

# 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, MARCH 17, 2026

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### **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](mailto: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**

- [26-049](#)      A. Assembly Special Meeting Minutes: 02/14/26  
                  B. Assembly Regular Meeting Minutes: 02/17/26  
                  C. Assembly Regular Meeting Minutes: 03/03/26

**Attachments:** [02/14/26 - SIGNED - Assembly Special Meeting](#)  
[021726 - SIGNED - Assembly Regular Meeting Minutes](#)  
[03/03/26 - 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 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**

[26-050](#)

1. Big Lake Community Council: 11/25/25
2. Glacier View Community Council: 12/18/25
3. Local Road Service Area Advisory Board: 01/15/26
4. Parks, Recreation, and Trails Advisory Board: 10/27/25, 11/24/25  
Resolution No. 25-02
5. Planning Commission: 01/19/26
6. South Knik River Community Council: 11/20/25
7. South Lakes Community Council: 02/02/26, 03/02/26
8. Talkeetna Sewer & Water Board: 01/07/26, 02/04/26
9. Transportation Advisory Board: Resolution No. 26-01
10. Trapper Creek Community Council: 01/22/26
11. Water & Wastewater Advisory Board: 12/17/25
12. Willow Area Community Organization: 03/04/26

**Attachments:** [03/17/26 - Citizen and Other Correspondence](#)

**G. INFORMATIONAL MEMORANDUMS**

[IM 26-031](#) Informing The Assembly Of The Sale Of Borough-Owned Property Identified As Lot 247 Caswell Lakes To The Adjacent Property Owners, Armand Nyborg And Anja Dubberke.

**Attachments:** [IM 26-031](#)

[IM 26-054](#) Submittal Of A Historic Preservation Fund National Alliance of Preservation Commissions Forum Travel Grant Application To The Alaska Department of Natural Resources Parks And Outdoor Recreation Office For \$2,800 To Cover Expenses For One Member Of The Historical Preservation Commission To Attend The 2026 National Alliance Of Preservation Commissions Forum.

**Attachments:** [IM 26-054](#)

**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 26-023](#) An Ordinance Approving The Sale Of Certain Borough-Owned Real Property Acquired Through Tax Foreclosure For Delinquent Real Property Tax Years 2019, 2018, And Prior; And Not Needed For A Public Purpose.

**Attachments:** [OR 26-023](#)  
[IM 26-034](#)

[OR 26-029](#) An Ordinance Approving The Purchase Of A One-Acre Parcel Adjacent To The New Gateway Visitor Center In The Amount Of \$172,000 And Classifying The Property As Reserved Use Lands.

**Attachments:** [OR 26-029](#)  
[IM 26-043](#)

**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 26-020](#) A Resolution Amending The Scope Of Work For Dorothy Swanda Jones Building (DSJ) Water Intrusion Repair At Purchasing Project And Amending The Project Title To DSJ Environmental Systems Maintenance And Repair.

**Attachments:** [RS 26-020](#)  
[IM 26-051](#)

[RS 26-021](#) A Resolution Approving Unincorporated Communities For Participation In The Fiscal Year 2027 Community Assistance Program.

**Attachments:** [RS 26-021](#)  
[IM 26-052](#)

**2. ACTION MEMORANDUMS**

[AM 26-019](#) Approval Of Contract Amendment No. 3 For Contract No. 24-135P With Boutet Company, Inc. For The Design Of Kepler Drive Bridge Replacement And To Extend Contract Completion Date To July 30, 2027.

**Attachments:** [AM 26-019](#)

[AM 26-020](#) Award Of Bid No. 26-101B To McKenna Brothers Paving, Inc. In The Contract Amount Of \$1,233,338.93 For Bogard Road Service Area No. 25 Annual Road Maintenance.

**Attachments:** [AM 26-020](#)

[AM 26-021](#) Award Of Bid No. 26-104B To Battleground, LLC. In The Contract Amount Of \$1,684,117.83 For Gold Trail Road Service Area No. 28 Annual Road Maintenance.

**Attachments:** [AM 26-021](#)

[AM 26-022](#) Award Of Bid No. 26-105B To Smithsons In The Contract Amount Of \$3,038,010.42 For Knik Road Service Area No. 17 Annual Road Maintenance.

**Attachments:** [AM 26-022](#)

[AM 26-023](#) Award Of Bid No. 26-106B To McKenna Brothers Paving, Inc. In The Contract Amount Of \$832,815.50 For Midway Road Service Area No. 9 Annual Road Maintenance.

**Attachments:** [AM 26-023](#)

[AM 26-024](#) Award Of Bid No. 26-107B To Battleground, LLC. In The Contract Amount Of \$927,760 For Fairview Road Service Area No. 14 Annual Road Maintenance.

**Attachments:** [AM 26-024](#)

[AM 26-026](#) Award Of Bid No. 26-102B To Tews, Inc. In The Contract Amount Of \$1,227,952.67 For Big Lake Road Service Area No. 21 Annual Road Maintenance.

**Attachments:** [AM 26-026](#)

[AM 26-027](#) Approval Of Change Order No. 3 For Contract No. 22-090P(B) With Lounsbury & Associates, Inc. For The Design Of Hemmer Road Extension Project To Add \$62,983; And Extend The Completion Date To June 30, 2027.

**Attachments:** [AM 26-027](#)

[AM 26-028](#) Acceptance Of Late Filed And Retroactive Senior Citizen And Disabled Veteran Exemption Applications For The Period Of January And February 2026.

**Attachments:** [AM 26-028](#)

[AM 26-029](#) Award Proposal No. 26-096P To PND Engineers, Inc.; RESPEC Company, LLC; And R&M Consultants, Inc. For Annual Contracts Each Not To Exceed \$300,000 To Provide Structural And Hydraulic Infrastructure Engineering Services.

**Attachments:** [AM 26-029](#)

[AM 26-030](#) Award Of Bid No. 26-112B To Alaskan Industries Inc. In The Contract Amount Of \$122,670 For Brett Ice Rink Rubber Flooring Replacement.

**Attachments:** [AM 26-030](#)

[AM 26-031](#) Award Of Proposal No. 26-081P To Koniag Cyber Solutions, LLC. For The Three-Year Contract Amount Of \$526,833 To Provide Cyber Security Managed Detection And Response Services.

**Attachments:** [AM 26-031](#)

## VIII. UNFINISHED BUSINESS

[OR 25-103](#) An Ordinance Repealing MSB 17.02, Mandatory Land Use Permit In Its Entirety; And Adopting MSB 17.07, Land Use Review.

**Sponsors:** Sumner

**Attachments:** [OR 25-103](#)  
[IM 25-195](#)

## IX. VETO

[RS 26-019](#) A Resolution Supporting A Joint Marketing Effort Between The Borough And Terra Energy Center Corporation For The Promotion And Development Of Designated Borough Lands To Solicit Expressions Of Interest From Large Power Consumers For Data Center, Energy Infrastructure, Advanced Manufacturing, And Industrial Development Opportunities.

**Sponsors:** Bernier and Fonov

**Attachments:** [RS 26-019](#)  
[IM 26-050](#)  
[03/17/26 - Mayoral Veto of RS 26-019](#)

## X. NEW BUSINESS

## A. INTRODUCTIONS (For Public Hearing 04/07/26 Assembly Chambers)

[OR 26-033](#) An Ordinance Extending The Time Limit For Completion Of Expiring Project Funds Through June 30, 2027.

**Attachments:** [OR 26-033](#)  
[IM 26-053](#)

[OR 26-034](#) An Ordinance Accepting And Appropriating \$281,250 From The State Of Alaska, Department Of Commerce, Community, And Economic Development, Community Development Block Grant - Disaster Recovery Program, For The Hazard Mitigation Plan Update Project.

RS 26-022: A Resolution Approving The Scope Of Work And Budget For A Grant In The Amount Of \$281,250 For The Hazard Mitigation Plan Update Project And Authorizing The Manager To Enter Into An Agreement With The Alaska State Department Of Commerce, Community, And Economic Development.

**Attachments:** [OR 26-034](#)  
[RS 26-022](#)  
[IM 26-055](#)

[OR 26-035](#) An Ordinance Increasing The Compensation Of The Members Of The Board Of Equalization.

**Attachments:** [OR 26-035](#)  
[IM 26-057](#)

[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](#)

## B. MAYORAL NOMINATIONS AND APPOINTMENTS

### 1. VACANCY REPORT

[26-051](#) Mayoral Requests for Confirmation

**Attachments:** [3/17/26 Vacancy Report](#)

## C. OTHER NEW BUSINESS

### 1. Motion To Amend Something Previously Adopted

[OR 26-020](#) An Ordinance Establishing An Exemption To Weight Restrictions On Borough Roads.  
RS 26-010: A Resolution Establishing A Fee For Processing Requests For An Exemption To Weight Restrictions On Borough Roads.

**Sponsors:** McKee and Fonov

**Attachments:** [OR 26-020](#)  
[RS 26-010](#)  
[IM 26-027](#)  
[03/17/26 - Nowers Possible Amendment](#)

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

## XI. RECONSIDERATION

[OR 26-027](#) An Ordinance Amending MSB 3.28 To Increase The Property Owner Ballot Threshold For Contiguous Local Improvement Districts From 54 Percent To 67 Percent, And Remove The Provisions That Only Returned Ballots Are Considered In Tabulation.

**Sponsors:** Nowers and Bowles

**Attachments:** [OR 26-027](#)  
[IM 26-039](#)  
[03/17/26 - Reconsideration Passed](#)

## 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 (907) 861-8432 At Least One Week In Advance Of The Meeting.

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Dmitri Fonov, District 6  
Ron Bernier, District 7

## MEETING MINUTES

COTTONWOOD PUBLIC SAFETY BUILDING  
STATION 6-5  
680 NORTH SEWARD MERIDIAN PARKWAY, WASILLA

ASSEMBLY SPECIAL MEETING

10:00 AM

SATURDAY, FEBRUARY 14, 2026

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### I. CALL TO ORDER

The special meeting of the Matanuska-Susitna Borough Assembly was held on Saturday, February 14, 2026, at the Cottonwood Public Safety Building Station 6-5, 680 N. Seward Meridian Parkway, Wasilla, Alaska. The meeting was called to order at 10 a.m. by Mayor Edna DeVries.

### II. ROLL CALL

**Present:** 7 - Assemblymember Michael Bowles, Assemblymember Stephanie Nowers, Assemblymember Dee McKee (entered at 10:03 a.m.), Assemblymember Maxwell Sumner, Assemblymember Bill Gamble, Assemblymember Dmitri Fonov, and Assemblymember Ron Bernier

### III. APPROVAL OF AGENDA

Assemblymember Bernier moved to have Audience Participation moved to after the Pledge of Allegiance.

The agenda was approved as amended without objection.

### IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by George Hays, Deputy Manager.

## **VI. AUDIENCE PARTICIPATION (Three Minutes Per Person.)**

The following person spoke to issues with property tax assessments: Dawson White.

## **V. ITEMS OF BUSINESS**

### **A. Strategic Planning Session**

Mr. Brown, Borough Manager, led the discussion regarding:  
\*performance reports; and  
\*role of elected officials during a disaster.

The meeting recessed at 12:15 p.m. and reconvened at 12:35 p.m.

Discussion ensued:  
\*Strategic Plan overview;  
\*waterbody setbacks;  
\*State Trooper Facility; and  
\*AKLNG Tax structure.

## **VII. MAYOR, ASSEMBLY, AND STAFF COMMENT**

Ms. McKechnie spoke to publishing in the Frontiersman and the definition of "a newspaper of general circulation" referred to in the Opening Meeting Act.

Mr. Brown spoke to recent road bids.

Assemblymember McKee spoke to potential taxes.

## **VIII. ADJOURNMENT**

The meeting adjourned at 3:05 p.m.



Mayoral Signature and Clerk Attestment  
For  
February 14, 2026, Special Meeting Minutes  
(2 pages)

  
EDNA DeVRIES, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

Minutes Approved: 03/17/26

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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

## MEETING MINUTES

ASSEMBLY CHAMBERS  
350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, FEBRUARY 17, 2026

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### I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, February 17, 2026, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Edna DeVries.

### II. ROLL CALL

**Present:** 7 - Assemblymember Michael Bowles, Assemblymember Stephanie Nowers, Assemblymember Dee McKee, Assemblymember Maxwell Sumner, Assemblymember Bill Gamble, Assemblymember Dmitri Fonov, and Assemblymember Ron Bernier

### III. APPROVAL OF AGENDA

The agenda was approved as presented without objection.

### IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Assemblymember Sumner.

### V. SPECIAL ORDERS OF THE DAY

#### A. Mayoral Proclamation in Recognition of Education and Sharing Day

**26-042**      Mayoral Proclamation

Mayor DeVries read the proclamation in recognition of Education and Sharing Day and presented it to Rabbi Greenberg.

**VI. MINUTES OF PRECEDING MEETINGS**

- 26-039**      A. Assembly Regular Meeting Minutes: 01/06/26  
                  B. Assembly Special Meeting Minutes: 01/20/26  
                  C. Assembly Regular Meeting Minutes: 01/20/26  
                  D. Assembly Regular Meeting Minutes: 02/03/26  
                  The minutes were approved as presented without objection.

**VII. REPORTS/CORRESPONDENCE**

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

**1. Reports From Cities**

There were no reports provided.

**2. Matanuska-Susitna Borough School District**

There was no report provided.

**3. State of Alaska**

Todd Smoldon, Executive Director of Governor Dunleavy's Mat-Su Office, spoke to increased property values and the Alaska Permanent Divided Fund. Noted possible sales tax for the State of Alaska and the gas line project.

**B. COMMITTEE REPORTS**

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

There was no report provided.

**2. Assembly Public Relations**

There was no report provided.

**C. MANAGER COMMENTS**

**1. State/Federal Legislation**

## 2. Strategic Planning Issues

Mr. Brown provided an update on the Request for Interest to evaluate opportunities for attracting data centers and other large power users to Borough-owned lands.

### D. ATTORNEY COMMENTS

### E. CLERK COMMENTS

Ms. McKechnie spoke to the upcoming meeting schedule.

### F. CITIZEN AND OTHER CORRESPONDENCE

- 26-040**
1. Caswell Lakes RSA Board of Supervisors: Resolution No. 26-01
  2. Central Mat-Su FSA/West Lakes FSA Joint Board of Supervisors: 10/13/25
  3. Chase Community Council: 07/14/25
  4. Greater Palmer Consolidated FSA Board of Supervisors: 01/21/26
  5. Meadow Lakes RSA Board of Supervisors: 12/04/25, Resolution No. 26-01
  6. Point MacKenzie Community Council: 05/09/24, 09/12/24
  7. South Lakes Community Council: 01/05/26
  8. Talkeetna Community Council: 01/05/26

The citizen and other correspondence were presented, and no comments were noted.

### G. INFORMATIONAL MEMORANDUMS

- IM 26-038** Informing The Assembly Of The Managers' Signature On A Grant Application For Submission To The Mat-Su Health Foundation.  
The informational memorandum was presented, and no comments were noted.

## 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.)**

The following person spoke to the Parks, Recreation & Trails Advisory Board and spoke to proposed pipeline going through his property: David Palmer.

The following person spoke to the Library Board and obscene library books: Jackie Goforth.

The following person spoke to starting an advisory group called Mat-Su oil and gas and spoke to the pipeline coming to the Mat-Su: Tom Roberson.

The following person spoke to property taxes: Dawson White.

The following persons spoke to obscene books: Karen Lewis and Linda Spohn.

The following person spoke to black history month and library books. Noted the passing of Reverend Jesse Jackson: Mary Robinson

The following person spoke in opposition of Ordinance Serial No. 25-102: Joel Stefanski.

The following persons spoke in opposition of Ordinance Serial No. 26-016: Gigi Hersh, Scott Ashmore, Carl Sedloske, Darren Rad, Mallory Smyth, Jamie Harms-Smyth, James Ramey Smyth, Becca Moore, Banyan Smyth, Sarah Lorimer, David (Last name was indiscernible), Carol Tyler, Hannah Hensley, Cathleen (Last name was indiscernible), Maria (Last name was indiscernible), Margaret Goodman, and Matthew (Last name was indiscernible).

The following person spoke to local libraries, snow plowing, flooding, shooting range, and the Big Lake Ice Arena: Jeanne Troshynski.

The following person spoke to Road Service Area contract issues: Terry Gorlick.

The following person property taxes: Jackie Gorlick.

The following person spoke to banning books, the recent MSB Library Board meeting, and Alaska Senate Bill 238: Dana Raffaniello.

The following person spoke to the 250th anniversary of our country and spoke to Randy Trani, Mat-Su Borough School District Superintendent. Noted the upcoming budget cycle: Mark Spohn.

The following person spoke to the proposed Engstrom and Trunk connector: Rod Hasnon, North Lakes Community Council Chair.

The following person spoke to Valley Transit and Trunk Road: Scott Lindbloom

The following person spoke to obscene library books and data centers: Elory Gibbs.

The meeting recessed at 7:45 p.m. and reconvened at 7:56 p.m.

## **B. PUBLIC HEARINGS (Three Minutes Per Person.)**

**OR 25-127** An Ordinance Amending MSB 17.67, Tall Structures Including Telecommunication Facilities, Wind Energy Conversion Systems, And Other Tall Structures; To Reduce The Minimum Setback Requirements For New Telecommunications Towers.

**Sponsors:** Fonov

Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed, and discussion moved to the Assembly.

**Assemblymember Fonov moved to adopt Ordinance Serial No. 25-127.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**OR 26-013** An Ordinance Extending The Time Of Completion Of The Expiring Beetle Kill Fire Reduction Initiative Grant Match Funds Through September 30, 2027.

Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed, and discussion moved to the Assembly.

**Assemblymember Bernier moved to adopt Ordinance Serial No. 25-013.**

**The motion passed by the follow vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**OR 26-015** An Ordinance To Purchase The Adjacent Lot Next To The Big Lake Lions Recreation Center In The Amount Of \$110,000; And To Classify The Land As Reserved Use Lands For The Purpose Of A Sewer System Lot.

Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed, and discussion moved to the Assembly.

**Assemblymember Gamble moved to Ordinance Serial No. 26-015.**

**Assemblymember Nowers moved a to postpone Ordinance Serial No. 26-015 to March 3, 2026.**

**Assemblymember Gamble moved a primary amendment to strike March 3, 2026, and insert June 2, 2026.**

**The primary amendment passed by the following vote:**

**Yes:** 5 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember Sumner, Assemblymember Gamble, and Assemblymember Bernier

**No:** 2 - Assemblymember McKee and Assemblymember Fonov

**The motion to postpone to June 2, 2026 passed by the following vote:**

**Yes:** 4 - Assemblymember Nowers, Assemblymember Sumner, Assemblymember Gamble, and Assemblymember Bernier

**No:** 3 - Assemblymember Bowles, Assemblymember McKee, and Assemblymember Fonov

**OR 26-016** An Ordinance Approving The Land Classification Of A Borough-Owned Property As Reserved Use Land For The Purpose Of A Shooting Range. Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

The following persons spoke in opposition of Ordinance Serial No. 26-016: Linda Oxley, Willow Area Community Organization member; Sandy McDonald; Thomas Blair; John McDonald; Robert Morgan; Kori Morgan; Jeff Morgan; Kelton Hensley; Darcie Morgan; Mallory Smyth; Jamie Harms-Smyth; Nila Morgan; James Ramey Smyth; Elory Gibbs; and Christopher (Last name was indiscernible).

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

**Assemblymember Bernier moved to adopt Ordinance Serial No. 26-016.**

**Assemblymember Bernier moved to postpone Ordinance Serial No. 26-016 to April 7, 2026.**

**Assemblymember Sumner moved a primary amendment to strike April 7, 2026, and insert June 2, 2026.**

**The primary amendment passed by the following vote:**

**Yes:** 4 - Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**No:** 3 - Assemblymember Bowles, Assemblymember Nowers, and Assemblymember McKee

**The motion to postpone to June 2, 2026, passed by the following vote:**

**Yes:** 4 - Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**No:** 3 - Assemblymember Bowles, Assemblymember Nowers, and Assemblymember McKee

**OR 26-018** An Ordinance To Issue Areawide General Obligation Bonds In An Amount Not To Exceed \$80,013,700, In One Or More Series To Finance The (A) The Acquisition, Design, Construction, Major Renovation And Renewal Of Educational And Related Capital Improvement Projects In The Matanuska-Susitna Borough, (B) The Construction, Additions, Improvements, Betterments, Repair, Reconstruction, Or Acquisition Of Public Roads And Pathways And Facilities Related Thereto In The Matanuska-Susitna Borough, Together With All Necessary Equipment And Transportation Facilities Including Improving School Access, And The Acquisition Of Lands Or Rights In Lands In Connection Therewith, And (C) The Refunding Of Certain Outstanding General Obligation Bonds Of The Matanuska-Susitna Borough; Fixing Certain Details Of Such Bonds; And Authorizing Their Sale.

Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed, and discussion moved to the Assembly.

**Assemblymember Bernier moved to adopt Ordinance Serial No. 26-018.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**OR 26-019** An Ordinance Repealing MSB 1.10.265, Animal Control In Its Entirety; And Adopting MSB 1.10.141, Animal Control, To Establish Areawide Authority For Animal Control Services Within The Borough, To Include The Cities Of Palmer, Wasilla, And Houston.

Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed, and discussion moved to the Assembly.

**Assemblymember Bernier moved to adopt Ordinance Serial No. 26-019.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**OR 26-020** An Ordinance Establishing An Exemption To Weight Restrictions On Borough Roads.  
RS 26-010: A Resolution Establishing A Fee For Processing Requests For An Exemption To Weight Restrictions On Borough Roads.

