

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

Michael Bowles, 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, JULY 21, 2026

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

- [26-105](#) A. Assembly Regular Meeting Minutes: 05/19/26
 B. Assembly Special Meeting Minutes: 06/02/26
 C. Assembly Regular Meeting Minutes: 06/02/26

Attachments: [07/21/26 - Minutes for Packet](#)

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**
- 4. Mat-Su Valley Planning for Transportation**

[26-108](#) Mat-Su Valley Planning for Transportation Presentation

Attachments: [MTP 2050 & MVP's TIP Overview - 07/21/26](#)
[MVP Funding Flyer - 07/21/26](#)
[MVP Full Project List - 07/21/26](#)

B. COMMITTEE REPORTS

- 1. Joint Assembly/School Board Committees**
- 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

26-106

1. Animal Care And Regulation Board: AC&R 26-02, 26-01
2. Big Lake RSA Board of Supervisors: 04/13/26, Resolution No. 26-04
3. Butte Community Council: 05/13/26
4. Central Mat-Su FSA Board of Supervisors: 04/13/26
5. Enhance 911 Advisory Board: 04/14/26
6. Greater Talkeetna RSA Board of Supervisors: 05/14/26
7. Local Road Service Area Advisory Board: 04/16/26, Resolution No. 26-02
8. MSB Fish and Wildlife Commission: 05/08/25, 05/15/25
9. Meadow Lakes Community Council: 10/08/25, 11/12/25, 01/14/26, 02/11/26, 03/11/26, 04/08/26
10. North Lake Community Council: 03/26/26, 04/19/26, 04/30/26, 05/20/26
11. Planning Commission: 06/01/26
12. Platting Board: 05/21/26, 06/04/26
13. Point MacKenzie Community Council: 01/08/26, 02/12/26, 03/12/26, 04/09/26, 05/14/26
14. South Lakes Community Council: 06/01/26
15. Susitna Community Council: 01/01/26, 02/05/26, 03/05/26, 05/07/26
16. Trapper Creek Community Council: 04/16/26
17. Water & Wastewater Advisory Board: 05/06/26
18. West Lakes FSA Board of Supervisors: 05/11/26

Attachments: [07/21/26 - Citizen and Other Correspondence](#)

G. INFORMATIONAL MEMORANDUMS

IM 26-134

Informing The Assembly Of The Submission Of A Grant Application In The Amount Of \$45,000 To The American Society For The Prevention Of Cruelty To Animals To Assist The Shelter In Expanding Access To Preventative Veterinary Services In Borough Communities.

Attachments: [IM 26-134](#)

[IM 26-136](#) Informing The Assembly Of The Manager's Signature On And Submittal Of A Grant Application To The United States Department Of Transportation Federal Highway Administration For The 49th State Street And Tern Drive Fish Passage Improvements.

Attachments: [IM 26-136](#)

[IM 26-138](#) Notifying The Assembly Of The Submission Of A Grant Application To The Mat-Su Health Foundation's Target Wellness Program In An Amount Not To Exceed \$25,000. To Be Used To Participate In The National Animal Care And Control Association Field Forward Program To Conduct A Comprehensive Organizational Assessment And Strategic Review Process.

Attachments: [IM 26-138](#)

VII. 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 26-028](#) An Ordinance Amending MSB 17.80, Nonconforming Structures, To Repeal The Notification Process And Fee Section.

Sponsors: Sumner

Attachments: [OR 26-028](#)
[IM 26-041](#)

[OR 26-030](#) An Ordinance Repealing MSB 8.25, Water Pollution Control; And MSB 17.55.020(E), Under Setbacks For Shorelands, In Their Entirety.

Sponsors: Sumner

Attachments: [OR 26-030](#)
[IM 26-044](#)

[OR 26-036](#) An Ordinance Changing The Exemption To Weight Restrictions On Borough Roads For Emergencies Only.

