To Solicit Bids For The Long Lake Road Salvage Timber Harvest.

Attachments: [2023-RS-041](#)
[2023-IM-079](#)

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

XI. RECONSIDERATION

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

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