**Sponsors:** McKee and Fonov

Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

The following person spoke to postponing to let the Local Road Service Area Advisory Board to review the legislation: Terry Gorlick.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

**Assemblymember Fonov moved to adopt Ordinance Serial No. 26-020 and Resolution Serial No. 26-010.**

**Assemblymember Fonov moved a primary amendment to Ordinance Serial No. 26-020 as follows:**

**\* In subsection (B) strike the words, "one time per day" and insert "one round trip per day" to read "the manager may authorize a vehicle operator to exceed weight limit restrictions one round trip per day upon payment of as fee";**

**\*inserting section 11.08.025 to read as follows, "11.08.025 Road Weight Restrictions (A) This section establishes a process to allow limited exemptions from road weight restrictions for the transportation of non-divisible equipment. (B) An application for exemption from the weight restrictions shall be filed on a form provided by the Borough. The application shall include: (1) appropriate filing fee as established by the assembly; (2) date of travel; (3) information identifying the subject vehicle, including the make, model, color, and license plate number; and (4) information identifying the vehicle, load, or equipment which is non-divisible."; and**

**\*inserting section 11.08.040 to read as follows, "11.08.040 Definitions (A) For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.**

**\*'Non-divisible equipment' means a vehicle, load, or piece of machinery that cannot be readily dismantled, reduced, or separated into smaller components to comply with applicable**

**road weight limits without: 1. compromising the structural integrity or intended operation of the load of equipment; or 2. requiring more than eight work hours to dismantle using appropriate tools and equipment."**

**Assemblymember Bernier moved to suspend the rules and to extend the meeting past 10 p.m. and not to exceed 11:00 p.m.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**Assemblymember Nowers moved a secondary amendment to subsection 11.08.025(B)(2) to insert the words, "and route of travel" to read "(2) date of travel and route of travel".**

**The secondary amendment failed by the following vote:**

**Yes:** 3 - Assemblymember Bowles, Assemblymember Nowers, and Assemblymember Gamble

**No:** 4 - Assemblymember McKee, Assemblymember Sumner, Assemblymember Fonov, and Assemblymember Bernier

**Assemblymember Fonov moved a secondary amendment to subsection 11.08.025 (B)(2) to insert the words, "and starting point and where traveling to," to read as follows, "(2) date of travel and starting point and where traveling to".**

**The secondary amendment passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**The primary amendment passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**Assemblymember Nowers moved a primary amendment to subsection 11.08.025(B) by inserting the following words, "(5) if the weight requested exceeds State road limits and the route requires using State roads proof needs to be provided of State approval."**

**Assemblymember Gamble moved to postpone Ordinance Serial No. 26-020 and Resolution Serial No. 26-010 to March 3, 2026.**

**The motion failed by the following vote:**

**Yes:** 2 - Assemblymember Nowers and Assemblymember Gamble

**No:** 5 - Assemblymember Bowles, Assemblymember McKee, Assemblymember Sumner, Assemblymember Fonov, and Assemblymember Bernier

**Assemblymember Sumner called for the question (to stop debate)**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**The primary amendment failed by the following vote:**

**Yes:** 1 - Assemblymember Nowers

**No:** 6 - Assemblymember Bowles, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**Assemblymember Bowels called for the question (to stop debate)**

**The motion passed by the following vote:**

**Yes:** 6 - Assemblymember Bowles, Assemblymember McKee,  
Assemblymember Sumner, Assemblymember Gamble,  
Assemblymember Fonov, and Assemblymember Bernier

**No:** 1 - Assemblymember Nowers

**The main motion passed by the following vote:**

**Yes:** 6 - Assemblymember Bowles, Assemblymember McKee,  
Assemblymember Sumner, Assemblymember Gamble,  
Assemblymember Fonov, and Assemblymember Bernier

**No:** 1 - Assemblymember Nowers

**RS 26-009** A Resolution Supporting A Payment In Lieu Of Taxes For The Pipeline Infrastructure Of The Alaska Natural Gas (AKLNG) Project.  
Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed, and the discussion moved to the Assembly

**Assemblymember Bernier moved to adopt Resolution Serial No. 26-009.**

**Assemblymember Sumner moved a primary amendment to Resolution Serial No. 26-009 as follows:**

**\*Inserting the following additional WHEREAS clauses, "WHEREAS, under current law, the physical value of the pipeline within the Matanuska-Susitna Borough will be counted in the determination of the full and true value of all taxable property within the Matanuska-Susitna Borough; and**

**WHEREAS, this total value number has a large impact on the Matanuska-Susitna Borough because the Required Local Contribution ("RLC") to the School District is 2.65 mills multiplied by the full and true value of all taxable property in the Matanuska-Susitna Borough; and**

**WHEREAS, while a PILT provides certainty for all, if the value of the pipeline is included in the full and true value of all property, it will dramatically raise the RCL without a corresponding increase in revenue sufficient to pay the increase in the RLC while also providing funding to the Matanuska-Susitna Borough to address other impacts of the pipeline; and**

**WHEREAS, if a PILT is enacted, it must also specify that the value of the pipeline is not to be included in the property to be calculated by AS 14.17.410(b)(2) and AS 14.17.510; and"**

**\*inserting another BE IT FURTHER RESOLVED clause as follows, "BE IT FURTHER RESOLVED, the support for a PILT is conditional upon also enacting a provision of law that the value of the pipeline is not to be included in the property to be calculated by AS 14.17.410(b)(2) and AS 14.17.510; and".**

**The primary amendment passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**Assemblymember Bernier moved a primary amendment to Resolution Serial No. 26-009 as follows:**

**\*Inserting the following additional WHEREAS clauses, "WHEREAS, the intent of establishing a threshold for a PILT is intended to avoid taxing in-state gas, if and until gas exports begin; and**

**WHEREAS, Southcentral Alaska consumes approximately 60 billion cubic feet (BCF) annually and the State has discussed a 1 BCF per day threshold for payments; and**

**WHEREAS, the current proposal assumes that payments in lieu of taxes are split with the State of Alaska and the State is seeking tax reform to lower project costs."**

**\*inserting another BE IT FURTHER RESOLVED clause as follows, "BE IT FURTHER RESOLVED, a PILT should apply once throughput exceeds 250 million cubic feet (MMCF) per day and, regardless of throughput, payments should apply to all throughput volume after 10 years following completion of the pipeline; and**

**BE IT FURTHER RESOLVED, the Assembly supports eliminating all payment in lieu of tax costs shared with the State of Alaska, leaving the full payment in organized Boroughs to the local municipality."**

**The primary amendment passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**The main motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

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

There being no one present who wished to testify audience participation closed.

**D. CONSENT AGENDA**

**1. RESOLUTIONS**

**RS 26-014** A Resolution Amending The Title And Scope Of Work For A Project To Construct A North-Eastern Borough Communications Tower.

**2. ACTION MEMORANDUMS**

**AM 26-012** Award Of Bid No. 26-099B To Big Dipper Construction, Inc. For The Contract Amount Of \$1,956,942 To Construct Station 6-2 Training Complex Improvements For Confined Space & Structural Simulation.

**AM 26-013** Approval Of Contract Extension For Orion Construction, Inc., Contract No. 25-050B, For Solid Waste Facility Entrance Improvements; And Extending The Contract Completion Date From March 31, 2026, To June 30, 2026.

**AM 26-014** Approval Of Contract Extension For Wolf Architecture, Inc., Contract No. 24-071P, For Gateway Visitor Center Professional Services; And Extending The Contract Completion Date From March 31, 2026, To June 30, 2026.

**AM 26-015** Award Of Proposal No. 26-093P To Nvision Architecture, Inc. For The Contract Amount Of \$115,380 To Design The Iditarod Elementary School Cladding Repair.

Ms. McKechnie read the legislation into the record.

**Assemblymember Bernier moved to approve the consent agenda as read into the record by the Clerk.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**IX. UNFINISHED BUSINESS**

**OR 25-102** An Ordinance Amending MSB 43.20, Subdivision Development Standards To Allow Lots To Be Reduced To 30,000 Square Feet Within Single-Family Residential Land Use Districts.

**Sponsors:** Sumner

**MOTION PENDING: Assemblymember Sumner moved to adopt Ordinance Serial No. 25-102.**

**The main motion failed by the following vote:**

**Yes:** 1 - Assemblymember Fonov

**No:** 6 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, and Assemblymember Bernier

## **X. VETO**

There were no vetoes.

## **XI. NEW BUSINESS**

### **A. INTRODUCTIONS (For Public Hearing 03/03/26 Assembly Chambers)**

**OR 26-022** An Ordinance Authorizing The Manager To Enter Into A Memorandum Of Agreement With The Talkeetna Community Council, Inc. For The Talkeetna Library Pathway Project And Accepting And Appropriating A Grant For Project Implementation.  
RS 26-013: A Resolution Approving The Scope Of Work And Budget For The Talkeetna Library Pathway Project.

**OR 26-024** An Ordinance Amending MSB 3.15.225 Board Of Equalization; Hearing, Related To Limiting The Board's Authority To Raise Assessments And Making Findings.

**Sponsors:** Sumner, Bowles and Gamble

**OR 26-025** An Ordinance Accepting And Appropriating \$258,328.07 From The United States Geological Survey And \$265,852.19 From The Natural Resources Conservation Service; And Extending The Date Of Completion For Match Funding Through June 30, 2029, For The Collection Of LiDAR Elevation Data.  
RS 26-015: A Resolution Approving The Scope Of Work And Budget For The Collection Of LiDAR Elevation Data.

**OR 26-027** An Ordinance Amending MSB 3.28 To Increase The Property Owner Ballot Threshold For Contiguous Local Improvement Districts From 54 Percent To 75 Percent, And Remove The Provisions That Only Returned Ballots Are Considered In Tabulation.

**Sponsors:** Nowers and Bowles

Ms. McKechnie read the legislation into the record.

**Assemblymember Bernier moved to introduce the legislation as read into the record by the Clerk and set the public hearing for March 3, 2026, respectively.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

## **B. MAYORAL NOMINATIONS AND APPOINTMENTS**

### **1. VACANCY REPORT**

**26-041** Mayoral Requests for Confirmation  
Agriculture Advisory Board  
James Hazlett  
Board of Adjustment and Appeals  
Claudia Roberts, resignation  
Platting Board  
Steve Kevan  
Alpine RSA # 31  
Frank Buzby  
Caswell Lakes RSA #15  
Michael "Hunter" Leach

**Assemblymember Bernier moved to confirm the resignations and appointments requested by the Mayor.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**C. OTHER NEW BUSINESS**

There was no other new business.

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

**OR 26-021** An Ordinance Repealing A General Standard Of MSB 17.30, Conditional Use Permit (CUP) For Earth Materials Extraction Activities.

**Sponsors:** Sumner

Ms. McKechnie read the legislation into the record.

**Assemblymember Sumner moved to refer Ordinance Serial No. 26-021 to the Planning Commission for 90 days.**

**The motion passed by the following vote:**

**Yes:** 6 - Assemblymember Bowles, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**No:** 1 - Assemblymember Nowers

**XII. RECONSIDERATION**

There was no reconsiderations.

**XIII. MAYOR, ASSEMBLY, AND STAFF COMMENTS**

Assemblymember Bernier said a prayer.

Assemblymember Nowers requested the Manager provide information about comments regarding North Engstrom Road that the North Lakes Community Council mentioned during audience participation. Spoke to data centers and road weight limit exemptions.

Assemblymember Bowles thanked Assemblymember Bernier and noted his support for additional shooting ranges. Spoke to growth in the Borough and staying autonomous.

Assemblymember Gamble spoke to road weight restrictions.

**XIV. EXECUTIVE SESSION**

There was no executive session.

**XV. ADJOURNMENT**

The meeting adjourned at 10:36 p.m.



Mayoral Signature and Clerk Attestment  
For  
February 17, 2026, Regular Meeting Minutes  
(19 pages)

  
EDNA DeVRIES, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

Minutes Approved: 03/17/26

# 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

## MEETING MINUTES

ASSEMBLY CHAMBERS  
350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, MARCH 3, 2026

### I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, March 3, 2026, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Edna DeVries.

### II. ROLL CALL

**Present:** 6 - Assemblymember Michael Bowles, Assemblymember Stephanie Nowers, Assemblymember Dee McKee, Assemblymember Maxwell Sumner, Assemblymember Bill Gamble, and Assemblymember Ron Bernier

**Telephonic:** 1 - Assemblymember Dmitri Fonov

### III. APPROVAL OF AGENDA

Mayor DeVries queried if there were any changes to the agenda.

**Assemblymember Nowers moved a primary amendment to pull Ordinance Serial No. 25-047 from introduction and to take no action.**

**The motion passed by the following vote:**

**Yes:** 5 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember Sumner, Assemblymember Gamble, and Assemblymember Bernier

**No:** 2 - Assemblymember McKee and Assemblymember Fonov

Mayor DeVries queried if there were any additional changes to the agenda.  
**Assemblymember Sumner moved a primary amendment to change the first audience participation from three minutes to two minutes.**

**Assemblymember Bowles moved a secondary amendment to change both audience participations to two minutes.**

**The secondary amendment failed by the following vote:**

**Yes:** 1 - Assemblymember Bowles

**No:** 6 - Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**The primary amendment failed by the following vote:**

**Yes:** 1 - Assemblymember Sumner

**No:** 6 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

Mayor DeVries queried if there were any additional changes to the agenda.

The agenda was approved as amended without objection.

#### **IV. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Assemblymember McKee.

#### **V. MINUTES OF PRECEDING MEETINGS**

There were no minutes of preceding meetings.

#### **VI. REPORTS/CORRESPONDENCE**

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

##### **1. Reports From Cities**

There were no reports provided.

**2. Matanuska-Susitna Borough School District**

Dr. Randy Traini, School District Superintendent, reported on the School District's budget shortfall.

**3. State of Alaska**

There was no report provided.

**B. COMMITTEE REPORTS**

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

There were no reports provided.

**2. Assembly Public Relations**

There was no report provided.

**C. MANAGER COMMENTS**

**1. State/Federal Legislation**

**2. Strategic Planning Issues**

There was no report provided.

**D. ATTORNEY COMMENTS**

There was no report provided.

**E. CLERK COMMENTS**

Ms. McKechnie spoke to the upcoming meeting schedule.

**F. CITIZEN AND OTHER CORRESPONDENCE**

**26-043**

1. Agriculture Advisory Board: 01/21/26
2. Big Lake Community Council: 01/13/26
3. Big Lake RSA Board of Supervisors: 06/09/25, 12/08/25
4. Board of Adjustment and Appeals: 04/30/25, Final Decisions 24-01 and 25-01
5. Butte Community Council: 01/14/26
6. Butte FSA Board of Supervisors: 12/11/25
7. Central Mat-Su Board of Supervisors: 01/12/26
8. Enhanced 911 Advisory Board: 12/09/25
9. Greater Talkeetna RSA Board of Supervisors: 01/08/26
10. North Lakes Community Council: Resolution Nos. 24-002, 25-001, 25-002, 25-003, 26-001, 26-002
11. Platting Board: 01/15/26
12. Transportation Advisory Board: 10/24/25

The citizen and other correspondence were presented, and no comments were noted.

**G. INFORMATIONAL MEMORANDUMS**

**IM 26-032** Informing The Assembly Of The Managers Signature On Five Grant Applications For Submission To The Alaska State Library For The Alaska Public Library Assistance Grants For The Big Lake, Sutton, Talkeetna, Trapper Creek, and Willow Libraries.

**IM 26-040** Reporting Conclusion Of Contract No. 24-088B with Granite Construction Company For a Total Contract Amount Of \$4,268,545.40 For The Hidden Hills And Caswell Lakes Road Improvements Project.

**IM 26-042** Reporting The Conclusion Of Contract For Bid No. 23-118B With F-E Contracting, Inc. For A Final Contract Amount Of \$23,915,805.90 To Construct The Mat-Su Central School Project.

The informational memorandums were presented, and no comments were noted.

**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.)**

The following persons spoke to concerns with the School District's proposed budget cuts and in support of full funding: Chris Tyree, Katrina Miller, Lidda Tobin, Heather Bowman, Mark Beck, Sarah Phillips, Chris Angell, Fred Merrill, Carrie Johnson, Taft Johnson, Rebecca Emerson, John Miller, Mayerly Fischer, Alexa Backmen, Travis Friesen, Thom Ohls, Amber Allen, Melissa Brauneis, Mariah Clifford, Carrie Dunphy, Violet Rainbow Brooks, Gary Wolske, Anna Daniel, Stephanie Mellott, Dave Johnson, Tara Lee, and Riley Laws.

The following person spoke in opposition to a sales tax, to lifting weight restrictions on Borough roads, to changing the voting threshold for approval of gas local improvement districts, to leasing land for data centers, and to increases to the salaries of the Assembly and Mayor: Mary Robinson.

The following persons spoke to concerns with pornographic books in Borough libraries: Jackie Goforth and Linda Spohn.

The following persons spoke in opposition to locating data centers in the Borough and to concerns with the noise and water pollution that they cause: Mary Claire McCarthy, Beth Aiken, Shyan Horner, Danielle Benbo, Sheryl McGee, Julianna Pruitt, Caroline Elm, Karina Pettit, and Serena Beck.

The following persons spoke in opposition to any new taxes: Louis Calandri and Mike Alexander.

The following person spoke in support of the Assembly revisiting lifting weight restrictions and noted that the State is unaware of the change that the Borough is making, to concerns with the damage to roads that lifting spring weight restrictions will cause: Joel Stefanski

The following person spoke in support of full funding for the School District and in opposition to the Borough partnering with Terra for a marketing campaign: John Perry.

The following persons spoke in support of reconsideration of Ordinance Serial No. 26-020: Tery Gorlick and Jackie Gorlick.

The following person opined that the Borough needs to establish a natural gas advisory committee: Tom Roberson.

The following person spoke in opposition to locating data centers in the Borough and in support of full funding for the Scholl District: Marika Hintz.

The following person noted that the Tanaina Community Council is seeking a location within their council boundaries to develop into a park: Mary Revetta.

The following person spoke to concerns with how assessments in the Borough are conducted: Dawson White.

The following person spoke in opposition to waiving seasonal weight restrictions on roads, to an increase to the Assembly and Mayor salaries, to any new taxes, to banning books, and in support of full funding for schools: Helen Vincent.

The following persons spoke to the need to audit the School District Administration for waste, in opposition to the cuts that the School District is proposing: Skyler DeBoer and Mary DeBoer.

The following person spoke to the need to fully fund schools and in opposition to data centers and coal mines: Riley Blakenship.

The following person spoke to concerns with the proposed voting threshold for gas local improvement districts: Jesse Sumner.

The meeting recessed at 8:42 p.m. and reconvened at 9 p.m.

## **B. PUBLIC HEARINGS (Three Minutes Per Person.)**

**OR 26-022** An Ordinance Authorizing The Manager To Enter Into A Memorandum Of Agreement With The Talkeetna Community Council, Inc. For The Talkeetna Library Pathway Project And Accepting And Appropriating A Grant For Project Implementation.

RS 26-013: A Resolution Approving The Scope Of Work And Budget For The Talkeetna Library Pathway Project.

Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed, and discussion moved to the Assembly.

**Assemblymember Bernier moved to adopt Ordinance Serial No. 26-022 and Resolution Serial No. 26-013.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**OR 26-024** An Ordinance Amending MSB 3.15.225 Board Of Equalization; Hearing, Related To Limiting The Board's Authority To Raise Assessments And Making Findings.

**Sponsors:** Sumner, Bowles and Gamble

Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed, and discussion moved to the Assembly.

**Assemblymember Sumner moved to adopt Ordinance Serial No. 26-024.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**OR 26-025** An Ordinance Accepting And Appropriating \$258,328.07 From The United States Geological Survey And \$265,852.19 From The Natural Resources Conservation Service; And Extending The Date Of Completion For Match Funding Through June 30, 2029, For The Collection Of LiDAR Elevation Data.  
RS 26-015: A Resolution Approving The Scope Of Work And Budget For The Collection Of LiDAR Elevation Data.  
Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed, and discussion moved to the Assembly.

**Assemblymember Bernier moved to adopt Ordinance Serial No. 26-025 and Resolution Serial No. 26-015.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**OR 26-027** An Ordinance Amending MSB 3.28 To Increase The Property Owner Ballot Threshold For Contiguous Local Improvement Districts From 54 Percent To 75 Percent, And Remove The Provisions That Only Returned Ballots Are Considered In Tabulation.

**Sponsors:** Nowers and Bowles

Ms. McKechnie read the legislation into the record.

Mayor DeVries opened the public hearing.

The following persons spoke to concerns with the threshold for approving gas local improvement districts: Dave Johnson, Andrew Traxler, and Duane Yung.

**Assemblymember Nowers moved to adopt Ordinance Serial No. 26-027.**

**Assemblymember Bernier moved to suspend the rules and extend the meeting past 10 p.m. and not to exceed 11:30 p.m.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers,  
Assemblymember McKee, Assemblymember Sumner,  
Assemblymember Gamble, Assemblymember Fonov, and  
Assemblymember Bernier

**Assemblymember Bowles moved a primary amendment as follows:**

**\* by striking current Section 4, on page 3 of the ordinance in its entirety;**

**\* by inserting in its place: “(d) a ballot with a return envelope addressed to the borough finance department. The ballot shall request the property owner to indicate approval or disapproval of the local improvement district by marking a vote of “yes” or “no” on the ballot, and shall state that the assembly will not proceed with the improvement unless, within 30 days after mailing notice of the public hearing, the borough receives ballots marked “yes” from owners of property bearing 100 percent of the estimated cost of a natural gas distribution line improvement; or more than 75 percent of the estimated cost of any other improvement, except that for noncontiguous improvement districts, the borough must receive ballots marked “yes” from 100 percent of property owners bearing 100 percent of the estimated cost of the improvement.”**

**\* by striking current Section 5, on page 4 of the ordinance in its entirety; and**

**\* inserting in its place: "(B) The assembly may not proceed with the improvement unless ballots approving a contiguous local improvement district are timely filed by owners of property bearing more than 100 percent of the estimated cost of a natural gas distribution line improvement; or more than 75 percent of the estimated cost of any other improvement; or for a noncontiguous local improvement district, by owners of property bearing 100 percent of the estimated cost of the improvement. If sufficient ballots are not timely filed, the assembly may not proceed with the improvement unless it revises the plan, and a new balloting of owners of property in the local improvement district results in the timely filing of ballots approving the local improvement district by owners of property bearing 100 percent of the estimated cost of a natural gas distribution line improvement; more than 75 percent of the estimated cost of any other improvement; or for a noncontiguous local improvement district, of owners of property bearing 100 percent of the estimated cost of the improvement. A revised plan shall be approved and adopted as an original plan as provided in MSB 3.28.050."**

**The primary amendment failed by the following vote:**

**Yes:** 1 - Assemblymember Bowles

**No:** 6 - Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**Assemblymember Sumner moved a primary amendment, to Section 5, page 4 of the ordinance, to reinsert the following language: "For contiguous local improvement district proposals, the percentage calculation will be calculated based upon the total number of ballots returned. Unreturned ballots will not affect the calculation."**

**The primary amendment passed by the following vote:**

**Yes:** 6 - Assemblymember Bowles, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**No:** 1 - Assemblymember Nowers

**Assemblymember Sumner moved a primary amendment by striking "75" and inserting "67" in its place throughout the ordinance.**

**Assemblymember Fonov moved a secondary amendment by striking "67" and inserting "60" in its place throughout the ordinance.**

**Assemblymember Sumner called for the question (to stop debate).**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**The secondary amendment failed by the following vote:**

**Yes:** 1 - Assemblymember Fonov

**No:** 6 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, and Assemblymember Bernier

**Assemblymember Sumner called for the question (to stop debate).**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**The primary amendment passed by the following vote:**

**Yes:** 5 - Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**No:** 2 - Assemblymember Bowles and Assemblymember Nowers

**The main motion failed as amended by the following vote:**

**Yes:** 3 - Assemblymember Nowers, Assemblymember McKee, and Assemblymember Gamble

**No:** 4 - Assemblymember Bowles, Assemblymember Sumner, Assemblymember Fonov, and Assemblymember Bernier

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

The following person spoke to concerns with the marketing partnership outlined in Resolution Serial No. 26-019: Scott Lapine.

**D. CONSENT AGENDA**

**1. RESOLUTIONS**

**RS 26-016** A Resolution Approving The Amended Budgets For Birch Creek Tributary At Mastodon Road Fish Passage Project And Neklason Lake At Homebuilt Circle Fish Passage Project.

**RS 26-017** A Resolution Amending The Scope Of Work And Budget To Reallocate Funds From 2025 Jolly Creek Drainage And Cherrywood Drive, To The 2025 South Horseshoe Lake Road Repairs And Upgrade Project In Big Lake Road Service Area.

**RS 26-018** A Resolution Waiving The Fee For A Conditional Use Permit For An Alcoholic Beverage Dispensary.

**Sponsors:** Gamble

**2. ACTION MEMORANDUMS**

**AM 26-016** Award Of Bid No. 26-098B To Nodak Electric & Construction Inc. In The Contract Amount Of \$148,061 To Design And Build A Roof Structure At Port MacKenzie.

**AM 26-017** Award Of Bid No. 26-081P To New Horizons Telecom, Inc. In The Contract Amount Of \$555,941.21 To Design And Build A New Telecommunication Tower In Eureka.

**AM 26-018** Award Of Bid No. 26-117B To Swickard Auto Group In The Amount Of \$114,534 To Purchase Two Emergency Services 4x4 Sport Utility Vehicles.

Ms. McKechnie read the legislation into the record.

**Assemblymember Bernier moved to approve the consent agenda as read into the record by the Clerk.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**RS 26-019** A Resolution Supporting A Joint Marketing Effort Between The Borough And Terra Energy Center Corporation For The Promotion And Development Of Designated Borough Lands To Solicit Expressions Of Interest From Large Power Consumers For Data Center, Energy Infrastructure, Advanced Manufacturing, And Industrial Development Opportunities.

**Sponsors:** Bernier and Fonov

Ms. McKechnie read the legislation into the record.