Sponsors: Nowers and McKee

Attachments: [OR 26-036](#)

[IM 26-058](#)

[04/07/26 - Nowers Reconsideration of Public Hearing Date](#)

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 26-062](#) A Resolution Correcting The Planning Department Fee Schedule For The Master Plan Final Review Fee.

Attachments: [RS 26-062](#)

[IM 26-122](#)

[RS 26-064](#) A Resolution Amending The Fiscal Year 2027 Capital Budget To Reallocate Funding From Safe Streets For Schools Match Funding To The Iditarod Elementary Cladding Project.

Attachments: [RS 26-064](#)

[IM 26-131](#)

[RS 26-065](#) A Resolution Declaring A Local Emergency In Response To Imminent 2026 Talkeetna Flooding And A Request For State Assistance.

Attachments: [RS 26-065](#)

[IM 26-133](#)

[RS 26-066](#) A Resolution Adjusting The Planning Department Fee Schedule For The Utility Permit Distance Fee Per Linear Foot.

Attachments: [RS 26-066](#)

[IM 26-135](#)

[RS 26-071](#) A Resolution Amending The Budget For The Houston Middle School Insurance Proceeds And Approving The Scope Of Work And Budget For The Iditarod Elementary School Cladding Project.

Attachments: [RS 26-071](#)
[IM 26-141](#)

2. ACTION MEMORANDUMS

[AM 26-087](#) Award Of Proposal No. 26-126P To Jacobs Project Management Company In The Annual Contract Amount Not To Exceed \$150,000 To Provide On-Call Engineering Consulting Services For The Central Landfill.

Attachments: [AM 26-087](#)

[AM 26-091](#) Approval Of An Extension Of The Final Completion Date To September 30, 2027, For Contract No. 25-079P With Collins Architecture + Energy Conservation, LLC, To Design School District Elevator Replacements.

Attachments: [AM 26-091](#)

[AM 26-092](#) Acceptance Of Late Filed And Retroactive Senior Citizen And Disabled Veteran Tax Exemption Applications For The Period Of May And June 2026.

Attachments: [AM 26-092](#)

[AM 26-093](#) Award Of Bid No. 26-170B To Bristol Infrastructure Design Services, LLC. In The Contract Amount Of \$553,408.46 To Complete Improvements For East Kepler Drive Bridge Replacement.

Attachments: [AM 26-093](#)

[AM 26-094](#) Authorization To Vacate Two Public Use Easements Located Within Parcel A3 (South 1/2 Northeast1/4 & Southeast1/4), Located Within The East 1/2 Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. Easements Were Created By Benka Lake Alaska Subdivision, Plat No. 85-14 Talkeetna Recording District And Easement Documentation Recorded At Book 103, Page 997, Recorded On November 8, 1984.

Attachments: [AM 26-094](#)

[AM 26-095](#) Approval Of Contract Extension For Contract No. 22-090P(C) With HDL Engineering Consultants, LLC. To December 31, 2026, For The Engstrom Road To Trunk Road Corridor Project.

Attachments: [AM 26-095](#)

[AM 26-096](#) Award Of Bid No. 26-166B To Professional Trails In The Contract Amount Of \$965,270 To Construct Cell 3 Gas Collection And Control System Expansion At The Central Landfill.

Attachments: [AM 26-096](#)

[AM 26-097](#) Award Of Bid No. 26-180B To YH Constructors, Inc. In The Contract Amount Of \$1,921,174 To Construct Iditarod Elementary School Cladding Replacement.

Attachments: [AM 26-097](#)

[AM 26-098](#) Award Of Bid No. 27-002B To McKenna Brothers Paving, Inc. In The Contract Amount Of \$661,087.40 For Pavement Preservation For Fairview Road Service Area No. 14, Big Lake Road Service Area No. 21, And Meadow Lakes Road Service Area No. 27; For The Fiscal Year 2027.

Attachments: [AM 26-098](#)

[AM 26-099](#) Award Of Proposal No. 26-176P To Shannon & Wilson For The Annual Contract Amount Not To Exceed \$200,000 To Provide On-Call Geotechnical Engineering Service.

Attachments: [AM 26-099](#)

VIII. UNFINISHED BUSINESS

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 08/04/26 Assembly Chambers)

[OR 26-080](#) An Ordinance Adopting The Areawide Power To Acquire Public Rights-Of-Way, Design And Construct Roads, Streets, Sidewalks, And Related Drainage Facilities; And To Submit The Question To The Qualified Areawide Voters At The November 3, 2026, Regular Election.

Attachments: [OR 26-080](#)
[IM 26-126](#)

[OR 26-081](#) An Ordinance Changing School Board Terms From 3 Year Terms To 4 Year Terms, Providing For Transitory Terms To Align School Board And Assembly District Terms, And To Submit The Question To The Qualified Areawide Voters At The November 3, 2026, Regular Election.

Sponsors: Fonov, McKee and Bernier

Attachments: [OR 26-081](#)
[IM 26-127](#)

[OR 26-083](#) An Ordinance Adopting MSB 1.10.170 And MSB 3.35, 3 Percent Areawide Sales Tax, Enacting An Areawide Real Property Tax Cap Of 4 Mills, And Submitting The Proposition To The Voters At The November 3, 2026, Regular Borough Election.

Sponsors: Bernier

Attachments: [OR 26-083](#)
[IM 26-129](#)

[OR 26-085](#) An Ordinance Defining A Newspaper Of General Circulation And The Words Publish Or Publication.

Sponsors: Gamble

Attachments: [OR 26-085](#)
[IM 26-132](#)

[OR 26-073](#) An Ordinance Accepting And Appropriating \$5,000 From The Scotty Gomez Foundation For Any Improvements To Big Lake Lions Recreation Center.
RS 26-058: A Resolution Approving The Scope Of Work And Budget For Any Improvements To The Big Lake Lions Recreation Center.

Attachments: [OR 26-073](#)
[RS 26-058](#)
[IM 26-118](#)

[OR 26-074](#) An Ordinance Reappropriating \$400,000 From Central Mat-Su Fire Service Area Fund Balance To The Central Mat-Su FSA Facilities And Vehicles Project For Perfluoroalkyl Substances Mitigation And Remediation Activities.
RS 26-059: A Resolution Approving The Scope Of Work And Budget For Perfluoroalkyl Substances Mitigation And Remediation Activities.

Attachments: [OR 26-074](#)
[RS 26-059](#)
[IM 26-119](#)

[OR 26-075](#) An Ordinance Approving An Appropriation Of \$275,000 From The West Lakes Fire Service Area Fund Balance To A Project To Upgrade Radios.
RS 26-060: A Resolution Approving The Scope Of Work And Budget For A Project To Upgrade Radios For The West Lakes Fire Service Area.

Attachments: [OR 26-075](#)
[RS 26-060](#)
[IM 26-120](#)

[OR 26-076](#) An Ordinance Approving An Appropriation Of \$25,000 From The West Lakes Fire Service Area Fund Balance To A Project To Purchase A New Brush Skid Unit.
RS 26-061: A Resolution Approving The Scope Of Work And Budget For A Project To Purchase A New Brush Skid Unit For The West Lakes Fire Service Area.

Attachments: [OR 26-076](#)
[RS 26-061](#)
[IM 26-121](#)

[OR 26-077](#) An Ordinance Amending The Composition Of The Borough Fish And Wildlife Commission To Reduce The Membership From 8 Voting Members To 7 Voting Members.

Sponsors: DeVries

Attachments: [OR 26-077](#)
[IM 26-123](#)

[OR 26-078](#) An Ordinance Amending MSB 15.39.190(D) And MSB 24.30.030(B)(10) To Require Deliberations To Be Held In Open Session.

Sponsors: DeVries

Attachments: [OR 26-078](#)
[IM 26-124](#)

[OR 26-079](#) An Ordinance Amending MSB 2.12.112(F) To Clarify The Effective Date Of Assembly Action When A Motion To Reconsider Is Withdrawn Or Fails.