**Assemblymember Bowles moved to adopt Resolution Serial No. 26-019.**

**Assemblymember Bowles called for the question (to stop debate).**

**The motion failed by the following vote:**

**Yes:** 2 - Assemblymember Bowles and Assemblymember Gamble

**No:** 5 - Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Fonov, and Assemblymember Bernier

**Assemblymember Gamble moved to postpone Resolution Serial No. 26-019 to June 2, 2026.**

**Assemblymember Bernier called for the question (to stop debate).**

**The motion passed by the following vote:**

**Yes:** 5 - Assemblymember Bowles, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, and Assemblymember Bernier

**No:** 2 - Assemblymember Nowers and Assemblymember Fonov

**The motion to postpone failed by the following vote:**

**Yes:** 3 - Assemblymember Bowles, Assemblymember Nowers, and Assemblymember Gamble

**No:** 4 - Assemblymember McKee, Assemblymember Sumner, Assemblymember Fonov, and Assemblymember Bernier

**Assemblymember Sumner called for the question (to stop debate).**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**The main motion passed by the following vote:**

**Yes:** 5 - Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**No:** 2 - Assemblymember Bowles and Assemblymember Nowers

## **VIII. UNFINISHED BUSINESS**

There was no unfinished business.

## **IX. VETO**

There were no vetoes.

## **X. NEW BUSINESS**

### **A. INTRODUCTIONS (For Public Hearing 03/17/26, Assembly Chambers)**

**OR 25-047** An Ordinance Amending MSB 2.08.060 And MSB 2.12.060, Compensation For The Mayor And Assembly.

**Sponsors:** Fonov

[Clerk's Note: Ordinance Serial No. 25-047 was removed from the agenda at approval of the agenda and not introduced.]

**OR 26-023** An Ordinance Approving The Sale Of Certain Borough-Owned Real Property Acquired Through Tax Foreclosure For Delinquent Real Property Tax Years 2019, 2018, And Prior; And Not Needed For A Public Purpose.

**OR 26-029** An Ordinance Approving The Purchase Of A One-Acre Parcel Adjacent To The New Gateway Visitor Center In The Amount Of \$172,000 And Classifying The Property As Reserved Use Lands.

**OR 26-032** An Ordinance Adopting MSB 1.10.170 And MSB 3.35, 6.5 Percent Areawide Sales Tax, Repealing Areawide Property Tax, And Submitting The Proposition To The Voters At The November 3, 2026, Regular Borough Election.

**Sponsors:** Bowles

**Assemblymember Bernier moved to introduce the legislation as read into the record by the Clerk and to set the public Hearings for March 17, 2026.**

**Assemblymember Bowles moved to divide the question to take up introduction of Ordinance Serial No. 26-032, Separately.**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**FIRST SEGMENT: Assemblymember Bernier moved to introduce the legislation as read into the record by the Clerk and to set the public hearings for March 17, 2026, with the exception of Ordinance Serial No. 26-032**

**The motion passed by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**SECOND SEGMENT: Assemblymember Bernier moved to introduce Ordinance Serial No. 26-032 and set the public hearing for March 17, 2026.**

**Assemblymember Bowles moved a primary amendment by striking “March 17, 2026” and inserting “May 19, 2026” in its place.**

**The primary amendment passed by the following vote:**

**Yes: 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier**

**The second segment passed as amended by the following vote:**

**Yes: 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier**

## **B. MAYORAL NOMINATIONS AND APPOINTMENTS**

### **1. VACANCY REPORT**

**26-044**      **Mayoral Requests for Confirmation**

Transportation Advisory Board  
Pierce Schwalb

**Assemblymember Bernier moved to confirm the appointment requested by the Mayor.**

**The motion passed by the following vote:**

**Yes: 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier**

## **C. OTHER NEW BUSINESS**

none.

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

**OR 26-028** An Ordinance Amending MSB 17.80, Nonconforming Structures, To Repeal The Notification Process And Fee Section.

**Sponsors:** Sumner

Ms. McKechnie read the legislation into the record.

**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

**Assemblymember Sumner moved to refer Ordinance Serial Nos. 26-028 and 26-030 to the Planning Commission for 90 days.**

**Assemblymember Nowers moved divide the question to take up the referral of Ordinance Serial No. 26-030, separately.**

**The motion passed by the following vote:**

**FIRST SEGMENT: Assemblymember Sumner moved to refer Ordinance Serial No. 26-028 to the Planning Commission for 90 days.**

**The motion passed by the following vote:**

**Yes: 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier**

**SECOND SEGMENT: Assemblymember Nowers moved to refer Ordinance Serial No. 26-032 to the Planning Commission for 90 days.**

**Assemblymember Sumner moved a primary amendment to include referral to the Wastewater Advisory Board for 90 days.**

**Assemblymember Nowers moved a secondary amendment to strike the referral of 90 days and for the legislation not to come back to the Assembly until June 16, 2026.**

**The secondary amendment passed by the following vote:**

**Yes: 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier**

**The primary amendment passed as amended by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

**SECOND SEGMENT: The second segment passed as amended by the following vote:**

**Yes:** 7 - Assemblymember Bowles, Assemblymember Nowers, Assemblymember McKee, Assemblymember Sumner, Assemblymember Gamble, Assemblymember Fonov, and Assemblymember Bernier

## **XI. RECONSIDERATION**

**OR 26-020** An Ordinance Establishing An Exemption To Weight Restrictions On Borough Roads.  
**RS 26-010:** A Resolution Establishing A Fee For Processing Requests For An Exemption To Weight Restrictions On Borough Roads.

**Sponsors:** McKee and Fonov

Ms. McKechnie read the legislation into the record.

**Assemblymember Gamble moved to reconsider Ordinance Serial No. 26-020.**

**The motion failed by the following vote:**

**Yes:** 3 - Assemblymember Bowles, Assemblymember Nowers, and Assemblymember Gamble

**No:** 4 - Assemblymember McKee, Assemblymember Sumner, Assemblymember Fonov, and Assemblymember Bernier

## **XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS**

Assemblymember McKee opined that Ordinance Serial No. 25-047 should be brought back for discussion regarding potential increases to the Assembly and Mayor's salaries.

Assemblymember Sumner stated that he listened intently to all testimony provided. Noted that people generally dislike taxes and that budget decisions can be difficult. Spoke to the need for the Assembly to be good stewards of others' money.

Assemblymember Bernier thanked everyone for attending the meeting. Said a prayer.

Assemblymember Nowers spoke to concerns with possible damage to roads with the lifting of seasonal weight restrictions. Stated that repairs to the roads will be at the expense of taxpayers. Noted that she read all the public opinion comments that were provided regarding school district funding concerns. Opined that teachers are doing a great job on behalf of students. Stated that funding the School District is a tough situation that cannot be minimized. Noted that if the Assembly were to fund the school district to the cap that it would be an additional \$600 per year burden on property taxpayers. Commented that she does not want to see any school closed as she can envision the long-term impacts of doing so. Opined that now is not the time for the body to discuss giving themselves a pay increase when there are more important funding concerns.

Assemblymember Fonov thanked the body for their patience while he attended the meeting telephonically. Stated that he does not want to see any schools closed but acknowledged that the discussion may be unavoidable. Spoke in support of lifting seasonal weight restrictions. Stated that he is disappointed that Ordinance Serial No. 25-047 was removed from the agenda. Opined that it is time for the Assembly to have a pay increase.

**Assemblymember Bowles moved reconsider the removal of Ordinance Serial No. 25-047 from the agenda.**

**Assemblymember Bowles moved to withdraw his motion.**

**The motion passed by the following vote:**

**Yes: 2 - Assemblymember McKee and Assemblymember Fonov**

**No: 5 - Assemblymember Bowles, Assemblymember Nowers,  
Assemblymember Sumner, Assemblymember Gamble, and  
Assemblymember Bernier**

Assemblymember Bowles spoke in opposition to data centers. Spoke to the need for the body to focus on industry that will not pollute the environment or infringe on private property rights.

Assemblymember Gamble noted that the State still has seasonal road weight restrictions and that the Borough only has the authority to lift them on roads under its purview. Commented that it could be a problem for contractors who have paid the Borough fee to travel unrestricted on Borough roads, but noted that those same contractors will still have to travel on weight-restricted roads under the purview of the State and could be fined. Commented that he has always been in opposition to the Borough assisting with funding gas line extensions for Enstar. Opined that the company should extend main lines at its own expense and not at the expense of residents. Stated that he is not opposed to data centers as long as they are appropriately located. Spoke in support of job growth and attracting business to the Borough.

### **XIII. EXECUTIVE SESSION**

There was no executive session.

### **XIV. ADJOURNMENT**

The meeting recessed at 11:24 p.m.



Mayoral Signature and Clerk Attestment  
For  
March 3, 2026, Regular Meeting Minutes  
(20 pages)

  
EDNA DeVRIES, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

Minutes Approved: 03/17/26

- President: Jodi Riddell
- Vice President: Michael Dale
- Secretary: Tina Dobson
- Treasurer: Lisa Behrens
- Director at Large: Dave Haggard
- Director at Large: Larry McKinstry
- Director at Large: Michelle Traxler

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PO Box 520931  
Big Lake, AK 99652-0931

Executive Board Meeting – November 25, 2025 – 6:00 PM  
Susitna Brewing Co. Cafe

MINUTES

1.) Call to Order/ Determination of Quorum

By: Jodi Riddell    Quorum: Yes    Time: 6:06pm    Attendees: Larry McKinstry, Michelle Traxler, Jodi Riddell, Michael Dale, Lisa Behrens, Tina Dobson, Dave Haggard at 6:30

2.) Pledge of Allegiance

3.) Agenda Approval    Motion: Michael Dale    Second: Yes

4.) Previous Meeting Minutes Approval (August 26, 2025)

Motion: Michael Dale    Second: Yes    Copy signed: Jodi Riddell

5.) Presentations none

6.) Treasurer's Report

Checking (Community Revenue Sharing funds): **\$11,908.51**  
Savings (Membership Dues): **\$3,928.42**  
Money Market (Jordan Lake Park project funds): **\$40,881.66**

7.) Correspondence

8.) Unfinished Business

1. Big Lake Chamber of Commerce membership – update: Membership completed, item complete
2. Jay Nolfi Park – Building Rental, ongoing improvements & funding – updates.
  - a. BLCC bookkeeper recommends opening a separate account for managing rental deposits, and park improvement & upkeep expenses – status update: Paperwork is ready for new account.
  - b. MVFCU authorized BLCC signers list – update: New officers will update MVFCU access
3. BLCC AV resources and MSB IT support at Big Lake Lions Recreation center – update: TVs are installed
  - a. BLCC no longer being charged rent for Big Lake Lions Rec center use – Proposal: use some freed-up funds to purchase flat TV for speaker presentations
  - b. Proposal: remote/online meeting access to BLCC General Membership meetings – Michael Dale will follow up on audio-only access.
4. Skeetawk youth ski-lift tickets / grant money for bus transport held by Valley Transit – update: No money was issued to Valley Transit for Skeetawk busses. Item closed.
5. Jordan Lake Park Care Agreement & Workman's Comp waiver – update: Jodi Riddell will follow up
6. BLCC Bylaws Review and Amendments – update: Item complete, bylaws approved and amended.

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**9.) New Business**

1. BLCC Board appointment to open Director position. Jodi Riddell recommends Tina Dobson. Board approved unanimously.
2. BLCC Board of Directors Officer nominations and appointments for 2026
  - a. President - Jodi Riddell
  - b. Vice President – Michael Dale
  - c. Secretary – Tina Dobson
  - d. Treasurer – Lisa Behrens
3. BLCC Board of Director expectations
  - a. Director Conflict of Interest forms – Completed by all 7 Board Members
  - b. Director Code of Conduct review – Completed by all 7 Board Members
  - c. Incoming/Outgoing Officer handoff preparation & process – Lisa & Tina to meet
  - d. Director at Large role assignments:
    - i. Director at Large #1 – Larry McKinstry, Jordan Lake Committee Chair, Grants Co-coordinator
    - ii. Director at Large #2 – Michelle Traxler, CIP Committee Chair, Community clean-up liaison to MSB
    - iii. Director at Large #3 – Dave Haggard – Grants Co-coordinator
4. Future speakers for General Membership meetings – Recommendations made by Board, Jodi Riddell will follow up on scheduling.
  - a. December (no meeting)
  - b. January:
  - c. February
  - d. March: Michelle Overstreet from My House
5. Proposed BLCC Youth Membership (Michael Dale) – Willing to coordinate with local schools, about program like the Meadow Lakes Community Council Youth Ambassador program.
6. BLCC Treasurer's process update recommendations: Items a. through d. approved by Board
  - a. Per BLCC Bylaws – Income/Expense transactions as well as account balances reported (with printouts available) at each BLCC General Membership & Board meeting. (Lisa Behrens)
  - b. Recommendation: Annual BLCC budget development & approval process. (Lisa Behrens)
  - c. Once second and third MVFCU account is established, designate and fund one of the subaccounts for "Community Emergency Fund" (Michael Dale) – Good idea, can be implemented when the new accounts are opened. Keep this item open for funding ideas.
  - d. Proposed membership coordinator role move from BLCC Secretary to Treasurer (Lisa Behrens)
7. BLCC Community Event Calendar needed – Board members to follow up on items a. through c. below
  - a. How to get info to Michael for the website?
  - b. Can we link into the Chamber of Commerce calendar?
  - c. Does our Proton account include a calendar?

**10.) Persons to be Heard** (3 Minute Maximum time per person) none

**11.) Announcements** Various upcoming events – to be forwarded to Michael Dale for the website.

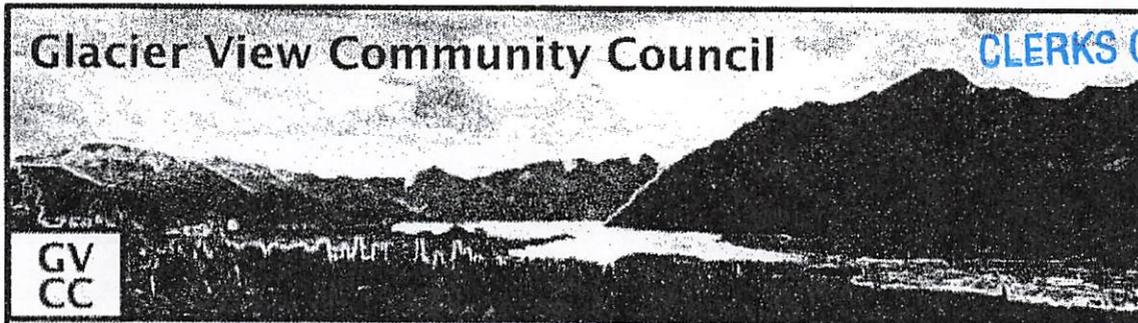
**12.) Board Member Closing Comments**



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Big Cabbage Radio 88.3 FM

## Glacier View Community Council December 2025 Mtg Minutes

Meeting Date Thursday December 18<sup>th</sup>, 6:00pm

GVCC Meeting 6:00 pm-7:45 pm at the school.

Zoom link: ID passcode 592241 Should be able to just [click here](#) or call 309 205 3325

**Call to Order and invitation to the Pledge**

**Roll Call** –sign in sheet and zoom attendees

**Review Minutes** November 2025 Minutes Joseph Davis motions to accept November Minutes , Tessa Wynthein Seconds, Unanimous

**Review Treasurer's report**-Jamie Schroeder -None

**Community Archives Update**- Power Outage for 65hrs and 1min.

**Emergency & Cert Committee Update**- Joseph making connections with MTA and MEA regarding Muddy Creek Resolution. Making progress for the road and emergency happenings.

**Water Committee Update**- Attorney is completing final draft

**Trails Committee Update**-Lorraine/Karl - None

**Activities Committee Update** - None

**Guest speakers** - Attorney for community council Matt Hayes (liability and well) None

### Old Business

**Topic:** Update on cost of mass notification system- December Mtg Garry Wolske Update- Clearstream, based on credits (one text or call per credit) one phone to send out message or calls. DailMyCalls cost per call .07, EZTexting, Garry will send this information out for all to review. Joseph Davis will check with borough emergency service recommendations. Table till next meeting, unanimous

**Topic:** Review support letter : Mat-Su Regional Medical Center behavioral health hospital <https://www.lookforwardmat-su.com/> - December Mtg - Letter of Support Phil Martin Motions to send, Fred Hirschmann seconds motion passes

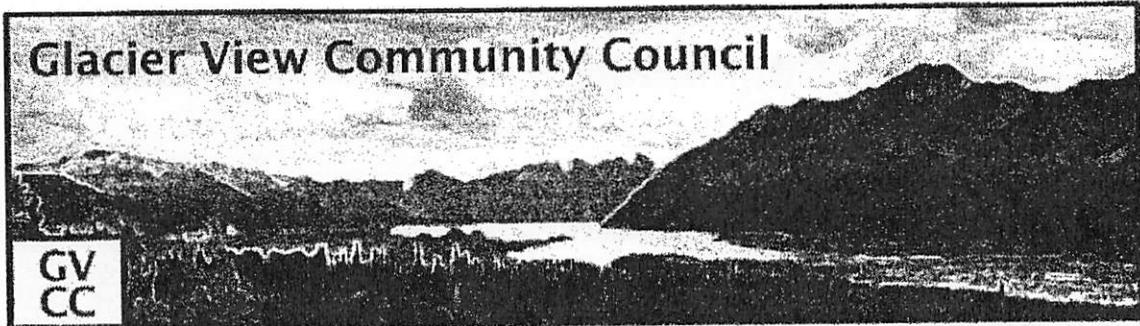
**Topic:** Nominations for President and Treasurer for Feb annual Meeting Lexi Athens. Nominates Rodney Mays for President, Rodney Mays Accepts

### New Business

**Topic:** Resolution muddy creek Glacier View Community Council Resolution #2025-12-18 Connie Hubbarb makes a motion to approve and send the resolution and Bill Queitzsch seconds, discussion motion approved unanimous

**Topic:** new charges for meeting at GV School Rodney Mays makes motion to pay the money to the school Susan Saltmarsh seconds. Discussion follows. Lexi Althens makes an

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Amendment to pay monthly while we look for other options Rodney Mays Seconds. Motion passes. Unanimously

Call for the good of the order: 3 Minutes max per person

Fred Hirschmann- Grant was given for food security in Glacier View, a committee to put things together has been formed, more people are welcome to join. Please talk to Fred Hirschmann to join the committee.

Bill Queitzsch- Emergency call system won't work down on the Island with At&t - Starlink

Attendees-

Tessa Wynthein  
Garry Wolske  
Lexi Althens  
Mike Dreiske  
Susan Saltmarsh

Bill Queitzsch  
Connie Hubbarb  
Dan Lee  
Sandy Lee  
Phill Martin  
Rodney Mays

Fred Hirschmann  
ZOOM  
Cleve Noble  
Joseph Davis  
Sarah Barton  
Randi Hirschmann

*Motion to adjourn Mike Dreiske all in favor*

Future Meeting Dates   2025 Amended Bylaws   Emergency Phone List   Membership

Please contact 5 days prior to the meeting for suggestions to the agenda.

*Tessa Wynthein*  
*Garry Wolske*

MATANUSKA-SUSITNA BOROUGH  
LOCAL ROAD SERVICE AREA ADVISORY BOARD

REGULAR MEETING by TELECONFERENCE/TEAMS and IN PERSON

January 15, 2026, 7 PM, at Fire Station 73, 10073 W. Parks Hwy

Conference Call Line Number: Dial 1-907-290-7880, then Conf ID 528 881 692#

CALL TO ORDER at 7:00 PM.

ROLL CALL, DETERMINATION OF QUORUM: 9 RSAs were represented for a quorum (7 required for quorum).

<u>RSA#</u>	<u>Member Name</u>	
9	None	
14	Terry Dolan	
15	Tam Boeve	DJ McBride
16	Rhonda Stark	
17	None	
19		
20		
21	Andrew Traxler	Terry Gorlick
23	None	
25	John Miller	
26	None	
27	Steve Edwards	
28	Harry Zola	
29	John Strassenburgh	
30	None	
31	Traci Barickman	Brian Winnestafer
	Public Works: Chad Fry (O&M)	Jennifer Ballinger
	Borough Staff (other than Public Works): None	
	Assembly Members: Stephanie Nowers	

**PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA**

**APPROVAL OF AGENDA:** Terry Gorlik moved to approve. DJ McBride seconded. Agenda was approved without objection.

**APPROVAL OF MINUTES** of November 20, 2025, meeting. Terry Gorlik moved to approve. Harry Zola seconded. The minutes were approved without objection.

**TRAINING:** None.

**STAFF REPORTS:**

**A. O&M:** Chad Fry stated contracts out for rebid are still underway. O&M still has a vacancy for the winter road crew. Terry Gorlik asked questions about the changes between the previous and new contract. A discussion of contract status ensued. Chad stated the budget is still in development.

**B. Other Staff reports:** None.

**BOARD MEMBER REPORTS**

**A. TAB.** Terry Gorlick stated the TAB has not met since his appointment.

**B. MPO.** Kim Sollien made a presentation with other MPO board members. Kim stated Dan Tucker has been a valuable member of the technical committee. Presentation slides are incorporated into these minutes. A question-and-answer session followed the presentation. Funding, project proposals and where to obtain more information were addressed.

**C. Other Board Reports.**

**AUDIENCE PARTICIPATION.** (Members of the public have 3 minutes to address the Board on any topic.) None.

**UNFINISHED BUSINESS.**

A. None.

**NEW BUSINESS:** None.

**PERSONS TO BE HEARD:** (Requires 14 Days Advance Notice. If No Advance Notice Is Given, Persons Wishing to Speak May Do So Under the Audience Participation Section of the Agenda.) None.

**CORRESPONDENCE AND INFORMATION:** None.

**OTHER BUSINESS:** None.

**BOARD COMMENTS:** A discussion of snow berm issues dominated this part of the meeting. Steve Edwards stated he learned his board membership was not renewed so this will be his last meeting. Various members thanked Steve for his service. Steve requested time to discuss the issue in the next meeting.

**ADJOURNMENT** DJ moved to adjourn at 8:03 PM. Harry Zola second. Motion passed unanimously.

Next Meeting: February 19, 2026, at 7PM (In-person mixed w/ Teams at Fire Sta. 73)

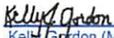


Andrew Traxler (Mar 1, 2026 07:49:40 AKST)

Andrew Traxler, Board Chair

---

Kelly Gordon, Board Secretary

Signature: 

Kelly Gordon (Mar 1, 2026 07:42:15 AKST)

Email: nodrog.yllek@gmail.com



- VII. PERSONS TO BE HEARD/AUDIENCE PARTICIPATION – (3 Minutes Per Person)
- A. Michelle Huen – Ms. Huen introduced herself and suggested a CXT for Matanuska Peak trailhead.

VIII. UNFINISHED BUSINESS

- A. Meadow Lakes Community Council Trail Project
  - 1. No update
- B. Matanuska Valley Moose Range at Jonesville PUA
  - 1. Public meeting regarding design to be held November 6, 2025 at Sutton Elementary from 5 – 7:30 pm.
- C. Code of Ordinances for Parks and Recreation
  - 1. Did get reviewed by law, currently with Community Development Director to discuss with Borough Administration.
- D. Wolf Lake Community Council Park
  - 1. Review Draft Resolution – Mr. Hillman motioned to approve the resolution in favor of supporting keeping a Wolf Lake public access point, Mr. Rovito seconded. Passed unanimously.
- E. Water Body Set Back Advisory Board Ordinance
  - 1. Discuss Draft Resolution – past due date – removed from consideration

IX. NEW BUSINESS

- A. Electric motorbikes
  - 1. Current policy regarding e-bikes was requested, will discuss at next meeting.
- B. Donor Bench program
  - 1. Mr. Menard motioned to approve of supporting the donor bench program, Mr. Rovito seconded. Passed unanimously.
- C. Budget Calendar
  - 1. Presented
- D. Re-Appointment Letters
  - 1. Discussed

X. VOLUNTEER NOMINATIONS

- A. None

XI. CORRESPONDENCE

- A. None received but the Chair requested a copy of the Zero Lake Rd public notice that was mailed.

XII. MEMBER COMMENTS

- A. James Jones – Mr. Jones glad to be back in the state, attended Fishhook Community Council meeting.
- B. Michael Rovito – Mr. Rovito commented on the West Butte stairs needing repairs.
- C. Harry Hillman – Mr. Hillman thanked Mr. Jones for his service and commented on the Code of Ordinances and the Donor Bench program.
- D. Jill Martinson – Ms. Martinson let the board know that she will not be re-applying for the board position.

- E. Kenni Psenak – Ms. Psenak commented on the recreational activities she and her family did during the summer. Suggested another indoor sports facility on the Palmer side of the Valley.
- F. Kelton Hansley (member of the public) – Mr. Hansley commented on the shooting range proposal at Zero Lake Rd.
- G. Darcie Morgan (member of the public) – Ms. Morgan commented on the shooting range proposal at Zero Lake Rd.

XIII. NEXT MEETING

- A. November 24, 2025

XIV. ADJOURNMENT

- A. Meeting adjourned at 7:30 pm

X   
James Jones - Chair

X 23 Feb. 2026  
Date

ATTEST:

X   
Sarah Thomas - Staff Support

X 2/20/26  
Date

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**MATANUSKA-SUSITNA BOROUGH  
PARKS, RECREATION AND TRAILS ADVISORY BOARD**

Chairperson – James Jones – At Large 1	Vacant – District 3	Jill Martinson – District 5
Vice Chair – Ruth Wood – District 7	Vacant – District 4	Maksim Revutskiy – District 6
Ky Friedman – District 1	Michael Rovito – District 2	Kenni Psenak – At Large 3
Steve Menard – At Large 2	Harry Hillman – At Large 4	



**MEETING MINUTES**

**Lower-Level Conference Room and Teams**  
Meeting ID: 235 322 904 252 Passcode: Gg7dK2qm  
350 EAST DAHLIA AVE, PALMER

**REGULAR MEETING**

**6:00 PM**

**November 24, 2025**

**I. CALL TO ORDER**

A. Called to order at 6:04 pm

**II. ROLL CALL**

A. Present: James Jones, Ruth Wood (@ 6:09 pm), Ky Friedman, Steve Menard,  
Michael Rovito, Harry Hillman, Jill Martinson, Kenni Psenak.  
B. Absent: Maksim Revutskiy

**III. AGENDA APPROVAL**

A. Mr. Hillman motioned to approve the agenda, unanimous consent.

**IV. PLEDGE OF ALLEGIANCE**

A. Pledge conducted

**V. MINUTES OF PRECEDING MEETING**

A. October 27, 2025 – Mr., Hillman motioned to approve the minutes, unanimous consent.

**VI. STAFF REPORTS**

A. Hugh Leslie – Recreation & Library Services Manager – Informed the board that the Big Lake Lions Recreation Center is being flooded to make ice as well as the outdoor rinks. Also, will be applying for a grant to replace and upgrade the stairs at West Butte. Live grooming reports are now available on the Borough website.

PARKS, RECREATION AND TRAILS ADVISORY BOARD  
Regular Meeting Minutes

November 24, 2025

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VII. PERSONS TO BE HEARD/AUDIENCE PARTICIPATION – (3 Minutes Per Person)

- A. None

VIII. UNFINISHED BUSINESS

- A. Meadow Lakes Community Council Trail Project
  - 1. Mr. Jones moved to have this agenda removed until more information becomes available, unanimous consent.
- B. Matanuska Valley Moose Range at Jonesville PUA
  - 1. First meeting to discuss plans with the public was November 6 at Sutton Elementary. Another meeting is being planned.
- C. Code of Ordinances for Parks and Recreation
  - 1. Currently awaiting final admin approval.
- D. Electric Motorbikes
  - 1. Mr. Rovito moved to have a resolution drafted regarding limiting electric motorbikes on Borough trails, Ms. Psenak seconded. Unanimous consent.

IX. NEW BUSINESS

- A. Officer elections
  - 1. James Jones was nominated by Kenni Psenak for Chair – no others were nominated. Unanimous consent.
  - 2. Ruth Wood was nominated by Kenni Psenak for Vice Chair – no others were nominated. Unanimous consent.
- B. 2026 meeting schedule
  - 1. Accepted as proposed
- C. Review budget drafts
  - 1. Presented – Mr. Jones motioned to approve a resolution supporting the proposed budget for FY27, unanimous consent.
- D. Government Peak Rec Area management plan
  - 1. The first public meeting will be held on December 10 from 4 – 7 pm at the Government Peak Chalet.

X. VOLUNTEER NOMINATIONS

- A. None

XI. CORRESPONDENCE

- A. Letter from NLCC regarding Cottonwood Lake access, will be added to January 26, 2026 agenda.

XII. MEMBER COMMENTS

- A. James Jones – Apologies for not being in person, will be back for January meeting.
- B. Ruth Wood – Glad to be back, will be catching up.
- C. Steve Menard – Will be bringing forward info about making the old railroad from Palmer to the Fairgrounds a walkable trail.
- D. Michael Rovito – Hoping for more snow and wished everyone happy holidays.
- E. Harry Hillman – Thanked staff for working on the budget and thanked James and Ruth for accepting their positions.

F. Jill Martinson – Wished everyone a happy Thanksgiving and enjoyed working with everyone on the board.

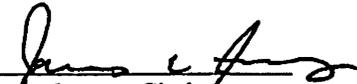
G. Kenni Psenak – Thanked the board and informed everyone about the wildfire resilience program that she's working on.

XIII. NEXT MEETING

A. January 26, 2026

XIV. ADJOURNMENT

A. Adjourned at 7:40 pm

X   
James Jones - Chair

X 23 Feb. 2026  
Date

ATTEST:

X   
Sarah Thomas - Staff Support

X 2/23/20  
Date

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FEB 24 2026

CLERKS OFFICE

MATANUSKA-SUSITNA BOROUGH  
PARKS, RECREATION AND TRAILS ADVISORY BOARD  
RESOLUTION NO. 25-02

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD RECOMMENDING THE ASSEMBLY APPROVE THE FISCAL YEAR 2027 PROPOSED BUDGETS FOR THE RECREATIONAL SERVICES ADMINISTRATION, BOROUGH ICE RINKS, COMMUNITY POOLS, PARKS AND OUTDOOR RECREATION, TRAILS MAINTENANCE, AND NORTHERN REGION OUTDOOR PARKS AND RECREATION.

---

WHEREAS, the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board reviewed the proposed fiscal year 2027 operating budgets for the Recreational Services Administration, Borough Ice Rinks, Community Pools, Parks and Outdoor Recreation, Trails Maintenance, and Northern Region Parks and Outdoor Recreation; and

WHEREAS, the board feels the proposed fiscal year 2027 operating budgets are the minimum needed to continue an acceptable level of service to the community.

NOW THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board hereby recommends the Matanuska-Susitna Borough Assembly adopt the fiscal year 2027 proposed operating budgets for the Recreational Services Administration, Borough Ice Rinks, Community Pools, Community Enrichment, Parks and Outdoor Recreation, Trails Maintenance, and Northern Region Parks and Outdoor Recreation.

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ADOPTED by the Matanuska-Susitna Borough Parks, Recreation  
and Trails Advisory Board this 24th day of November, 2025.

  
James Jones, Chairperson

ATTEST:

  
Sarah Thomas, Staff Support

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION  
Doug Glenn, District 1 – Vice Chair  
Richard Allen, District 2 - Chair  
Brendan Carpenter, District 3  
Michael Collins, District 4  
Linn McCabe, District 5  
Vacant, District 6  
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT  
Alex Strawn, Planning & Land Use Director  
Jason Ortiz, Planning & Land Use Deputy Director  
Wade Long, Development Services Manager  
Fred Wagner, Platting Officer  
Lacie Olivieri, Planning Clerk

*Assembly Chambers of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

PLANNING COMMISSION  
MEETING MINUTES  
January 19, 2026

**I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM**

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on January 19, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Allen called the meeting to order at 6:00 p.m.

**Present:** – Commissioner Carpenter  
Commissioner McCabe  
Commissioner Glenn  
Commissioner Allen

**Absent/Excused:** Commissioner Collins  
Commissioner Scoggin

**Staff Present:** – Mr. Alex Strawn, Planning and Land Use Director  
Ms. Lacie Olivieri, Planning Department Admin  
Ms. Erin Ashmore, Assistant Borough Attorney  
Mr. Alexander Lowe, Assistant Borough Attorney

**II. APPROVAL OF AGENDA**

Chair, Allen, inquired if there were any changes to the agenda.

**GENERAL CONSENT:** The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Glenn.

**IV. CONSENT AGENDA**

A. MINUTES: Regular Meeting Minutes – January 5, 2025

**B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS**  
*(There were no Quasi-Judicial Introductions)*

**C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS**  
*(There were no Legislative Introductions)*

Chair Allen read the Consent Agenda into the record.

**GENERAL CONSENT:** The Consent Agenda was approved without objection.

**V. COMMITTEE REPORTS**  
*(There were no committee reports.)*

**VI. AGENCY/STAFF REPORTS**  
*(There were no Agency/Staff Reports)*

**VII. LAND USE CLASSIFICATIONS**

**VIII. AUDIENCE PARTICIPATION** (Three minutes per person.)

There being no persons to be heard, Audience Participation was closed without objection.

**IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS**

**Resolution 25-28** A Variance In Accordance With MSB 17.65 Variances. Alan & Gloria Hunsuck and Dylan & Sabrena Stenger Submitted An Application For A Variance From The 75-Foot Setback Requirements Under MSB 17.55, To Allow For Construction Of A 1,500 Square Foot Cabin At Its Closest Location Of 27-Feet From Big Lake.

**Staff:** Rebecca Skjothaug, Current Planner

Chair Allen read the resolution title into the record.

Chair Allen read the Ex-parte memo asking questions of the commissioners.

Staff, Ms. Rebecca Skjothaug, presented her staff report.

Chair Allen inquired if commissioners had any questions for staff.

Commissioner Allen inquired if the suggestion that staff had was approved by the applicants.

Chair Allen inquired if the applicant had anything to say.

The applicant had nothing to say.

Chair Allen inquired if commissioners had any questions for staff.

Commissioners had no questions for the applicant.

Chair Allen opened the public hearing.

There being no persons to be heard, Chair Carpenter closed the public hearing, and the discussion moved to the Planning Commission.

**MOTION:** Commissioner McCabe moved Planning Commission Resolution 25-28. The motion was seconded by Commissioner Glenn.

**MOTION:** Commissioner McCabe moved to the amendment as proposed by staff. The motion was seconded by Commissioner Carpenter.

**VOTE:** The motion passed without objection as amended.

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

**XI. CORRESPONDENCE AND INFORMATION**

*(Correspondence and information were presented, and no comments were noted)*

**XII. UNFINISHED BUSINESS**

*(There was no unfinished business.)*

**XIII. NEW BUSINESS**

**XIV. COMMISSION BUSINESS**

A. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*  
*(Commission Business was presented, and no comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Glenn: No Comment

Commissioner McCabe: Thanks for a really easy meeting

Commissioner Carpenter: No comment

Wade Long: February 2, we have no agenda items so there will be no meeting. The week after that is presidents day, a holiday, so there will be no meetings in the month of February

Commissioner Allen: It's good seeing all of you, I look forward to a productive 2026.

**XVI. ADJOURNMENT**

The regular meeting adjourned at 6:13 p.m.



RICHARD ALLEN  
Planning Commission Chair

ATTEST:



LACIE OLIVIERI  
Planning Commission Clerk

*Minutes approved:*

3/2/20

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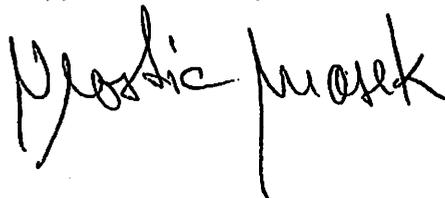
South Knik River Community Council  
Regular Meeting Minutes – Thursday Nov. 20<sup>th</sup>, 2025

Location: SKRCC Building  
17958 E Knik River Rd.  
Palmer, AK 99645

1. SKRCC President, Vlastic Marek, called meeting to order at 7:00pm and led the Pledge of Allegiance
2. Quorum was reached with 5 council members and 14 residents.
3. Agenda was approved.
4. Oct. 16<sup>th</sup> 2025 Mtg Minutes. October Meeting Minutes were provided in print and were approved. It was asked if September's minutes do not have to be approved because there was not quorum at that meeting.
5. Reports:
  - a. President Report – Vlastic provided info on the letter of support for Lazy Mountain parking lot that was requested and it was approved to send in that letter. A copy of the letter was provided at meeting.
  - b. Legislative Report – N/A
  - c. Treasure Report –
    - i. CAP Grant Funds: \$8,146.37
    - ii. Savings: \$2,638.39
  - d. Building Progress Report –
    - i. Bought as much materials as could afford and the foundation and floor are done and covered and now we need walls and roof.
  - e. Old Cabin Sale status –
    - i. Received an offer for \$5,000. Wayne advised to wait 3 months, unless someone will offer \$8,500.
  - f. Generator –
    - i. Mike's contact is not available. Vlastic's quote received was \$7,000 but not it's cold so would be more.
6. Guest Speakers –
  - a. Andrew Evans – Staff to Rep. DeLena Johnson –
    - i. Someone asked if he can provide info on 5G tower at KRR start and Old Glenn at prior meeting and he emailed DOT and was informed there is no cell tower, that area is a staging lot for all wood clearing.
    - ii. Was asked about tree clearing down KRR, Andy advised it is unknown but will get back with us.
    - iii. Resident asked about tower being put on private land and Andy replied that is typically what they do and then they survey it and it can become an easement.

- iv. Resident had called DOT about mile 1 Glenn to Old Glenn being cleared. Andy asked but no one has gotten back to him so he will try asking again.
  - v. Informed that if someone wants Hidden Driveway signs they can call and ask and will need to provide specifics as to where they want them.
  - vi. Resident asked what process is to get speed limit reduced on KRR. Was informed there needs to be a traffic study conducted and if determined it should be reduced, they will do that. Different regulations for different amounts of reductions.
- b. Tony Nicholls, CPD and AED Training – N/A
  - c. Mike Bowles – Newly elected assemblymen.
    - i. Update on last meeting: Code for large district failed, which would allow 67% of people in a neighborhood could stop land owners from doing certain things. This sparked a conversation on zoning laws; there are no retroactive laws out going forward. There is an ordinance to shift responsibility from assembly to borough for voter guide.
    - ii. Has introduced 2 codes; 1. Removing property tax and introducing sales tax of 5%. Introduced a line in the noise ordinance that is not sure if it will get bounced back from the FAA.
    - iii. An assembly member introduced code that would shorten distance for setback on cell towers.
    - iv. Advised that the grant request may need to be passed off to another resident since Mike has taken this new position and can't show favoritism.
- 7. Unfinished Business –
  - 8. New Business –
  - 9. Announcements and Correspondence
    - a. Rank Choice Voting petition got enough signatures to get on the ballot.
    - b. Vlastic is trying to get grants but needs to change from Gmail to a web based .org to be more legitimate.
  - 10. Meeting ended, was approved to be adjourned.

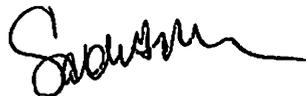
Vlastic Marek  
SKRCC President



Date: Febr. 19, 2026

Attest:

Sable Anderson  
Secretary



Date: 2/19/2026

**South Lakes Community Council (SLCC)**

**SLCC Meeting Minutes**

**Date: February 2, 2026**

**Location: 5000 E Shennum Dr. Wasilla, AK 99654**

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MAR 02 2026

CLERKS OFFICE

- A. Call to Order at 7:01 pm by Chair Biederman
- B. Roll Call
  - a. Chair - Susanna Biederman - present
  - b. Vice-Chair - Dan Kennedy - present
  - c. Secretary - Terry Roth - present
  - d. Treasurer - Kelley Tedd - excused
  - e. Member-At-Large - Lance Nielsen - excused
  - f. Member-At-Large - Lynn Hallford - not present
- C. Approval of Minutes from January 5, 2026 Meeting
  - a. Motion to approve minutes by - Vice Chair Kennedy
  - b. 2nd by -community member Nancy Schramm
  - c. Motion Passed
- D. Treasurer's Report
  - a. Member Dues - Invitation to Become a Member - no action needed
  - b. Request to approve a \$25-30 fee to file the biennial report for State of Alaska
    - i. Motion to approve by - Vice Chair Kennedy
    - ii. 2nd by - community member Nancy Schramm
    - iii. Motion passed
- E. Community Non-Profit Spotlight
  - a. Rachel Christensen from Mat-Su Health Foundation - not present
  - b. Linda Kabealo from REACH907 - no action
- F. Borough Spotlight - none today
- G. Community Needs or Community Projects
  - a. Public Comments - no action
- H. Transportation Committee
  - a. Interest from members
  - b. Vote to establish - no action
- I. Public Comments - no action

J. Adjournment at 7:25 pm by Chair Biederman

66V.1050

ADJOURNMENT

  
Signed: Susanna Biederman, Chair

2-17-26  
Date

  
Signed: Terry Roth, Secretary

3-1-26  
Date

**South Lakes Community Council (SLCC)**  
**SLCC Meeting Minutes**  
Date: March 2, 2026  
Location: 5000 E Shennum Dr Wasilla, AK 99654  
Time: 7pm

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MAR 03 2026  
CLERKS OFFICE

- A. Call to Order at 7pm
- B. Roll Call
  - a. Chair - Susanna Biederman - present
  - b. Vice-Chair - Dan Kennedy - present
  - c. Secretary - Terry Roth - absent, excused
  - d. Treasurer - Kelley Tedd - absent, excused
  - e. Member-At-Large - Lance Nielsen - present
  - f. Member-At-Large - Lynn Halford - present
- C. Approval of Minutes from February 2, 2026 Meeting
  - a. Motion made to approve minutes by Dan Kennedy
  - b. 2nd by Misti Schiewe
  - c. Motion passed
- D. Treasurer's Report
  - a. Member Dues - Invitation to Become a Member - no action needed
- E. Community Non-Profit Spotlight - Terri Lawson from HeartReach Center - no action needed
- F. Borough Spotlight - Maxwell Sumner of Assembly District 4 - no show - no action needed
- G. Transportation and Roads
  - a. Guest Tae Voight from Kinnev Engineering to discuss proposed improvements for Green Forest Drive - no action needed
  - b. Interest from members for a Transportation Committee
  - c. Vote if relevant
    - i. Motion to create Transportation Committee by Misti Schiewe
    - ii. 2nd by Rod Cummings
    - iii. Motion passed
- H. Community Needs or Community Projects
  - a. Public Comments
- I. July Meeting
  - a. Discuss not meeting in July
  - b. Vote if relevant
    - i. Motion to not hold July 2026 meeting by Dan Kennedy
    - ii. 2nd by Lynn Halford

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iii. Motion passed

J. Public Comments

K. Adjournment at 7:42pm

  
\_\_\_\_\_  
Signed: Susanna Biederman, Chair

3-3-26  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signed: Terry Roth, Secretary

3-3-26  
\_\_\_\_\_  
Date

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MAR 05 2026

CLERKS OFFICE



MATANUSKA-SUSITNA BOROUGH  
TALKEETNA SEWER & WATER BOARD

for  
SERVICE AREA NO. 36

Andrew Haag, Chair  
James Kellard

Jane Steere, Vice Chair

Ryan Sheldon  
Vacant

MINUTES

REGULAR MEETING

Talkeetna Public Library  
24645 Talkeetna Spur Road  
Talkeetna, AK 99676

Microsoft Teams  
Meeting ID: 219 084 064 569  
Passcode: Rwkjk6

January 7, 2026  
1:07pm-1:21pm

---

I. CALL TO ORDER

This regular meeting of the Talkeetna Sewer & Water Board for Service Area No. 36 was held on Wednesday, December 3, 2025, at the Talkeetna Warm Storage Building at 25150 S Comsat Road in Talkeetna, Alaska and via Microsoft Teams. The meeting was called to order at 1:07pm by Jane Steere.

II. ROLL CALL

Talkeetna Sewer & Water Board members present and establishing a quorum were:

Mr. Andrew Haag – absent  
Ms. Jane Steere – present and on-time  
Mr. Ryan Sheldon – present and on-time via Teams.  
Mr. James Kellard – present and on-time

Also in attendance:

Chad Fry, O&M Division Manager

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### III. APPROVAL OF AGENDA

Motion to adopt the agenda by James Kellard. Seconded by Ryan Sheldon.

No objections, agenda approved as presented.

### IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

#### A. Regular Meeting:

Minutes for the December 3, 2025, regular meeting were reviewed by the Board. Motion to approve the minutes by James. Seconded by Ryan.

No objections, minutes approved as presented.

### V. STAFF REPORT

#### A. TSW Supervisor (Amanda Fleming)

- Amanda discussed the pressure loss events from the previous week. In summary, the primary well pump 1 failed on New Year's Eve. The fire well pump 2 ran until January 2<sup>nd</sup> before operators discovered the situation due to the MSB observed holiday on New Year's Day. On January 6<sup>th</sup>, a crane was brought in to pull the well casing, well pump & motor from well 1 to determine the issue. The motor had failed and was replaced with one in inventory. Everything is in working order and well 1 will resume operations pending good coliform sample results. Additionally, fire well pump 2 also had issues during this time which caused two temporary system wide pressure losses. The first occurred on January 3<sup>rd</sup> at 1:15 am and water was off for approximately 1.25 hours. Service was resumed, operators contacted the State, there was no boil water notice was not issued however, the system was flushed, chlorine was increased and several coliform and arsenic samples were collected throughout the system. Messages on FB and KTNA were posted. There was some residual air in the line following the event. The second pressure loss occurred on January 4<sup>th</sup> at 10:25 pm and water was resumed after approximately 30 minutes. Well pump 1 is anticipated to be returned to service mid-morning on January 8<sup>th</sup>. Contingency plans were in place in the event that the pump rather than the motor had failed, and it is known that Anchorage Well & Pump has a loaner available, if needed.
  - *Community did a great job notifying operators with the after-hours phone number. The three operators rotated performing facility and water quality checks throughout the event including the weekend to ensure water was safe for consumption.*
- Budget process is still ongoing. Amanda reached out to Layla about insurance estimates; she has not had time to review out costs and facility breakdowns yet.
- Have not heard back from the State on the WW system inspection from back in November yet.

B. MSB Engineer (Mike Campfield) – not present.

VI. AUDIENCE PARTICIPATION

A. None.

VII. UNFINISHED BUSINESS

A. **Service Area Rule & Rate Changes** – still collecting data and will have better chance to review closer to the end of the FY. We are on target for revenues collected from the W/S charges to date. There have no additional complaints about rates yet and in follow-up conversations with one customer, they have started to investigate leaks, efficiencies, etc. Leak adjustments are an option; right now, one adjustment per every 6 months.

B. **Land Acquisition for New Headworks and Storage Tank Project** – no update. Ryan hopes that when session resumes at the end of January there will be more opportunities to connect with people to discuss the status. Ryan will follow up with Kevin McCabe.

VIII. NEW BUSINESS

A. None.

IX. COMMENTS FROM THE BOARD

A. Jane – hope the water keeps running in the appropriate locations.

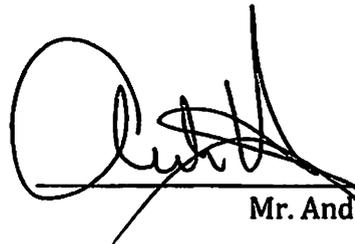
X. NEXT MEETING

A. Regular Meeting: February 4, 2026, 1:00pm, Talkeetna Warm Storage & Teams

XI. ADJOURNMENT

Motion to adjourn made by Ryan. Seconded by James.