Sponsors: DeVries

Attachments: [OR 26-079](#)
[IM 26-125](#)

[OR 26-082](#) An Ordinance To Decrease The Marijuana Sales Tax Levy From 5 Percent To 3 Percent.

Sponsors: Bowles

Attachments: [OR 26-082](#)
[IM 26-128](#)

[OR 26-084](#) An Ordinance Reappropriating \$110,000 From The Land Management Permanent Fund To The Big Lake Lions Recreation Center Project For The Purchase Of The Adjacent Lot.
(MSB008202)

RS 26-063: A Resolution Approving The Scope Of Work And Budget For The Purchase Of The Lot Adjacent To The Big Lake Lions Recreation Center.

Attachments: [OR 26-084](#)
[RS 26-063](#)
[IM 26-130](#)

[OR 26-086](#) An Ordinance Approving Time Extension Of The Areawide Budget Appropriations For The Bradley Road Bridge Replacement Over Trapper Creek Project, The 2024 Shirley Towne Bridge Maintenance Project, And The 2024 Montana Creek Bridge Maintenance And Armoring Project To June 30, 2029.
RS 26-067: A Resolution Approving The Scopes Of Work And Budgets For Six Bridge Projects.

Attachments: [OR 26-086](#)
[RS 26-067](#)
[IM 26-137](#)

[OR 26-087](#) An Ordinance Accepting And Appropriating \$323,298.14 From The Alaska State Department Of Health And Social Services, Approving The Scope Of Work And Budget For Human Services Community Matching Grant Program.
RS 26-069: A Resolution Approving The Scope Of Work And Budget For The Human Services Community Matching Grant Program.
RS 26-070: A Resolution Allocating Fiscal Year 2027 Human Services Community Matching Grant Program Funding To Non-Profit Agencies For The Provision Of Critically Needed Essential Health And Social Services To The Citizens Of The Borough.

Attachments: [OR 26-087](#)
[RS 26-069](#)
[RS 26-070](#)
[IM 26-140](#)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

[26-107](#) Mayoral Request for Confirmation

Attachments: [07/21/26 - Vacancy Report](#)

C. OTHER NEW BUSINESS

1. Motion to Rescind - Assemblymember Gamble

[AM 26-075](#) Award Of Bid No. 26-157B To Tew's Inc. In The Contract Amount Of \$1,116,525.33 For Big Lake Road Service Area Annual Road Maintenance - Rebid.

Attachments: [AM 26-075](#)

[06/16/26 - Nowers Possible Reconsideration](#)

[07/21/26 - Gamble Possible Motion to Rescind](#)

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

XI. RECONSIDERATION

[OR 26-072](#) An Ordinance Adopting MSB 3.15.036 \$75,000, Owner-Occupied Residential Real Property Exemption And MSB 1.10.170, 1.5 Percent Areawide Sales Tax (With Exemptions For Sales Within The Cities); And Submitting The Proposition To The Voters At The November 3, 2026, Regular Borough Election.

Sponsors: Nowers

Attachments: [OR 26-072](#)

[IM 26-117](#)

[06/02/26 - Sales Tax Projections](#)

[06/16/26 - Fonov Possible Amendment](#)

[07/21/26 - McKee Possible Reconsideration](#)

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIII. EXECUTIVE SESSION (For Matters, Which The Immediate Public Knowledge Of Would Clearly Have An Adverse Effect Upon The Finances Of The Borough; And Matters Which By Law, Municipal Charter, Or Ordinance Are Required To Be Kept Confidential; And To Discuss Matters Involving Consideration Of Borough Records That By Law Are Not Subject To Public Disclosure; And Discussion Of Matters Subject To Attorney/Client Privilege.)

A. Davidson Family Trust v. Matanuska-Susitna Borough 3PA-26-02199CI

XIV. 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.