No objections, meeting adjourned at 1:21pm.



Mr. Andrew Haag, Chair

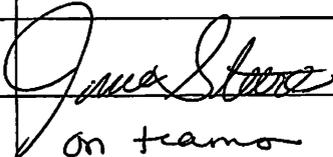
ATTESTED:



Ms. Amanda Fleming, Board Administrative Support

1/7/26  
Date

**Talkeetna Sewer & Water Board for Service Area No. 36**  
**BOARD SIGN-IN SHEET**

VOTING MEMBER	SIGNATURE	PHONE NUMBER	EMAIL
Andrew Haag	Absent	(907) 355-4808	drew@abovealaska.com
Jane Steere		(907) 414-9450	jsste@mtaonline.net
Ryan Sheldon	on team	(907) 947-6678	ryansheldon99@gmail.com
James Kellard	present, did not sign in	(907) 355-1981	tkajim@icloud.com
Vacant	—		

1/7/26  
Date

**Talkeetna Sewer & Water Board for Service Area No. 36**  
**AUDIENCE PARTICIPATION SIGN-UP SHEET**

Please print your name, email address, phone number, and subject you wish to speak about.

When speaking to the board, state your name for the record and the subject you wish to speak about.

NAME (PLEASE PRINT)	E-MAIL ADDRESS	PHONE NUMBER	SUBJECT
	NONE		

Category	Account	Account Description	FY22 Actual	FY23 Actual	FY24 Actual	FY25 YTD	FY26 Adopted	FY26 YTD	% Used	FY27 Proposed	% Change
<b>Revenues</b>											
Other State Revenue											
	337.800	State PERS Relief	12366.41	3455.64	2368.55	5129.57	0.00	0.00	#DIV/0!	0.00	#DIV/0!
		<b>Totals</b>	12366.41	3455.64	2368.55	5129.57	0.00	0.00	#DIV/0!	0.00	#DIV/0!
General Government											
	341.900	Miscellaneous Fees	0.00	0.00	7210.65	0.00	0.00	421.90	#DIV/0!	0.00	#DIV/0!
		<b>Totals</b>	0.00	0.00	7210.65	0.00	0.00	421.90	#DIV/0!	0.00	#DIV/0!
Sanitation/Septage Fees											
	344.500	Water & Sewer Fees	35110.57	14909.41	17377.02	16423.72	15000.00	2964.50	20%	0.00	-100%
		<b>Totals</b>	35110.57	14909.41	17377.02	16423.72	15000.00	2964.50	20%	0.00	-100%
Water & Sewer Fees											
	349.100	Water Charges	182714.42	223515.49	233774.78	219288.11	230000.00	152945.81	66%	0.00	-100%
	349.500	Sewer Charges	178824.03	185311.48	190849.01	195782.28	190000.00	91769.52	48%	0.00	-100%
		<b>Totals</b>	361538.45	408826.97	424623.79	415070.39	420000.00	244715.33	58%	0.00	-100%
Interest Earnings											
	361.100	Interest On Investments	1625.00	4311.00	4241.00	4157.00	3000.00	0.00	0%	0.00	-100%
		<b>Totals</b>	1625.00	4311.00	4241.00	4157.00	3000.00	0.00	0%	0.00	-100%
Transfer From Other Funds											
	367.300	Grant Projects	756926.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
	367.400	Capital Projects	0.00	21707.08	486645.88	1977.00	0.00	134209.73	#DIV/0!	0.00	#DIV/0!
		<b>Totals</b>	756926.00	21707.08	486645.88	1977.00	0.00	134209.73	#DIV/0!	0.00	#DIV/0!
Other Revenue Sources											
	369.100	Miscellaneous	0.00	22080.77	4046.75	4632.00	0.00	41401.00	#DIV/0!	0.00	#DIV/0!
		<b>Totals</b>	0.00	22080.77	4046.75	4632.00	0.00	41401.00	#DIV/0!	0.00	#DIV/0!
Proceeds of Gfs Disposal											
	391.100	Sale of Gfa	0.00	3060.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
		<b>Totals</b>	0.00	3060.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
Sales Tax											
	313.200	Sales Tax	1034603.38	928220.93	1055412.88	1028485.69	1000000.00	490786.96	49%	0.00	-100%
	313.250	Sales Tax Penalty & Interest	72.55	30.00	60.00	2070.48	0.00	3516.36	#DIV/0!	0.00	#DIV/0!
		<b>Totals</b>	1034675.93	928250.93	1055472.88	1030556.17	1000000.00	494303.32	49%	0.00	-100%
<b>Rev Totals</b>			<b>2202242.36</b>	<b>1406601.80</b>	<b>2001986.52</b>	<b>1477945.85</b>	<b>1438000.00</b>	<b>918015.78</b>	<b>64%</b>	<b>0.00</b>	<b>-100%</b>
<b>Expenses</b>											
Salaries & Wages											
	411.100	Permanent Wages	219932.43	248980.02	288288.20	286466.49	265336.00	117885.43	44%	0.00	-100%
	411.300	Overtime Wages	11458.91	10995.84	6867.06	5702.87	15000.00	2950.77	20%	15000.00	0%
		<b>Totals</b>	240501.45	268786.23	295155.26	292169.36	280336.00	120836.20	43%	15000.00	-95%
Benefits											
	412.100	Insurance Contrib	60172.00	74953.00	94785.00	103500.00	99000.00	45088.28	46%	0.00	-100%
	412.190	Life Insurance	355.13	411.82	494.30	459.14	429.00	195.44	46%	0.00	-100%
	412.200	Unemployment Contrib	1443.64	1612.11	1770.69	1752.57	1593.00	725.47	46%	0.00	-100%
	412.300	Medicare	3502.23	3830.64	4104.15	4021.10	3847.00	1682.34	44%	0.00	-100%
	412.400	Retirement Contrib. - DB Plan	20137.16	9648.71	5946.04	9859.74	71003.00	10.97	0%	0.00	-100%
	412.410	PERS Tier IV - DC Plan	34389.35	42990.09	49481.02	48016.67	0.00	19284.95	#DIV/0!	0.00	#DIV/0!

412.411 PERS Tier IV - Health Plan	2047.65	2537.41	2800.44	2213.86	0.00	1039.56	#DIV/0!	0.00	#DIV/0!
412.412 PERS Tier IV - HRA	4635.99	6243.35	7603.89	7179.77	0.00	3396.02	#DIV/0!	0.00	#DIV/0!
412.413 PERS Tier IV - OD&D	591.92	694.28	831.62	640.09	0.00	290.16	#DIV/0!	0.00	#DIV/0!
412.600 Workers Compensation	14248.39	16257.12	12204.30	11947.69	12312.00	5606.25	46%	0.00	-100%
412.700 Sbs Contribution	14732.95	16471.23	18073.93	17878.06	16265.00	7412.39	46%	0.00	-100%
<b>Totals</b>	<b>156256.41</b>	<b>175649.76</b>	<b>198095.38</b>	<b>207468.69</b>	<b>204449.00</b>	<b>84731.83</b>	<b>41%</b>	<b>0.00</b>	<b>-100%</b>
<b>Expenses Within Borough</b>									
413.100 Mileage - Within Borough	0.00	0.00	0.00	61.60	400.00	0.00	0%	400.00	0%
413.300 Exp Allowance-Within Boro	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
<b>Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>61.60</b>	<b>400.00</b>	<b>0.00</b>	<b>0%</b>	<b>400.00</b>	<b>0%</b>
<b>Expenses Outside Of Boro</b>									
414.200 Exp Reimb- Outside Boro	2785.88	895.88	714.75	4626.40	3500.00	3353.00	96%	3500.00	0%
<b>Totals</b>	<b>2785.88</b>	<b>895.88</b>	<b>714.75</b>	<b>4626.40</b>	<b>3500.00</b>	<b>3353.00</b>	<b>96%</b>	<b>3500.00</b>	<b>0%</b>
<b>Communications</b>									
421.100 Communication Network Services	24280.01	25500.15	22453.48	27294.30	21436.80	13549.21	63%	28000.00	31%
421.200 Postage	1121.36	1363.68	1361.76	1639.34	1500.00	1358.63	91%	2000.00	33%
<b>Totals</b>	<b>25401.37</b>	<b>26863.83</b>	<b>23815.24</b>	<b>28933.64</b>	<b>22936.80</b>	<b>14907.84</b>	<b>65%</b>	<b>30000.00</b>	<b>31%</b>
<b>Advertising</b>									
422.000 Advertising	184.30	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!
<b>Totals</b>	<b>184.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>#DIV/0!</b>	<b>0.00</b>	<b>#DIV/0!</b>
<b>Printing</b>									
423.000 Printing	264.00	628.75	914.50	494.89	500.00	182.96	37%	500.00	0%
<b>Totals</b>	<b>264.00</b>	<b>628.75</b>	<b>914.50</b>	<b>494.89</b>	<b>500.00</b>	<b>182.96</b>	<b>37%</b>	<b>500.00</b>	<b>0%</b>
<b>Utilities - Building Oprtns</b>									
424.100 Electricity	47095.71	45737.21	46913.61	49575.40	50000.00	21647.06	43%	55000.00	10%
424.500 Garbage Pickups	72.00	278.97	4.00	34.00	100.00	34.00	34%	100.00	0%
424.600 Heating Fuel-Oil	1088.81	1249.58	1259.63	1665.54	1500.00	359.97	24%	2600.00	73%
<b>Totals</b>	<b>48256.52</b>	<b>47265.76</b>	<b>48177.24</b>	<b>51274.94</b>	<b>51600.00</b>	<b>22041.03</b>	<b>43%</b>	<b>57700.00</b>	<b>12%</b>
<b>Rental/Lease</b>									
425.300 Equipment Rental	0.00	0.00	0.00	0.00	5000.00	0.00	0%	5000.00	0%
<b>Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5000.00</b>	<b>0.00</b>	<b>0%</b>	<b>5000.00</b>	<b>0%</b>
<b>Professional Charges</b>									
426.300 Dues & Fees	4751.00	3182.50	3245.75	3879.50	3000.00	1072.25	36%	3000.00	0%
426.600 Computer Software/Online Services	1886.80	2184.06	2358.61	6174.13	5800.00	4514.17	78%	6400.00	10%
426.700 Occupational Health	200.00	234.01	0.00	397.45	500.00	335.00	67%	500.00	0%
426.900 Other Professional Chgs	3712.44	9206.30	20052.50	0.00	20000.00	0.00	0%	20000.00	0%
<b>Totals</b>	<b>10550.24</b>	<b>14806.87</b>	<b>25656.86</b>	<b>10451.08</b>	<b>29300.00</b>	<b>5921.42</b>	<b>20%</b>	<b>29900.00</b>	<b>2%</b>
<b>Insurance &amp; Bond</b>									
427.100 Property Insurance	25219.98	29268.03	33751.23	27599.50	32565.00	26062.52	80%	28500.00	-12%
427.500 Liability Insurance	2630.22	2414.69	2848.56	3048.46	3600.00	3594.37	100%	2900.00	-19%
<b>Totals</b>	<b>27850.20</b>	<b>31682.72</b>	<b>36599.79</b>	<b>30647.96</b>	<b>36165.00</b>	<b>29656.89</b>	<b>82%</b>	<b>31400.00</b>	<b>-13%</b>
<b>Maintenance Services</b>									
428.100 Building Maint Services	765.54	253.58	919.62	315.41	6000.00	55692.00	93%	6000.00	0%
428.300 Equipment Maint Services	16306.26	17532.45	19862.43	15637.54	21750.00	12756.62	59%	18500.00	-15%
428.400 Vehicle Maint Services	924.84	0.00	500.00	26.24	1000.00	0.00	0%	1000.00	0%
<b>Totals</b>	<b>17996.64</b>	<b>17786.03</b>	<b>21282.05</b>	<b>15979.19</b>	<b>82750.00</b>	<b>68448.62</b>	<b>83%</b>	<b>79500.00</b>	<b>-4%</b>

Other Contractual										
	429.200 Training Reimb/Conf Fees	2950.00	1800.00	900.00	2726.30	4000.00	575.00	14%	4000.00	0%
	429.210 Training/Instructor Fees	1280.00	0.00	0.00	23.91	150.00	0.00	0%	150.00	0%
	429.710 Testing	11014.00	10311.80	7746.00	5123.00	10000.00	3425.00	34%	10000.00	0%
	429.900 Other Contractual	55430.16	64909.60	60492.00	44199.57	17500.00	2201.35	13%	17500.00	0%
	<b>Totals</b>	<b>70674.16</b>	<b>77021.40</b>	<b>69138.00</b>	<b>52072.78</b>	<b>31650.00</b>	<b>6201.35</b>	<b>20%</b>	<b>31650.00</b>	<b>0%</b>
Office Supplies										
	430.100 Office Supplies	0.00	713.67	138.88	403.35	500.00	408.45	82%	500.00	0%
	<b>Totals</b>	<b>0.00</b>	<b>713.67</b>	<b>138.88</b>	<b>403.35</b>	<b>500.00</b>	<b>408.45</b>	<b>82%</b>	<b>500.00</b>	<b>0%</b>
Maintenance Supplies										
	431.100 Vehicle Maint Supplies	2400.00	1222.51	623.20	2425.72	3500.00	1314.20	38%	2500.00	-29%
	431.200 Building Maint Supplies	0.00	0.00	367.10	2078.00	500.00	866.95	173%	750.00	50%
	431.300 Equipment Maint Supplies	20755.70	21544.28	18534.69	34601.64	22500.00	12545.03	56%	22500.00	0%
	431.400 Grounds Maint Supplies	0.00	0.00	744.00	6121.39	2000.00	444.59	22%	2000.00	0%
	431.900 Other Maint. Supplies	960.19	148.36	1300.11	4886.52	20000.00	23177.35	116%	25000.00	25%
	<b>Totals</b>	<b>24115.89</b>	<b>22915.15</b>	<b>21569.10</b>	<b>50113.27</b>	<b>48500.00</b>	<b>38348.12</b>	<b>79%</b>	<b>52750.00</b>	<b>9%</b>
Fuel/Oil-Vehicle Use										
	432.100 Oil & Lubricants	0.00	0.00	161.51	500.00	250.00	307.78	123%	250.00	0%
	432.200 Gas	7164.50	6907.26	5710.74	4711.87	8000.00	2824.16	35%	8000.00	0%
	<b>Totals</b>	<b>7164.50</b>	<b>6907.26</b>	<b>5872.25</b>	<b>5211.87</b>	<b>8250.00</b>	<b>3131.94</b>	<b>38%</b>	<b>8250.00</b>	<b>0%</b>
Misc Supplies										
	433.100 Personnel Supplies	498.30	942.84	661.20	1988.31	1000.00	841.64	84%	1000.00	0%
	433.110 Clothing	720.76	706.22	554.58	1668.13	1000.00	130.50	13%	1000.00	0%
	433.120 Tools	921.92	754.66	702.22	2171.41	1000.00	2615.30	262%	1500.00	50%
	433.200 Medical Supplies	0.00	25.33	170.97	77.49	250.00	0.00	0%	250.00	0%
	433.900 Other Supplies	40484.43	44948.15	34758.28	30050.78	20000.00	1385.28	7%	20000.00	0%
	<b>Totals</b>	<b>42625.41</b>	<b>47377.20</b>	<b>36847.25</b>	<b>35956.12</b>	<b>23250.00</b>	<b>4972.72</b>	<b>21%</b>	<b>23750.00</b>	<b>2%</b>
Equipment Under \$25,000										
	434.000 IT Equipment under \$25,000	2606.00	0.00	0.00	1099.99	4500.00	3111.99	69%	1600.00	-64%
	434.100 Other Equip under \$25,000	24099.98	19431.59	814.49	14712.67	20000.00	0.00	0%	20000.00	0%
	<b>Totals</b>	<b>31545.61</b>	<b>19431.59</b>	<b>814.49</b>	<b>15812.66</b>	<b>24500.00</b>	<b>3111.99</b>	<b>13%</b>	<b>21600.00</b>	<b>-12%</b>
Loan Payments										
	442.200 Loan Pymnts-Interest	1191.89	1060.02	927.97	435558.92	109447.00	109243.49	100%	103851.07	-5%
	<b>Totals</b>	<b>1191.89</b>	<b>1060.02</b>	<b>927.97</b>	<b>435558.92</b>	<b>109447.00</b>	<b>109243.49</b>	<b>100%</b>	<b>103851.07</b>	<b>-5%</b>
Intra Govern/Recov Expens										
	443.210 Administration-Admin/Audi	2500.00	2625.00	2756.00	2894.00	3024.00	3024.00	100%	3050.00	1%
	443.260 IT - Admin & Audit	1500.00	1575.00	25969.00	16997.00	18960.00	18960.00	100%	19100.00	1%
	443.280 Finance - Admin & Audit	36000.00	37765.00	37504.00	42480.00	33160.00	33160.00	100%	33500.00	1%
	443.290 Legal - Admin & Audit	4500.00	4720.00	4956.00	5204.00	5438.00	5438.00	100%	5500.00	1%
	<b>Totals</b>	<b>44500.00</b>	<b>46685.00</b>	<b>71185.00</b>	<b>67575.00</b>	<b>60582.00</b>	<b>60582.00</b>	<b>100%</b>	<b>61150.00</b>	<b>1%</b>
Capital Project Transfers										
	446.700 Trf415/425/430/435/440/47	0.00	225000.00	90000.00	16000.00	25000.00	25000.00	100%	85000.00	240%
	<b>Totals</b>	<b>0.00</b>	<b>225000.00</b>	<b>90000.00</b>	<b>16000.00</b>	<b>25000.00</b>	<b>25000.00</b>	<b>100%</b>	<b>85000.00</b>	<b>240%</b>
<b>Exp Totals</b>		<b>751864.47</b>	<b>1031477.12</b>	<b>946904.01</b>	<b>1320811.72</b>	<b>1048615.80</b>	<b>601079.85</b>	<b>57%</b>	<b>641401.07</b>	<b>-39%</b>
<b>Net Totals</b>		<b>1450377.89</b>	<b>375124.68</b>	<b>1055082.51</b>	<b>157134.13</b>	<b>389384.20</b>	<b>316935.93</b>	<b>81%</b>	<b>-641401.07</b>	<b>-265%</b>

YTD Updated 1/7/26

	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 to Date	FY26 to Date	FY27 Projected	FY28 Projected	FY29 Projected
Total Revenues	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78
Total Expenditures	(\$315,567.96)	(\$302,107.71)	(\$290,665.13)	(\$280,895.09)	(\$272,126.66)	(\$267,629.23)	(\$262,711.74)	(\$259,124.68)	(\$255,082.51)	(\$252,000.00)	(\$249,995.20)	(\$247,990.45)
Capital Projects												
Capital Principal Payment												
Projected Expenditures												
Actual adjustment to fund balance at end of FY	\$22,532.82	\$1,098,665.13	(\$230,895.09)	\$1,108,668.89	\$1,450,377.89	\$375,124.68	\$1,055,082.51	\$375,124.68	\$1,055,082.51	\$52,060.70	\$68,653.69	\$78,829.59
Projected fund balance at end of FY			(\$236,952.10)	\$310,177.98	\$1,212,126.66	\$1,662,504.55	\$2,037,629.23	\$3,092,711.74	\$2,892,144.74	\$2,965,152.51	\$3,033,806.20	\$3,112,635.79
WTP Loan Interest Payment												
WTP Loan Principal Payment												
WTP Loan Interest Payment												
WTP Loan Principal Payment												
Capital Funds Returned to Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Funds Returned to Cap Project Returns	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78	\$328,100.78
Fund Balance w/ Cap Project Returns	(\$236,952.10)	\$661,713.03	\$310,177.98	\$1,212,126.66	\$1,662,504.55	\$2,037,629.23	\$3,092,711.74	\$3,092,711.74	\$3,092,711.74	\$3,092,711.74	\$3,092,711.74	\$3,092,711.74
Interest on Investments	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04
Sales Tax Revenues	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04	\$163,591.04
Rates & Fees Revenues	\$369,539.27	\$372,417.83	\$387,724.13	\$396,649.02	\$448,877.15	\$452,528.21	\$431,494.11	\$431,494.11	\$431,494.11	\$431,494.11	\$431,494.11	\$431,494.11
State PERS Revert	\$146.00	\$221.00	\$499.00	\$258.00	\$1,295.00	\$4,111.00	\$4,241.00	\$4,241.00	\$4,241.00	\$4,241.00	\$4,241.00	\$4,241.00
Other Revenues	\$1,533.47	\$4,401.60	\$6,202.25	\$12,966.41	\$21,707.08	\$21,707.08	\$21,707.08	\$21,707.08	\$21,707.08	\$21,707.08	\$21,707.08	\$21,707.08
Totals	\$538,100.78	\$538,100.78	\$538,100.78	\$538,100.78	\$538,100.78	\$538,100.78	\$538,100.78	\$538,100.78	\$538,100.78	\$538,100.78	\$538,100.78	\$538,100.78
Totals minus Other	\$34,809.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$2,202,242.36	\$1,384,894.72	\$1,515,340.64	\$1,515,340.64	\$1,515,340.64	\$1,515,340.64	\$1,515,340.64	\$1,515,340.64



MATANUSKA-SUSITNA BOROUGH  
TALKEETNA SEWER & WATER BOARD

for  
SERVICE AREA NO. 36

RECEIVED

MAR 05 2026

CLERKS OFFICE

Andrew Haag, Chair  
James Kellard

Jane Steere, Vice Chair

Ryan Sheldon  
Vacant

## MINUTES

### REGULAR MEETING

Talkeetna Public Library  
24645 Talkeetna Spur Road  
Talkeetna, AK 99676

Microsoft Teams  
Meeting ID: 219 084 064 569  
Passcode: Rwkjk6

February 4, 2026  
1:05pm-2:28pm

#### I. CALL TO ORDER

This regular meeting of the Talkeetna Sewer & Water Board for Service Area No. 36 was held on Wednesday, December 3, 2025, at the Talkeetna Warm Storage Building at 25150 S Comsat Road in Talkeetna, Alaska and via Microsoft Teams. The meeting was called to order at 1:05pm by Drew Haag.

#### II. ROLL CALL

Talkeetna Sewer & Water Board members present and establishing a quorum were:

Mr. Andrew Haag – present and on-time  
Ms. Jane Steere – present and on-time  
Mr. Ryan Sheldon – present and on-time via Teams.  
Mr. James Kellard – present and on-time

Also in attendance:

Chad Fry, O&M Division Manager

RECEIVED  
III. APPROVAL OF AGENDA

30170 OFFICE Motion to adopt the agenda by James Kellard. Seconded by Jane Steere.

No objections, agenda approved as presented.

IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

A. Regular Meeting:

Minutes for the January 7, 2026, regular meeting were reviewed by the Board. Motion to approve the minutes by Jane. Seconded by James.

No objections, minutes approved as presented.

V. STAFF REPORT

A. TSW Supervisor (Amanda Fleming)

- Well house pump motor failure has been resolved, and the primary well is back online effective January 8. All additional and compliance samples came back within requirements. Community used the after-hours phone number to report issues which hopefully translates to awareness that an operator is on-call 24/365.
- Included in the packet is Wastewater Treatment inspection report from November. Most of the violations are minor and require re-submission of documentation already on file. The primary corrective action is to update the Quality Assurance Project Plan which was last updated in 2018; operators were told during the 2021 inspection that this document was acceptable however, it was not. This document will be updated in the next two months. This inspection has brought light back to the Compliance Order by Consent – it is likely this COBC will be officially terminated by this spring.
- Budget process is still ongoing; it's gone through review to the Public Works Director. Budget did not see significant changes and is expected to be around the same as the last few years.

B. MSB Engineer (Mike Campfield) – not present.

VI. AUDIENCE PARTICIPATION

- A. Alan and Andrea Larson presented their opposition with the MSB pursuit of acquiring DNR parcels 3 & 4 on Front St noting floodplain issues, impact to tourism, and concerns over pedestrian trail access. The Larson's own property directly west of parcel 4. Discussion between the Larsons, board, and staff reviewed the process the board/staff have gone through over the last 2-3 years regarding pros/cons of various site options within and outside the service area boundaries. Pros/cons have included arsenic

levels, flood plain, distribution piping length, leases vs. ownership, overall project costs including rehabilitation of the current facility, and funding options.

The board made a recommendation to the Larson's that if they had a request for action from the board, they submit something in writing.

*Amanda will follow-up with Land Management about use permanent use of the properties.*

## VII. UNFINISHED BUSINESS

- A. **Service Area Rule & Rate Changes** – still on target for revenues collected from the W/S charges to date. Will have strong data to recommend adjustments after this FY is complete.

Drew recommended the board look at putting language into the rules to limit the size of structures and size of pipeline within the Service Area that would impact demand on the system. This change would require legislation.

- B. **Land Acquisition for New Headworks and Storage Tank Project** – no update. Ryan will follow up with Senator McCabe and Amanda will follow up Land Management.

## VIII. NEW BUSINESS

- A. None.

## IX. COMMENTS FROM THE BOARD

- A. Drew – thank you to Alan and Andrea for attending. If you talk to anyone, let them know the board encourages their participation.

Ryan – Go Team!

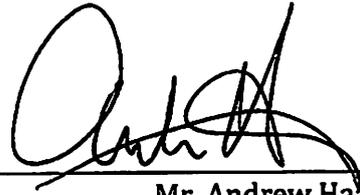
## X. NEXT MEETING

- A. **Regular Meeting: February 4, 2026, 1:00pm, Talkeetna Warm Storage & Teams**

## XI. ADJOURNMENT

Motion to adjourn made by Jane. Seconded by James.

No objections, meeting adjourned at 1:21pm.



Mr. Andrew Haag, Chair

ATTESTED:

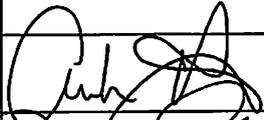


Ms. Amanda Fleming, Board Administrative Support

2/4/26

Date

**Talkeetna Sewer & Water Board for Service Area No. 36**  
**BOARD SIGN-IN SHEET**

VOTING MEMBER	SIGNATURE	PHONE NUMBER	EMAIL
Andrew Haag		(907) 355-4808	drew@abovealaska.com
Jane Steere		(907) 414-9450	jsste@mtaonline.net
Ryan Sheldon	ON Teams	(907) 947-6678	ryansheldon99@gmail.com
James Kellard		(907) 355-1981	tkajim@icloud.com
Vacant			

2/4/26  
Date

**Talkeetna Sewer & Water Board for Service Area No. 36**  
**AUDIENCE PARTICIPATION SIGN-UP SHEET**

Please print your name, email address, phone number, and subject you wish to speak about.  
When speaking to the board, state your name for the record and the subject you wish to speak about.

NAME (PLEASE PRINT)	E-MAIL ADDRESS	PHONE NUMBER	SUBJECT
ALAN CARSON	ALAN@TRANSPORTHERV.com	9073607918	
Andrea Larson	andrea@skybluecent.com	9072273184	Water plant lot 3 & 4

	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 To Date	FY26 To Date	FY26 Adopted	FY27 Projected	FY28 Projected	FY29 Projected
Total Revenues	\$538,100.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$2,202,242.36	\$1,406,601.80	\$2,001,986.52	\$1,477,945.85	\$993,852.61	\$1,438,000.00	\$1,486,760.00	\$1,496,095.20	\$1,526,017.10
Total Expenditures	(\$315,567.96)	(\$362,107.71)	(\$1,892,244.11)	(\$808,145.68)	(\$751,864.47)	(\$1,031,477.12)	(\$946,904.01)	(\$1,320,811.72)	(\$664,080.39)	(\$1,048,615.80)	(\$1,100,640.07)	(\$1,115,510.12)	(\$1,130,702.58)
	\$222,532.82	\$1,098,665.13	(\$830,695.05)	\$181,108.68	\$1,450,377.89	\$375,124.68	\$1,055,082.51	\$157,134.13	\$329,772.22	\$389,384.20	\$386,119.93	\$380,585.08	\$395,314.53
Projected Revenues									\$993,852.61	\$1,438,000.00	\$1,486,760.00	\$1,496,095.20	\$1,526,017.10
Projected Expenditures								(\$1,320,811.72)	(\$664,080.39)	(\$1,048,615.80)	(\$1,100,640.07)	(\$1,115,510.12)	(\$1,130,702.58)
Capital Projects								(\$14,023.38)	(\$18,130.00)	(\$25,000.00)	(\$85,000.00)	(\$25,000.00)	(\$25,000.00)
Loan - Principal payment								(\$337,254.06)	(\$331,313.00)	(\$336,823.50)	(\$336,303.00)	(\$341,369.00)	(\$346,511.00)
Actual adjustment to fund balance 6/30	\$222,532.82	\$1,098,665.13	(\$830,695.05)	\$181,108.68	\$1,450,377.89	\$375,124.68	\$1,055,082.51						
Projected adjustment to fund balance at end of FY								(\$180,119.93)	(\$1,540.78)	\$52,560.70	\$29,816.93	\$39,216.08	\$48,803.53
Actual fund balance 6/30	(\$236,952.10)	\$861,713.03	\$31,017.98	\$212,126.66	\$1,662,504.55	\$2,037,629.23	\$3,092,711.74						
Projected fund balance at end of FY								\$2,912,591.81	\$2,911,051.03	\$2,965,152.51	\$2,994,969.44	\$3,034,185.52	\$3,082,989.05
WTP Loan Interest Payment										(\$695.30)			
WTP Loan Principal Payment										(\$5,510.50)			
WWTF Loan Interest Payment										(\$108,841.64)	(\$103,851.07)	(\$98,785.34)	(\$93,843.30)
WWTF Loan Principal Payment										(\$331,313.00)	(\$336,303.00)	(\$341,369.00)	(\$346,511.00)
Capital Funds Returned to Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$756,926.00	\$21,707.08	\$486,645.88	\$1,977.00	\$134,209.73				
Corrected Actual Revenues w/o Cap Project Returns	\$538,100.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$1,445,316.36	\$1,384,894.72	\$1,515,340.64	\$1,475,968.85	\$859,642.88				
Fund Balance w/o Cap Project Returns	(\$236,952.10)	\$861,713.03	\$31,017.98	\$212,126.66	\$905,578.55	\$2,015,922.15	\$2,608,065.86	\$2,910,614.81	\$2,776,841.30				
Sales Tax Revenues	\$163,591.04	\$1,083,732.41	\$667,123.68	\$596,972.98	\$1,034,675.93	\$928,250.93	\$1,055,472.88	\$1,030,356.17	\$540,945.89				
Rates & Fees Revenues	\$369,539.27	\$372,417.83	\$387,724.13	\$378,257.49	\$396,649.02	\$448,877.15	\$453,258.21	\$431,494.11	\$276,874.09				
Interest on Investments	\$146.00	\$221.00	\$499.00	\$258.00	\$1,625.00	\$4,311.00	\$4,241.00	\$4,157.00	\$0.00				
State PERS Relief	\$1,533.47	\$4,401.60	\$6,202.25	\$13,765.89	\$12,366.41	\$3,455.64	\$2,368.55	\$5,129.57	\$0.00				
Other Revenues	\$3,291.00	\$0.00	\$0.00	\$0.00	\$756,926.00	\$21,707.08	\$486,645.88	\$4,632.00	\$41,401.00				
Totals	\$538,100.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$2,202,242.36	\$1,406,601.80	\$2,001,986.52	\$1,475,968.85	\$859,220.98				
Totals minus Other	\$534,809.78	\$1,460,772.84	\$1,061,549.06	\$989,254.36	\$1,445,316.36	\$1,384,894.72	\$1,515,340.64	\$1,471,336.85	\$817,819.98				

YTD Updated 2/4/26



2/3/2026

**COMPLIANCE LETTER**

Failure to Comply with Permit Conditions per 18 AAC 83 – Alaska Pollutant Discharge Elimination System General Permit (GP) for Domestic Wastewater Treatment Lagoons Discharging to Surface Water, AKG573000

Amanda Flemming  
Mat-Su Borough  
22538 S. Beaver St.  
Talkeetna, AK 99676

Dear Ms. Flemming

The Department alleges that beginning on or about November 17, 2022 and continuing up until November 26, 2025, at Talkeetna, Alaska, Talkeetna Lagoon did unlawfully fail to comply with the conditions of the Alaska Pollutant Discharge Elimination System (APDES) permit.

A routine unannounced inspection was performed and the following violations were identified:

- 1) Failure to submit Discharge Monitoring Report (DMR) to DEC for the time period May 31, 2023, to June 15, 2023, for Total Suspended Solids (TSS) and Suspended Solids Percent Removal (SS % Removal). The permittee submitted NODI Code "P"- Laboratory Error and notified DEC that a labeling mix up at SGS Laboratory occurred. A NCN with supporting documentation was submitted on June 1, 2023.
  - a) Permit Part 2.2.8 states "DMRs must be submitted electronically each month. For months in which there was no discharge, the DMR must indicate "no discharge." For permittees that discharge on a controlled basis or seasonally, DMRs need not be submitted electronically for months in which no discharge occurred. Such facilities must indicate on the DMR the month and day on which the discharge ceased and the estimated month in which the discharges will resume. If the discharge occurs during a month of indicated inactivity, the permittee must submit a DMR for that discharge."
  - b) Regulatory Citation: 18 AAC 83.405(k) Monitoring and Records
  - c) Repeat Violation: Yes

- 2) Failure to submit the June 2022 Discharge Monitoring Report (DMR) to DEC by July 15; the DMR was submitted 1 day late on July 16. A NCN with corrective action was submitted on July 16, 2022.
- Permit Part 2.2.8 states “DMRs must be submitted electronically each month. For months in which there was no discharge, the DMR must indicate “no discharge.” For permittees that discharge on a controlled basis or seasonally, DMRs need not be submitted electronically for months in which no discharge occurred. Such facilities must indicate on the DMR the month and day on which the discharge ceased and the estimated month in which the discharges will resume. If the discharge occurs during a month of indicated inactivity, the permittee must submit a DMR for that discharge.”
  - Regulatory Citation: 18 AAC 83.405(k) Monitoring and Records
  - Repeat Violation: Yes
- 3) During the evaluation period, the facility incurred a total of 22 violations (Table 1) by exceeding the following permit limitations:

Month	Outfall	Parameter Code and Name	DMR Value	Permit Limit	% Exceeds	Limit Type	#V	Due/Rec'd	#DL
MAY 2022	001 A	74055 Coliform, fecal general	3000	20 #/100mL	14,900	GEO MEAN		6/15 6/03	
MAY 2022	001 A	74055 Coliform, fecal general	3000	40 #/100mL	7,400	DAILY MX	1	6/15 6/03	
JUN 2022	001 A	74055 Coliform, fecal general	1150	20 #/100mL	5,650	GEO MEAN		7/15 7/16	1
JUN 2022	001 A	74055 Coliform, fecal general	1354.55	40 #/100mL	3,286	DAILY MX	1	7/15 7/16	1
JUL 2022	001 A	00310 BOD, 5-day, 20 deg. C	90.22	45 mg/L	100	MO AVG	31	8/15 8/11	
JUL 2022	001 A	00310 BOD, 5-day, 20 deg. C	90.22	65 mg/L	39	WKLY AVG	7	8/15 8/11	
JUL 2022	001 A	74055 Coliform, fecal general	220	20 #/100mL	1,000	GEO MEAN		8/15 8/11	
JUL 2022	001 A	74055 Coliform, fecal general	220	40 #/100mL	450	DAILY MX	1	8/15 8/11	
AUG 2022	001 A	50060 Chlorine, total residual	.029	.011 mg/L	164	MO AVG	31	9/15 9/12	
AUG 2022	001 A	50060 Chlorine, total residual	.44	.019 mg/L	2,216	DAILY MX	1	9/15 9/12	
AUG 2022	001 A	74055 Coliform, fecal general	330	20 #/100mL	1,550	GEO MEAN		9/15 9/12	
AUG 2022	001 A	74055 Coliform, fecal general	330	40 #/100mL	725	DAILY MX	1	9/15 9/12	
SEP 2022	001 A	74055 Coliform, fecal general	67	20 #/100mL	235	GEO MEAN		10/15 10/13	
SEP 2022	001 A	74055 Coliform, fecal general	4500	40 #/100mL	11,150	DAILY MX	1	10/15 10/13	
OCT 2022	001 A	74055 Coliform, fecal general	3700	20 #/100mL	18,400	GEO MEAN		11/15 11/09	
OCT 2022	001 A	74055 Coliform, fecal general	3700	40 #/100mL	9,150	DAILY MX	1	11/15 11/09	
MAY 2023	001 A	00310 BOD, 5-day, 20 deg. C	60	45 mg/L	33	MO AVG	31	6/15 6/13	
MAY 2023	001 A	00530 Solids, total suspended		70 mg/L	100	MO AVG	31	6/15 6/13	
MAY 2023	001 A	00530 Solids, total suspended		105 lb/d	100	MO AVG	31	6/15 6/13	
MAY 2023	001 A	00530 Solids, total suspended		mg/L	100	MO AVG	31	6/15 6/13	
MAY 2023	001 A	81011 Solids, suspended percent removal		65 %	186	MINIMUM	31	6/15 6/13	
JUL 2023	001 A	00310 BOD, 5-day, 20 deg. C	47.4	45 mg/L	5	MO AVG	31	8/15 8/03	

2022\*:

May: FC; 2 violations

June: FC; 2 violations

July: BOD<sub>5</sub>; 2 violations, FC; 2 violations

August: FC; 2 violations, TRC; 2 violations

September: FC; 2 violations

October: FC; 2 violations

*\*The facility notified DEC on November 30, 2022, that independent laboratory testing data and engineering firm consultation supports the finding that erroneous laboratory testing practices and data from Alaska Water Labs resulted in violations recorded on DMR's submitted for the facility between May 2022 and October 2022.*

2023:

May: 5-day BOD<sub>5</sub> demand: 1 violation

TSS; 3 violations\*

TSS % Removal; 1 violation\*

*\*The facility notified DEC that a laboratory error resulting in mixed-up samples occurred at the testing laboratory SGS and submitted resampling results to DEC for DMR correction.*

July: 5-day BOD<sub>5</sub> demand; 1 violation

- a) Permit part 2.1.1 states, "During the effective period of this general permit, the permittee is authorized to discharge wastewater provided the discharge meets the limits and monitoring requirements herein."
  - b) Regulatory Citation: 18 AAC 83.405(b) Duty to comply
  - c) Reference Documents: Violations report; Table 1
  - d) Repeat Violation: Yes
- 4) Failure to develop, implement and update the QAPP within 180 days of receiving authorization under the general permit.
- a) Permit Part 4.1.1 "The permittee must develop and implement a Quality Assurance Project Plan (QAPP) for all monitoring required by this permit. The QAPP must be developed and implemented within 180 days of receiving authorization under this general permit. Any existing QAPP may be modified under this section."
  - b) Regulatory Citation: 18 AAC 83.405(b) Duty to comply
  - c) Repeat Violation: Yes

Such inaction is in violation of your permit.

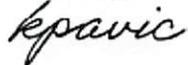
To address the violation described above, the Department requires that you do the following:

- a. Provide the Department with any information that directly refutes any violation identified above. To refute a violation, specific records must be provided along with a description of why the record was not available at the time of the inspection.
- b. To address violations number 1, submit the May 31, 2023, to June 15, 2023 DMR to DEC.
- c. To address violation number 2, review Permit Part 2.2.8 of AKG73000.
- d. To address violation number 3, please provide DEC with an explanation for the May 2022 to October 2022 violations and what corrective actions Talkeetna Lagoon carried out.
- e. To address violation number 4, please provide DEC with an updated facility specific QAPP.

Please respond to this request by no later than **3/31/2026**. Submittals must be submitted through the Environmental Data Management System (EDMS) online at <https://dec.alaska.gov/water/edms>. If you have not created a profile within the EDMS, please do so. If you encounter issue with the process, please contact the Water Information Program at [edms.help@alaska.gov](mailto:edms.help@alaska.gov). Note that your response to these items will become part of the public record as it relates to your permit compliance and is not considered confidential.

If you have additional questions, I may be contacted at (907) 269-6281, or via e-mail: [Karolina.pavic@alaska.gov](mailto:Karolina.pavic@alaska.gov). Thank you for your cooperation and assistance in protecting public health and the environment.

Sincerely,



Karolina Pavic, Enforcement Officer  
Credential No. R-0518

Check One:

- Personally Served
- Sent by Certified Mail
- Sent by Email

on the 3rd day of February, 2026

Enclosure: Inspection Report  
Violations Report

cc: [DEC.Water.APDESData@alaska.gov](mailto:DEC.Water.APDESData@alaska.gov)  
[DEC.Water.Enforcement@alaska.gov](mailto:DEC.Water.Enforcement@alaska.gov)  
Nicole Warner, DEC  
Natasha Knight, DEC

RECEIVED

FEB 26 2026

CLERKS OFFICE

MATANUSKA-SUSITNA BOROUGH  
TRANSPORTATION ADVISORY BOARD  
RESOLUTION SERIAL NO. TAB 26-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH TRANSPORTATION ADVISORY BOARD SUPPORTING THE ENGSTROM ROAD TO TRUNK ROAD CORRIDOR PROJECT AND RECOMMENDING NORTH ROUTE 1 AS THE PREFERRED ALIGNMENT IDENTIFIED IN THE OCTOBER 2025 DRAFT ROUTE SELECTION REPORT.

---

WHEREAS, the Matanuska-Susitna Borough Transportation Advisory Board advises the Assembly on transportation-related issues; and

WHEREAS, Matanuska-Susitna Borough voters approved the 2021 Transportation Infrastructure Program (TIP21), a package of projects that included the Engstrom Road to Trunk Road Corridor project; and

WHEREAS, sustained growth within the Fishhook Triangle has increased traffic demand on a poorly connected roadway network, resulting in congestion and elevated safety issues at the Engstrom Road and Bogard Road intersection, and the Borough has identified the need for a new major collector connection between Engstrom Road and Trunk Road to improve safety, relieve congestion, and provide alternative access for residents and emergency services; and

WHEREAS, the Matanuska-Susitna Borough's 2035 Long Range Transportation Plan (LRTP) identifies a project to relieve congestion on Engstrom Road and provide secondary access to Trunk Road or Palmer-Fishhook Road; and

WHEREAS, the Matanuska-Susitna Borough's Official Streets and Highways Plan (OSHP) identifies a conceptual corridor between Engstrom Road and Trunk Road designated as a future major collector roadway; and

WHEREAS, a Reconnaissance Engineering Study was completed in July 2023 to evaluate route alternatives for a connector between Engstrom Road and Trunk Road, including preliminary desktop geotechnical and hydrologic analyses, review of prior planning documents, coordination with Alaska Department of Transportation and Public Facilities (DOT&PF), and development of a rough order of magnitude cost estimate to support comparison of alternatives; and

WHEREAS, the Transportation Advisory Board acknowledges that the rough order of magnitude cost estimates indicates the Northern Route alternatives are approximately double the estimated cost of the Southern Route alternative; and

WHEREAS, an open house was held on March 26, 2025, to introduce the project, summarize its history and purpose, and present initial considerations for an east-west connection between Engstrom Road and Trunk Road, with 114 members of the public signing in; and

WHEREAS, public input received by staff and their consultant at the March 26, 2025, open house reflects majority support for a

Northern Route; and

WHEREAS, a Route Selection Report was prepared to evaluate the identified routes based on connectivity and access, mobility and use, environmental considerations, engineering feasibility and constructability, and public engagement; and

WHEREAS, the draft Route Selection Report was made available for public review beginning November 14, 2025, and notification was provided to identified stakeholders and individuals who registered through the project website and public open house; and

WHEREAS, four potential alignments, including the Southern Route, Northern Route 1, Northern Route 2, and the Stone Creek to Aspen Ridge Route, along with a No Build alternative, were identified and evaluated through preliminary planning, reconnaissance engineering, and public input; and

WHEREAS, Borough staff presented the Route Selection Report to the Transportation Advisory Board on February 13, 2026; and

WHEREAS, the report recommended that either Northern Route 1 or 2 be further developed in design to connect Engstrom Road to Trunk Road; and

WHEREAS, the Northern Routes meet the project's purpose and need and perform at a fair to good level across the evaluation criteria, scoring highest in connectivity and access, and mobility and use, enhancing network resiliency and integration with existing and planned streets; and

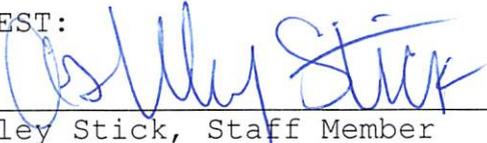
WHEREAS, Northern Route 1 provides a direct connection for a dense residential area to Trunk Road, aligns with adopted planning documents, addresses the unsafe turning movement on Engstrom Road, provides an alternative route for emergency response, and balances mobility, connectivity, and overall impacts within the proposed corridors.

NOW, THEREFORE, BE IT RESOLVED, that the Transportation Advisory Board supports Northern Route 1 as the preferred alignment based on the presentation and documentation provided.

BE IT FURTHER RESOLVED, that the Transportation Advisory Board recommends the Assembly continue to support advancement of the Engstrom Road to Trunk Road Corridor project into preliminary design, environmental review and right-of-way analysis and acquisition as funding allows, in order to address the connectivity gap, congestion, safety concerns, and access needs within the Fishhook Triangle area before continued development significantly increases project costs and constraints.

ADOPTED by the Matanuska-Susitna Borough Transportation Advisory Board this 13th day of February, 2026.

  
\_\_\_\_\_  
Jesse Peterson, Chair

ATTEST:  
  
\_\_\_\_\_  
Ashley Stick, Staff Member

RECEIVED

FEB 24 2026

CLERKS OFFICE

Trapper Creek Community Council

Minutes

6:30PM Thursday, January 22, 2026

Trapper Creek Community Center Mile Post 115.2 George Parks Highway

Turn onto E Trapper Creek Park Circle

PO Box 13021 Trapper Creek AK 99683

Telephone Conference (907)-373-2663 Enter Code: 991090#

- I. Call to Order- 6:34pm
- II. Pledge of Allegiance
- III. Determination of Quorum-6 members
- IV. Board Members in Attendance- Tom Amalfitano, Jeff Spotts, Jason Kresge, Mike Volin, Kim Torbick, David Ritenburgh
- V. Others in Attendance- Steve Strong Jr
- VI. Approval of January Agenda- approved
- VII. Minutes of the Regular December Meeting – Tom made a motion to accept the minutes, Jeff seconded, board voted, all approved
- VIII. Borough Assembly Report (if current Representative has reached out)- no report
- IX. Treasurer Report – Treasurer was absent, so Jason read the statement from the bank, Jeff made a motion to accept the report, Tom seconded, board voted, all approved
- X. Community Reports
  - A. TCCSA Water Committee- no report
  - B. Trapper Creek Volunteer Fire Department- no report
  - C. CERT Team- Jennie reached out to the Taikaetna Fire Department about their drone. He reported back about what model they have, including the thermal capabilities.
  - D. Youth Council Liaison- taking the winter off mostly, however they want to continue with the classes that they had last year and will likely do a fundraiser at the Cabin Fever Reliever
- XI. Correspondence/Current Mail
  - A. Letter from MatSu Borough about land use easement at mile marker 128.
  - B. Coupon from DELUXE for office supplies
  - C. Academic Scholarship available from MatSu Borough
- XII. Public Forum
  - A. Dave spoke on the berms that have been left in the driveways. Jason said the contract would show what is allowed for height of berms left in driveways and it changes based on if the driveway is plowed or unplowed.

- B. Jeff wanted to offer his condolences to Jason on behalf of the community for the passing of his wife, Jane

XIII. Unfinished Business

A. Council Elections Results

27 People Voted

Jeff- 18

Steve- 18

Jason- 17

Michael- 16

David- 12

Tom- 10

Jeff and Steve will have a two-year term and everyone else will have a one-year term.

Officer Positions

Chair- Jason

Vice-Chair- Tom

Treasurer- Steve

Communications Director- Mike

Councilman- Jeff

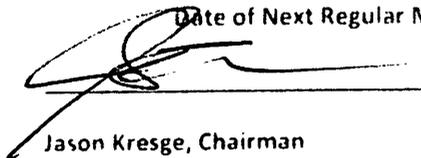
Councilman- Dave

Jeff made a motion to accept the positions. Tom seconded. Board voted, all approved

XIV. New Business- None

- XV. Meeting Adjourned: Jeff made a motion to adjourn, Dave seconded, board voted, all approved. 7:05pm.

Date of Next Regular Meeting: 6:30PM Thursday, February 19, 2026

	<u>2-19-26</u>	<u>Michael Veli</u>	<u>2-19-26</u>
Jason Kresge, Chairman	Date	Secretary	Date

MATANUSKA-SUSITNA BOROUGH  
WATER & WASTEWATER ADVISORY BOARD

RECEIVED

MAR 05 2026

CLERKS OFFICE

Bob Walden, P.E. Chair  
Terry Gorlick  
Dan Tucker

Danny Noland, Vice Chair  
Gina Jorgensen

Amanda Fleming  
Matthew Midgett

**MINUTES**

REGULAR MEETING

December 17, 2025

MSB Assembly Chambers  
350 E. Dahlia Ave  
Palmer, AK 99645

2:30 p.m.

---

I. CALL TO ORDER

This regular meeting of the Matanuska-Susitna Borough (MSB) Water and Wastewater Advisory Board was held on Wednesday, December 17, 2025 at the DSJ Building at 350 East Dahlia Avenue in Palmer, Alaska. The meeting was called to order at 2:35 p.m. by Mr. Bob Walden, P.E.

II. ROLL CALL AND DETERMINATION OF A QUORUM

Water and Wastewater Advisory Board members present and establishing a quorum were:

Mr. Bob Walden, P.E. - present

Mr. Danny Noland - present

Ms. Amanda Fleming - present

Mr. Terry Gorlick - excused

Ms. Gina Jorgensen - excused

Mr. Matthew Midgett - present

Mr. Dan Tucker - present

III. APPROVAL OF AGENDA

Motion to adopt the agenda by Ms. Fleming.

VOTE: The agenda was approved without objection.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Walden.

VI. APPROVAL OF MINUTES OF PRECEDING MEETING

Minutes for the June 18, 2025 regular meeting were reviewed by the Board.

Motion to approve the minutes as presented by Mr. Tucker.

VOTE: The minutes were approved without objection.

VII. AGENCY AND STAFF REPORTS

A. City of Wasilla – Mr. Bob Walden, P.E., Public Works Deputy Director

The City of Wasilla has obtained its core wastewater permit but is awaiting approval to discharge into wetlands after recent modifications.

Expansion plans include a new control room and two digestors to more than double capacity.

The Wasilla-Palmer Water Interconnect website offers interactive maps, with sewer data planned for 2026 to assist surveyors, realtors, engineers, and designers.

B. City of Palmer – Mr. Matthew Midgett

Most City of Palmer projects are paused for winter.

A wastewater plant upgrade to replace aging equipment is planned for 2026.

The Bogard booster station is complete.

C. Matanuska-Susitna Borough – Ms. Amanda Fleming

Wastewater lagoons are offline for winter.

End-of-season treatment was challenging, but ADEC inspection was positive.

Exploring on-site sludge drying beds for landfill transport and pending land acquisition for water headworks.

VIII. PRESENTATION

No presentation.

IX. AUDIENCE PARTICIPATION (*Three minutes per person*)

None.

X. UNFINISHED BUSINESS

None.

XI. NEW BUSINESS

The Board emphasized the need to establish clear goals and a new strategic direction. They agreed to invite Mike Campfield, the Mat-Su Borough Environmental Engineer and former Chair of the Water and Wastewater Advisory Board, to provide insight and review previous initiatives. Additionally, the Board intends to propose legislation to the Assembly highlighting the continued absence of a dedicated sewage treatment facility within the Borough.

XII. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

None.

XIII. COMMENTS FROM THE BOARD

Mr. Bob Walden, P.E.: Wishing everyone Happy Holidays and is looking forward to 2026.

Mr. Danny Noland: None

Ms. Amanda Fleming: Wishing everyone Happy Holidays.

Mr. Matthew Midgett: Wishing everyone Merry Christmas.

Mr. Dan Tucker: None

XIV. NEXT MEETING

A. March 4, 2026, 2:30 p.m., MSB Assembly Chambers

XV. ADJOURNMENT

Motion to adjourn the meeting by Mr. Midgett

The meeting was adjourned at 3:15 p.m.



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Mr. Bob Walden, P.E. Chair

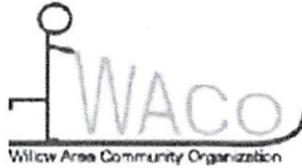
ATTESTED:



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Christina Sands, Board Administrative Support

RECEIVED  
MAR 02 2026  
CLERKS OFFICE



# WACO COMMUNITY MEETING 03/04/2026

WILLOW COMMUNITY CENTER 7PM

## MEETING AGENDA:

### A. CALL TO ORDER

### B. DETERMINATION OF QUORUM

### C. PLEDGE OF ALLEGIANCE

### D. APPROVAL OF PREVIOUS MEETING MINUTES: 02/04/2026 Meeting Minutes

### E. APPROVAL OF AGENDA

### F. BOARD OFFICERS' REPORTS / ANNOUNCEMENTS

1. Chair: Tryg Erickson
2. Vice-Chair: Rodney McCambridge
3. Secretary: Sophia Boufidou - Reminder: WACO Elections April 1<sup>st</sup>.
4. Treasurer: Maura Shea
5. At-Large Representative 1: Wes McClure
6. At-Large Representative 2: Danielle Barve
7. At-Large Representative 3: Chandra Kohntopp
8. At-Large Representative 4: Talon Boeve

### G. NEW BUSINESS

1. Skeetawk's services: Introduce Skeetawk and learn more about any future potential partnership opportunities – Megan Justus, General Manager, Skeetawk Ski Area.
2. Proposed sledding hill - Hugh Leslie, Mat Su Parks and Recreation
3. Community Clean-up: looking for a new lead or co-lead – Sophia Boufidou

### H. UNFINISHED BUSINESS

1. Request to obtain a debit card for WACO/Comm. Center supplies.

### I. COMMUNITY GROUPS / CLUBS

Fire Service Area, Library, Pickle ball, WDMA, PTA, Garden Club, WHO (Farmer's Market), SU300, Willow Junior 100

### J. ANNOUNCEMENTS/PERSONS TO BE HEARD

Open Forum

RECEIVED

## **K. CONCENT AGENDA REPORTS**

### **1. Carnival Committee**

Taking a well-deserved break.

*Submitted by Danielle Barve, Carnival Committee Chair and WACO At-Large-Representative*

### **2. Youth Forum (40-acre park)**

No news this month.

*Submitted by Linda Oxley, WACO Past Chair*

### **3. CERT**

#### **Community Service**

Winter Carnival -CERT volunteers again supported this great event in many areas. Our team continued our tradition of donating an Emergency Backpack to the mini raffle. This one was a two-person, 72 hour one packed with survival essentials.

Su Dog 300- Willow CERT Volunteers and community partners helped get the 17 teams of mushers & dogs get off to a safe start by promoting safety at one of the road crossings.

#### **CERT Training**

2/7/26 Several Willow CERT volunteers attended an in-person FEMA course ICS-100 "Introduction to the Incident Command System" at the Mat Su Borough Emergency Operations Ctr.

#### **Upcoming Training for the Community**

FEMA "CERT Basic" 20 hour class will be held in the Upper Susitna Senior Center (just before Cubby's Mkt) on March 14th, 15th, & 21st from 9 am to 5 pm

This class is a required class for joining a CERT but can be taken for personal preparedness as well.

Contact: [Talon.Boeve@matsugov.us](mailto:Talon.Boeve@matsugov.us) for more info or to register. Teens 16 and up can attend independently with parental consent. Youth 14-15 may attend with an accompanying adult.

This class involves many valuable hands-on activities such as learning correct use of fire extinguishers to put out actual small fires.

Save the date! Saturday May 30th, 2026 5th Valley Emergency Fair hosted by Willow, Talkeetna and Trapper Creek CERT teams will be at the Willow Community Center. Community volunteers contribute to the success of this important event to promote safety and preparedness in the Susitna Valley.

*Mat Su Borough Emergency/Disaster Preparedness website: <https://ready.matsugov.us>  
Willow CERT FB Page: <https://www.facebook.com/WillowCERT> <https://willowcert.wordpress.com>  
Contact Brenda McCain at: [brendalmccain@gmail.com](mailto:brendalmccain@gmail.com) / 907-355-1418*

### **4. Willow Recycling**

Plans are in the works for another eWaste recycle day this summer.

At this point we anticipate the restart of collecting plastics for Grizzly Wood in late spring. Patrick Simpson is working out the proper permits for the use of the land to collect materials. Remember if you have a construction project consider using Grizzly Wood made from recycled plastic.

There is always a need for more volunteers. The more we have, the less often folks are requested to work.

*Submitted by Fran Lynch*

### **5. Lions Club**

Our next meeting is on March 12th, 7 pm at the Willow Library Meeting Room. We have a potluck on March 26th at 5 pm at the same location. Come to the meeting or potluck and see if you'd be interested in becoming a Lion. Our recent and upcoming projects:

In the Community:

- **Winter Trail Challenge:** There is still time to pick up a booklet from the Willow Public Library and get out and enjoy the trails. Remember, you can walk, snowshoe, ski, ski-jour, dogsled, or snowmachine. Just take a picture of yourself by the sign and get your booklet stamped at the Library. On March 15th, we will gather at 2 pm at Newman's Park to celebrate with prizes and treats.
- **Vision and Hearing Screening:** If you are planning an event and would like to offer vision and hearing screening, let the Lions know. We have equipment to do both types of screening.

At the Schools:

- **March Skate Night:** Our next Skate Night at Willow Elementary School will be on March 20th.
- **Looking forward to Earth Day:** The Lions will be sponsoring a Recycled Car Contest at Willow Elementary School in April.
- **Willow High School Seniors:** Watch for information on the Willow Lions Scholarship program! Information has been sent to your school Counselors.
- **Houston High School Baseball Raffle:** Willow Lions help sponsor the Houston High School Baseball Raffle. Watch for tickets. Support our High School Students.

**Wanted:** If you have any Christmas Wrapping Paper or Christmas bags you would like to donate, we need to replenish our supply for the 2026 Giving Tree Project. To donate: contact Wendy at 907-495-4008 or give it to any Willow Lions Club member.

**Become a Member:** Join the Lions! Come to a meeting and see what projects we are doing. Attend a Lions Club Meeting ( Second Thursday of the month at 7pm, forth Thursday of the month will be a potluck 5pm). If you have an idea, let us know. If you want to volunteer for a project, give us a call. Become a Lion and make a difference in Willow!  
Watch for more news on the Willow Lions Club Facebook page.

*Willow Lions Club FB page: [Willow Lion's Club](#) ~ Contact: Sid Bertz (907-854 1570).  
Submitted by Laura Thomas*

**6. Willow Historical and Wildlife Foundation**

No news this month

*Submitted by Amber Bowman, WHWF Secretary  
WHWF contact information: Willow Historic and Wildlife Foundation  
P.O. Box 388, Willow, AK 99688 [willowhistoric@gmail.com](mailto:willowhistoric@gmail.com)*

**7. Marketing Strategies Group**

No news this month.

*Submitted by Linda Oxley, WACO Past Chair*

**L. ADJOURN**

**SUBJECT: INFORMING THE ASSEMBLY OF THE SALE OF BOROUGH-OWNED PROPERTY IDENTIFIED AS LOT 247 CASWELL LAKES TO THE ADJACENT PROPERTY OWNERS, ARMAND NYBORG AND ANJA DUBBERKE.**

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**

Presented to the Assembly 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** For information only.

Route To	Signatures
Originator	2 / 6 / 2 0 2 6 X Jill Irsik <small>Signed by: Jill Irsik</small>
Division Manager	 Recoverable Signature X Joe Metzger <small>Signed by: Joe Metzger</small>
Department Director	 Expired certificate X Jillian Morrissey <small>Signed by: Jillian Morrissey</small>
Finance Director	 Recoverable Signature X Cheyenne Heindel <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	2 / 1 7 / 2 0 2 6 X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	2 / 1 7 / 2 0 2 6 X Michael Brown <small>Signed by: Mike Brown</small>
Borough Clerk	 Recoverable Signature X Lonnie McKechnie <small>Signed by: Lonnie McKechnie</small>

**ATTACHMENT (S):** Vicinity Map (1pp)  
Manager's Decision (2pp)

**SUMMARY STATEMENT:**

The Matanuska-Susitna Borough Land and Resource Management Division received an application from Armand Nyborg and Anja Dubberke to purchase Borough-owned property, Lot 247, Caswell Lakes, which lies adjacent to their property.

The Borough received Lot 247 in 1995 through foreclosure for non-

payment of property taxes for years 1989 and prior, Clerk's Deed dated November 22, 1995, recorded Book 829 Page 175, on November 22, 1995, Palmer Recording District (Case No. 3PA-91-00925 CI). All repurchase rights of the former record owner have been extinguished and there is no retention for a public purpose of Lot 247.

The applicant's parcel is considered "sub-standard" (MSB 43.20.281) for individual development of building/septic area due to it being only 0.58 acres (25,265 sq ft) in size. MSB 23.10.230, Agreements by Application, subsection (A)(1)(d) allows for the sale of Borough property to an adjacent property owner to address a substandard or unusable lot condition. The borough-owned lot is .94 acres (40,946.4 sq ft). If the sale is approved, the purchase of the borough-owned lot will provide the adjacent property owners greater potential to develop their lot without encroachment or overlap of septic area/well radius affecting other lots.

The Borough-owned property has been offered in nine different competitive and over-the-counter sales, with no bids or purchase requests received for the property.

Inter-department review was initiated and received no objection or concern from Borough departments. Public notice was provided in accordance with MSB 23.05.25 with no objections received from the public.

MSB 23.10.020, Assembly Approval of Disposal, subsection (A) states, in part, that "the manager is authorized to approve all disposal of interest in borough-owned real property that has a fair market value equal to or less than \$25,000 per transaction". Subsection (B) states, in part, that "when disposing of any borough-owned real property having a fair market value equal to or less than \$25,000 the manager shall inform the assembly by informational memorandum of the proposed action".

On February 4, 2026, the Borough Manager signed a Manager's Decision approving the sale of the borough-owned lot (Lot 247) to the adjacent property owners.

In accordance with MSB 23.10.060, Consideration, subsection (B)(2), fair market value of Lot 247 is determined by the 2026 certified tax assessment roll. The appraised value of Lot 247 is \$6,500. The Borough parcel will be sold for cash and conveyed by quitclaim in "as-is, where-is" condition, without warranty expressed or implied. Mr. Nyborg and Ms. Dubberke will pay for all associated costs, to include public notice mailing and advertising, and recording costs. Through conveyance, Lot 247 will be placed on the tax rolls after 30 years of Borough-ownership.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: 3/17/2026

SUBJECT: INFORMING THE ASSEMBLY OF THE SALE OF BOROUGH-OWNED PROPERTY IDENTIFIED AS LOT 247 CASWELL LAKES TO THE ADJACENT PROPERTY OWNERS, ARMAND NYBORG AND ANJA DUBBERKE.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$6,500	FUNDING SOURCE Land Sale
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY:  X <u>Liesel Zanto</u> 2 / 1 3 / 2 0 2 6 Signed by: Liesel Zanto	

**EXPENDITURES/REVENUES:** (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>						

CAPITAL						
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REVENUE	6.5					
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**FUNDING:** (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	6.5					
<b>TOTAL</b>	<b>6.5</b>					

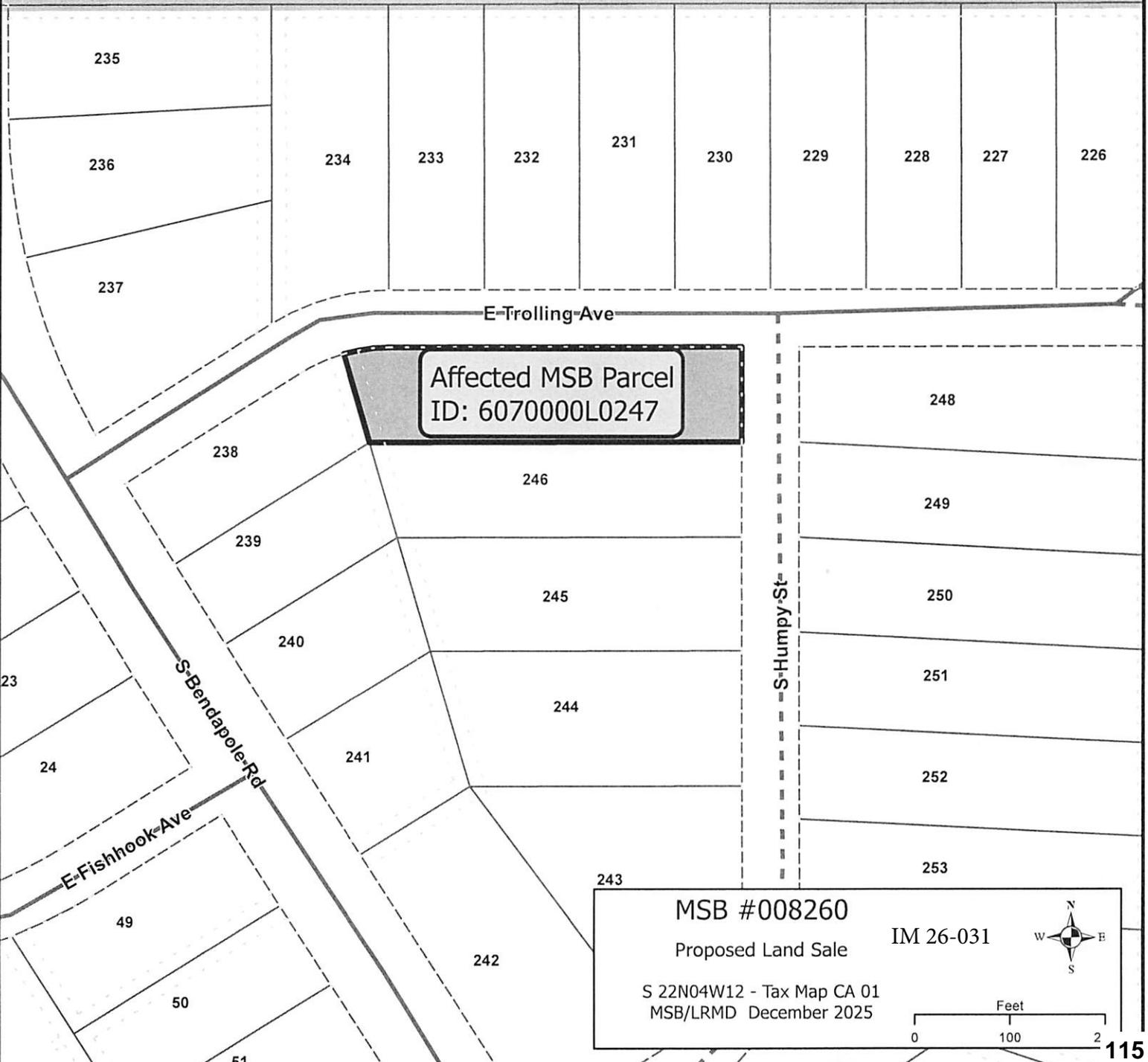
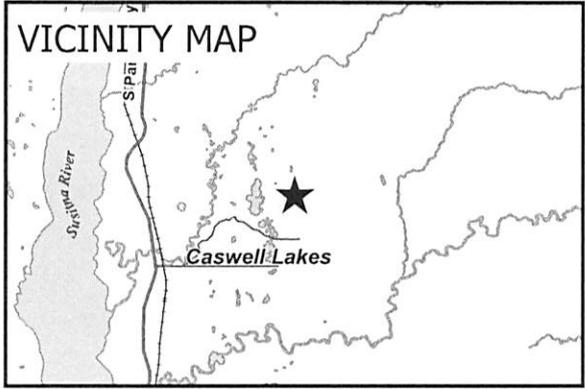
**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

**ANALYSIS: (Attach a separate page if necessary)**

APPROVED BY:	 Recoverable Signature
	X <u>Cheyenne Heindel</u>

Signed by: Cheyenne Heindel



Affected MSB Parcel  
ID: 6070000L0247

MSB #008260  
 Proposed Land Sale IM 26-031

S 22N04W12 - Tax Map CA 01  
 MSB/LRMD December 2025



# MATANUSKA-SUSITNA BOROUGH

## Community Development Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

E-mail: [lmb@matsu.gov](mailto:lmb@matsu.gov)

<https://matsu.gov>

### MEMORANDUM

Date: February 3, 2026

To: Michael Brown, Borough Manager

Thru: Jillian Morrissey, Community Development Director

Thru: Joe Metzger, Land Management Division Manager

From: Jill Irsik, Land Disposal and Foreclosure Specialist

Subject: Approval to sell a Borough-owned lot to adjacent property owners

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#### SUMMARY

The Matanuska-Susitna Borough Land and Resource Management Division received an application from Armand Nyborg and Anja Dubberke to purchase Borough-owned property, Lot 247, Caswell Lakes (6070000L0247), which lies adjacent to their property.

MSB 23.10.020, Assembly Approval of Disposal, subsection A states, in part, that “the manager is authorized to approve all disposal of interest in borough-owned real property that has a fair market value equal to or less than \$25,000 per transaction”. Subsection B states, in part, that “when disposing of any borough-owned real property having a fair market value equal to or less than \$25,000 the manager shall inform the assembly by informational memorandum of the proposed action”.

The Borough received Lot 247 in 1995 through foreclosure for non-payment of property taxes for years 1989 and prior, Clerk’s Deed dated November 22, 1995, recorded Book 829 Page 175, on November 22, 1995, Palmer Recording District (Case No. 3PA-91-00925 CI). All repurchase rights of the former record owner have been extinguished and there is no retention for a public purpose of Lot 247.

The applicant’s parcel is considered “sub-standard” (MSB 43.20.281) for individual development of building/septic area due to it being only 0.58 acres (25,265 sq ft) in size. MSB 23.10.230, Agreements by Application, subsection (A)(1)(d) allows for the sale of Borough property to an adjacent property owner to address a substandard or unusable lot condition. If the sale is approved, the purchase of the borough-owned lot will provide the adjacent property owners greater potential to develop their lot without encroachment or overlap of septic area/well radius affecting other lots.

The Borough-owned property has been offered in nine different competitive and over-the-counter sales, with no bids or purchase requests received for the property.

*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*



**SUBJECT:** SUBMITTAL OF A HISTORIC PRESERVATION FUND NAPC FORUM TRAVEL GRANT APPLICATION TO THE ALASKA DNR PARKS AND OUTDOOR RECREATION OFFICE FOR \$2,800 TO COVER EXPENSES FOR ONE MEMBER OF THE HISTORICAL PRESERVATION COMMISSION TO ATTEND THE 2026 NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS FORUM.

**AGENDA OF:** March 17, 2026

**ASSEMBLY ACTION:**

Presented to the Assembly 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** For information only.

Route To	Signatures
Originator	 Recoverable Signature X     A l e x   S t r a w n <hr/> Signed by: Alex
Department Director	 Recoverable Signature X     A l e x   S t r a w n <hr/> Signed by: Alex
Finance Director	 Recoverable Signature X     C h e y e n n e   H e i n d e l <hr/> Signed by: Cheyenne Heindel
Borough Attorney	3 / 3 / 2 0 2 6
	X     N i c h o l a s   S p i r o p o u l o s <hr/> Signed by: Nicholas Spiropoulos
Borough Manager	3 / 4 / 2 0 2 6
	X     M i c h a e l   B r o w n <hr/> Signed by: Mike Brown
Borough Clerk	 Recoverable Signature X     L o n n i e   M c K e c h n i e <hr/> Signed by: Lonnie McKechnie

**ATTACHMENT (S) :**

**SUMMARY STATEMENT:**

The Planning & Land Use Department is preparing a grant application for submittal to the Alaska Department of Natural Resources Parks and Outdoor Recreation Office by the deadline of March 20, 2026.

This grant would support professional development and enhance community impact of the MSB Historical Preservation Commission

(HPC) by covering travel and registration expenses for one HPC member to attend the National Alliance of Preservation Commissions (NAPC) Forum in Minneapolis, MN from July 22-26, 2026. The NAPC Forum is the nation's only conference dedicated to local historic preservation boards and commissions, offering five days of educational sessions, mobile workshops, tours, and networking for commissioners, staff, and volunteers from local, state, and national organizations.

Each Certified Local Government in Alaska may apply to send one person to the conference. Eligible expenses include airfare, lodging, per diem, registration fees, and necessary ground transportation. The grant requires a 40% non-federal match, which will be covered by the HPC Commissioner's volunteered time at an hourly rate of \$37.13.

Additional legislation to accept and appropriate the funds will be presented to the Assembly once the grant has been awarded.

NONCODE ORDINANCE

Sponsored By: Borough Manager  
Introduced: 03/03/26  
Public Hearing: 03/17/26  
Amended: 03/17/26  
Adopted: 03/17/26

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 26-023**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF CERTAIN BOROUGH-OWNED REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2019, 2018, AND PRIOR, AND NOT NEEDED FOR A PUBLIC PURPOSE.

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WHEREAS, the intent and rationale for this Ordinance are found in the accompanying Informational Memorandum No. 26-034.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a noncode ordinance.

Section 2. Properties for sale. The foreclosed properties authorized for sale by this Ordinance are described in Exhibit A of IM 26-034 and are not needed for a public purpose.

Section 3. Procedures. The following procedures are established for the sale of certain real property acquired through tax and special assessment foreclosure.

(A) Approval of sale. The Matanuska-Susitna Borough Assembly approves the sale of real properties described in Exhibit A of IM 26-034, first by public auction, then by subsequent competitive or over-the-counter sales until sold or the 10-year repurchase rights expire.

(B) Minimum sale price. The Borough Manager shall publish a list of properties for sale to include the minimum bid price for each property, in accordance with Alaska Statute 29.45.470(a)(1-4).

(C) Qualification of bidders. A bidder shall meet the qualifications of MSB 23.10.090.

(D) Authority of the Manager. The Assembly directs the Borough Manager to publish such sale terms and conditions, as he shall deem advisable. All bidders must comply with said terms and conditions to be considered responsive bidders. The Borough Manager shall have the sole discretion to determine if a bidder has complied with the sale terms and conditions. The Borough Manager is hereby authorized to sell the properties described in Exhibit A of IM 26-034, to disburse the funds received as required by AS 29.45.480, and to withdraw any property from the sale if in the best interest of the Borough.

Section 4. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 17 day  
of March, 2026.

*Edna DeVries*

EDNA DeVRIES, Borough Mayor

ATTEST:

*Castell M. Wiese for*

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Bowles, Nowers, McKee, Sumner, Gamble, Fonov,  
and Bernier

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF CERTAIN BOROUGH-OWNED REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2019, 2018, AND PRIOR, AND NOT NEEDED FOR A PUBLIC PURPOSE.

**AGENDA OF: March 3, 2026**

**ASSEMBLY ACTION:**

Information Memorandum Amended without objection 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator	2 / 11 / 2 0 2 6 X <u>Jill Irsik</u> <small>Signed by: Jill Irsik</small>
Division Manager	2 / 1 3 / 2 0 2 6 X <u>Joe Metzger</u> <small>Signed by: Joe Metzger</small>
Department Director	 Expired Certificate X <u>Jillian Morrissey</u> <small>Signed by: Jillian Morrissey</small>
Finance Director	 Recoverable Signature X <u>Cheyenne Heindel</u> <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	2 / 1 7 / 2 0 2 6 X <u>Nicholas Spiropoulos</u> <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	2 / 1 7 / 2 0 2 6 X <u>Michael Brown</u> <small>Signed by: Mike Brown</small>
Borough Clerk	2 / 2 3 / 2 0 2 6 X <u>Lonnie McKechnie</u> <small>Signed by: Lonnie McKechnie</small>

**ATTACHMENT (S):** Exhibit A - Tax Sale 47 Property Listing (7pp)  
Ordinance Serial No. 26-023 (3pp)

**SUMMARY STATEMENT:**

The Land and Resource Management Division proposes to conduct a competitive online auction of tax foreclosure properties. Tax Foreclosure Sale 47 (TS47) will consist of properties described in the attached Exhibit A. These properties have been foreclosed upon for failure to pay property taxes. Title to these properties was transferred by the Superior Court to the Borough by Clerk's Deed. The properties listed in Exhibit A are not needed for a public

purpose and, if approved, will be offered for competitive sale in May of 2026. For a property to be removed from this sale, all delinquencies and costs must be paid prior to the end of the online auction.

When the Borough was issued the Clerk's Deeds to the properties, every right, title, and interest of the former record owners of the tax foreclosed properties were forfeited forever to the Borough subject only to repurchase rights. Repurchase rights are when the prior record owner has the statutory right to repurchase the property prior to the sale of the property for delinquent taxes, special assessments, plus interest, penalties, costs of foreclosure and sale, and costs of maintaining and managing the property.

During the foreclosure process the former record owners received three notices informing them of the process and what the outcome would be if the taxes owed were not paid by certain dates. Once the Borough received Clerk's Deed on the properties, two more notices are sent out prior to the Assembly approving the sale, informing them of the Borough's intent to sell the property and of their rights to repurchase the property. No payments have been made for seven or eight years on most of the properties listed in Exhibit A.

TS47 is planned to occur via an online auction in May of 2026. The sale will be conducted in accordance with Alaska State Statute (AS 29.45.460-480) and Matanuska-Susitna Borough Code (23.10.220). The minimum bid for each property is the sum of the delinquent taxes, special assessments, penalties, interest owed through the date of the sale, costs of the foreclosure(s) through Clerk's Deed(s), and the costs incurred by the Borough to manage and sell the properties.

The cost of using the online auction platform will be collected through a buyer's premium fee, which is a charge in addition to the winning bid amount for the property and will be paid by the winning bidder.

Properties that do not sell in TS47 may be offered in future competitive online sales, over-the-counter tax and LID foreclosure sales on a first-come, first-served basis until sold, or until the 10-year repurchase rights expire. When the 10-year repurchase rights expire, the properties may be sold at fair market value.

**RECOMMENDATION OF ADMINISTRATION:** Adoption of Ordinance 26-023 approving the sale of properties described in the accompanying Exhibit A, in the next tax foreclosure sale, TS47.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: 3/3/2026

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF CERTAIN BOROUGH-OWNED REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2019, 2018, AND PRIOR, AND NOT NEEDED FOR A PUBLIC PURPOSE.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED *	FUNDING SOURCE Land Sale Revenue
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY:  X <u>Liesel Zanto</u> <small>Signed by: Liesel Zanto</small>	

**EXPENDITURES/REVENUES:** (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE	*					

**FUNDING:** (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	*					
TOTAL	*					

**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

**ANALYSIS: (Attach a separate page if necessary) \*Amount depends on price of properties**

APPROVED BY:	 X <u>Cheyenne Heindel</u> <small>Signed by: Cheyenne Heindel</small>
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Exhibit A  
TS47 Sale Properties

The crossed through parcels have been removed from the 2026 spring tax foreclosure sale parcel list.

Sale Parcel No.	TAX ID	Site Address	Former Owner	Improvements	Parcel Size	2026 Tax Appraised Value
47-01	6309B02L003	22577 S Trappers Dr	Allan V. Ruhter Irrevocable Asset Trust, Office of Public Advocacy, Trustee		2.48	\$ 10,700.00
47-02	U03494000L07A	NA	Harold Freier		2.57	\$ 13,300.00
47-03	6528B01L006	32373 S Mt. Brooks Dr	Donald J Arnold		0.94	\$ 6,100.00
47-04	2594B01L001	36959 S Long Branch St	Charles Henry Smith	Cabin & Mobile Home	2.00	\$ 49,400.00
47-05	22N04W29C004	61933 S Parks Hwy	Kenneth K Krueger		5.36	\$ 30,800.00
47-06	1230B02L017	13744 E Greys Dr	The Estate of Valerie A. Thayer		0.52	\$ 1,700.00
47-07	19N05W11A005	26631 W Bryce Hill Cir	Kenneth Lyle Wright*	Cabin	5.00	\$ 69,100.00
47-08	1812B04L004	6385 N Weltin Way	Linda S Rockstad	Mobile Home	2.38	\$ 74,100.00
<del>47-09</del>	<del>1812B05L007</del>	<del>10260 E Vince Cir</del>	<del>Joe Kelly*</del>	<del>House</del>	<del>1.43</del>	<del>\$ 373,300.00</del>
47-10	6072B02L002	21548 W Parks Hwy	Estate of Donald Schneider		5.40	\$ 32,300.00
47-11	2042B01L005	3670 N Pittman Rd	Estate of Gary W Poland		2.17	\$ 13,700.00
47-12	2958B03L006	1591 W Crazy Pearsons Rd	Estate of Dan Sunseri	House	1.00	\$ 255,200.00
47-13	2042B07L002	4670 N Overview Dr	Ronnie L. Miller		1.67	\$ 15,500.00
<del>47-14</del>	<del>1518B06L001</del>	<del>1541 N Kerrylynn Ln</del>	<del>Angela Hall</del>	<del>House</del>	<del>1.29</del>	<del>\$ 178,600.00</del>
47-16	6429B02L020	7240 W Indigo Dr	Mether-Daily-Green Family Trust	House	1.01	\$ 326,400.00
<del>47-17</del>	<del>2533B01L013</del>	<del>3470 W Smalley Cir</del>	<del>Tracey Branstetter**</del>	<del>House</del>	<del>0.99</del>	<del>\$ 411,800.00</del>
47-18	6184B05L009	14529 W Peaceful Pl	Megan R Duncan		1.06	\$ 8,000.00
<del>47-19</del>	<del>17N02E15B002</del>	<del>14751 E Grover Ln</del>	<del>Manfred J Peterson*</del>	<del>House</del>	<del>4.00</del>	<del>\$ 189,200.00</del>
47-20	1106B01L008	1451 E Valley Side Cir	Yu Fiu Collins		1.53	\$ 36,800.00
47-22	6700B01L006	9845 W Tracy Lynn Cir	Estate of Gladys G. Casey	Cabin	0.92	\$ 126,300.00
47-23	6043B03L046	3531 S Shamrock St	Daniel Favian Garland	Cabin	0.46	\$ 32,500.00
<del>47-24</del>	<del>6206000L002</del>	<del>19182 W Arctic Tern Ln</del>	<del>Robert John Galekovich**</del>	<del>2 Cabins</del>	<del>0.42</del>	<del>\$ 131,000.00</del>
47-25	6265B03L006	20929 W Fox Loop	Ann T Market	House	4.07	\$ 168,600.00
47-26	6168B02L007	6222 S Hemlock Dr	Joseph Kennedy		1.38	\$ 11,500.00
<del>47-27</del>	<del>2831B06L015</del>	<del>8610 W Shearwater St</del>	<del>Kara Hellman</del>	<del>House</del>	<del>0.92</del>	<del>\$ 222,200.00</del>
47-28	6541B05L020	21410 W Blarney Stone Dr	Reginald E. Rice, Jr.		0.92	\$ 11,500.00
47-29	3601000L003	10497 S Pepin Myers St	Teresa Rose Pepin, John S. Townsend Jr., Thorne Living Trust, Cheryl Alene Cone, Edgar R. Townsend, Charlotte A. Allen		9.62	\$ 44,300.00
47-30	6590000T00B	NA	The Estate of John T Kline		2.54	\$ 11,700.00
47-31	2683000T00B	NA	The Estate of John T Kline		15.24	\$ 13,100.00
47-33	2290B05L004	NA	Derek Kartchner		4.92	\$ 11,300.00
47-36	6734000T00H	NA	Jarret Scott Kenning		12.89	\$ 11,100.00
47-37	3168000T00H	NA	Matthew J Stohl		39.77	\$ 14,900.00
47-38	2051B05L018	NA	The Estate of Nadya A. Vehrs		5.00	\$ 2,100.00
47-39	15N04W23D005	NA	Kapper Living Trust, Howard C Kapper and Betty R. Kapper, Trustees		20.00	\$ 33,600.00
47-40	6253000T113	NA	Jerry Nellis		0.50	\$ 2,600.00
47-41	6358B19L00A	NA	Peter J. Zaremba		0.24	\$ 2,300.00

\*Pulled from 2025 sale  
\*\* Pulled from 2024 & 2025 sales

**Matanuska-Susitna Borough - Tax/LID Sale Listing - TS047**  
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The crossed through parcels have been removed from the 2026 spring tax foreclosure sale parcel list.

<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
56309B02L003	TS047-01	RUHTER ALLAN V IRREV ASSE OFFICE OF PUBLIC ADVOCACY TRE	TA 5	TALKEETNA AREA	TAX \$2,101.68
TALKEETNA WEST BK 02 LT 003 PLAT 71-3, SEWARD MERIDIAN, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
4U03494000L07A	TS047-02	FREIER HAROLD	LL 15	LK LOUISE AREA	TAX \$1,830.67
U.S. SURVEY 3494 LT 07A, SEWARD MERIDIAN, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56528B01L006	TS047-03	ARNOLD DONALD J	MO 1	TALKEETNA SPUR AREA	TAX \$1,645.63
MOOSE MDWS ADD #1 BK 01 LT 006 PLAT 74-27, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52594B01L001	TS047-04	SMITH CHARLES HENRY	MO 7	TALKEETNA SPUR AREA	TAX \$7,133.28
SHADE PRPTYS BK 01 LT 001 PLAT 83-81, SEWARD MERIDIAN, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
222N04W29C004	TS047-05	KRUEGER KENNETH K	CA 7	CASWELL AREA	TAX \$5,162.92
THAT PORTION OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/2 S1/2 NW1/4 SW1/4), LYING EAST OF THE CENTERLINE OF THE WILLOW-CANTWELL HIGHWAY WITHIN SECTION 29, TOWNSHIP 22 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CONTAINING 6.60 ACRES. SUBJECT TO AN EASEMENT TWENTY-FIVE (25) FEET IN WIDTH ON THE SOUTH BOUNDARY.					
51230B02L017	TS047-06	THAYER VALERIE A EST	CA 14	CASWELL AREA	TAX \$1,185.67
RUSTIC WLDNRNS DIV 3 BK 02 LT 017 PLAT 76-84, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
219N05W11A005	TS047-07	WRIGHT KENNETH LYLE	WI 11	WILLOW AREA	TAX \$9,215.05

**Matanuska-Susitna Borough - Tax/LID Sale Listing - TS047**  
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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (S1/2 NW1/4 SE1/4 NE1/4) OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 5 WEST, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
51812B04L004	TS047-08	ROCKSTAD LINDA S	WA 1	PALMER-FISHHOOK RD AREA	TAX \$8,212.61
TABERNASH BK 04 LT 004 PLAT 79-453, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
<del>51812B05L007</del>	<del>TS047-09</del>	<del>KELLY JOE</del>	<del>WA 1</del>	<del>PALMER-FISHHOOK RD AREA</del>	<del>TAX \$21,362.29</del>
<del>TABERNASH SUBD BK 05 LT 007, PLAT 79-453, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					
56072B02L002	TS047-10	SCHNEIDER DONALD EST	LS 1	HOUSTON AREA	TAX \$4,490.50
CARL JACK BK 02 LT 002 PLAT 69-10, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52042B01L005	TS047-11	POLAND GARY W EST	HO 8	MEADOW LKS AREA	TAX \$2,400.65
GREENSWARD ASLS 79-154 BK 01 LT 005 PLAT 80-102, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52958B03L006	TS047-12	SUNSERI DAN EST	WA 5	SCHROCK RD AREA	TAX \$26,648.27
GRUBSTAKE PH II BK 03 LT 006 PLAT 85-36, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52042B07L002	TS047-13	MILLER RONNIE L	HO 8	MEADOW LKS AREA	TAX \$2,773.13
GREENSWARD ASLS 79-154 BK 07 LT 002 PLAT 80-102, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
<del>51518B06L001</del>	<del>TS047-14</del>	<del>HALL ANGELA</del>	<del>HO 10</del>	<del>MEADOW LKS AREA</del>	<del>TAX \$19,767.13</del>

**Matanuska-Susitna Borough - Tax/LID Sale Listing - TS047**  
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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
<del>SOUTH SHR ACRES BK 06 LT 001 PLAT 78-115, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					
56429B02L020	TS047-16	METHER-DAILY-GREEN FAM TR	HO 10	MEADOW LKS AREA	TAX \$33,237.39
<del>RAINBOW PK EST BK 02 LT 020 PLAT 73-32, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					
52533B01L013	TS047-17	BRANSTETTER TRACEY	WA 12	WASILLA AREA	TAX \$61,841.26
<del>WEST COUNTRY EST BK 01 LT 013 PLAT 83-191, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					
56184B05L009	TS047-18	DUNCAN MEGAN R	HO 12	BEAVER LKS AREA	TAX \$2,096.95
<del>LAZY LKS BK 05 LT 009 PLAT 72-65, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					
117N02E15B002	TS047-19	PETERSON MANFRED J	PA 11	SPRINGER SYSTEM	TAX \$28,700.35
<del>A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4 NW1/4) OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4 NW 1/4); THENCE EAST 420 FEET; THENCE NORTH 420 FEET; THENCE WEST 420 FEET; THENCE SOUTH 420 FEET TO THE POINT OF BEGINNING, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					
51106B01L008	TS047-20	COLLINS YU FIU	WA 11	CITY OF WASILLA	TAX \$4,210.20
<del>VALLEY VW EST #2 BK 01 LT 008 PLAT 74-43, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					
56700B01L006	TS047-22	CASEY GLADYS G EST	HO 10	HOUSTON-PARKS HWY AREA	TAX \$15,935.13
<del>YUNDT BK 01 LT 006 PLAT 2007-80, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					

**Matanuska-Susitna Borough - Tax/LID Sale Listing - TS047**

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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
56043B03L046	TS047-23	GARLAND DANIEL FAVIAN	HO 16	KNIK-GOOSE BAY AREA	TAX \$4,501.65

~~BIRCH HILLS EST BK 03 LT 046 PLAT 71-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>56206000L002</del>	<del>TS047-24</del>	<del>GALEKOVICH ROBERT JOHN</del>	<del>LS 16</del>	<del>BIG LK AREA</del>	<del>TAX \$21,335.04</del>
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~~MARSHALL ADD LT 002 PLAT 30W, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>56265B03L006</del>	<del>TS047-25</del>	<del>MARKET ANN T</del>	<del>GB 3</del>	<del>BIG LK AREA</del>	<del>TAX \$18,501.22</del>
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~~ROBERTSON ACRES BK 03 LT 006 PLAT 70-34, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>56168B02L007</del>	<del>TS047-26</del>	<del>KENNEDY JOSEPH</del>	<del>OC 4</del>	<del>KNIK-GOOSE BAY AREA</del>	<del>TAX \$2,219.62</del>
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~~KNIKWOOD BK 02 LT 007 PLAT 71-35, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>52831B06L015</del>	<del>TS047-27</del>	<del>HELLMAN KARA</del>	<del>OC 4</del>	<del>KNIK-GOOSE BAY AREA</del>	<del>TAX \$17,502.56</del>
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~~SOUTHLAND BK 06 LT 015 PLAT 84-185, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>56541B05L020</del>	<del>TS047-28</del>	<del>RICE REGINALD E JR</del>	<del>GB 3</del>	<del>BURMA RD AREA</del>	<del>TAX \$2,031.41</del>
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~~IRISH HLS BK 05 LT 020 PLAT 75-11, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>53601000L003</del>	<del>TS047-29</del>	<del>PEPIN TR&amp; TOWNSEND JS JR&amp;</del>	<del>GB 8</del>	<del>KNIK-GOOSE BAY AREA</del>	<del>TAX \$6,084.29</del>
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~~THORNE LVG TR & CONE CA&T~~

~~OWNSEND E~~

~~MACKENZIE PT BLFS LT 003 PLAT 89-46, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

IM No. 26-034  
Ordinance Serial No. 26-023

**Matanuska-Susitna Borough - Tax/LID Sale Listing - TS047**  
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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
56590000T00B	TS047-30	KLINE JOHN T EST	MP 1	KICHATINA RVR AREA	TAX \$1,800.51

ASLS 74-144 TRACT B PLAT 75-11, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

52683000T00B	TS047-31	KLINE JOHN T EST	MP 1	KICHATINA RVR AREA	TAX \$1,911.32
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ASLS 83-138 TRACT B PLAT 84-3, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

52290B05L004	TS047-33	KARTCHNER DEREK	SL 10	SHELL LK AREA	TAX \$1,932.69
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ONESTONE LK ASLS 81-110 BK 05 LT 004 PLAT 82-71, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56734000T00H	TS047-36	KENNING JARRET SCOTT	TL 5	HILINE LK AREA	TAX \$1,754.49
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QUARTZ CRK W ASLS 2003-42 TRACT H PLAT 07-124, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

53168000T00H	TS047-37	STOHL MATTHEW J	TL 5	HILINE LK AREA	TAX \$2,508.84
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ASLS 85-015 TRACT H PLAT 85-303, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

52051B05L018	TS047-38	VEHRS NADYA A EST	FH 7	FLAT HORN AREA	TAX \$1,094.19
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ALEXANDER CRK W ASLS 79-209 BK 05 LT 018 PLAT 80-133, SEWARD MERIDIAN, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

215N04W23D005	TS047-39	KAPPER LVG TR	GB 14	POINT MACKENZIE AREA	TAX \$3,555.86
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KAPPER HOWARD C TRE KAPPE  
R BETTY R TRE

THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (N1/2 NW1/4 SE1/4) OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Matanuska-Susitna Borough - Tax/LID Sale Listing - TS047**  
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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
56253000T113	TS047-40	NELLIS JERRY	PM 6	POINT MACKENZIE AREA	TAX \$1,147.04

POWELL ALLEN D HOMESTEAD TRACT 113 PLAT 63-23, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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56358B19L00A	TS047-41	ZAREMBA PETER J	PM 12	POINT MACKENZIE AREA	TAX \$1,127.75
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NORTH ANCH B/19, 30 & 32 BK 19 LT 00A PLAT 66-9, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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NONCODE ORDINANCE

Sponsored By: Borough Manager  
Introduced: 03/03/26  
Public Hearing: 03/17/26  
Defeated: 03/17/26

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 26-029**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE PURCHASE OF A ONE-ACRE PARCEL ADJACENT TO THE NEW GATEWAY VISITOR CENTER IN THE AMOUNT OF \$172,000 AND CLASSIFYING THE PROPERTY AS "RESERVED USE LANDS". (MSB007999)

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WHEREAS, the intent and rationale for this Ordinance are found in the accompanying Information Memorandum No. 26-043; and

WHEREAS, pursuant to MSB 23.10.275 the Manager may acquire property through negotiation when for public purpose.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a noncode ordinance.

Section 2. Appropriation Source. Funds to purchase the property are through the Land Management Fund.

Section 3. Authorization. The Matanuska-Susitna Borough Assembly does hereby approve the acquisition of land in the amount of \$172,000 plus closing cost, said land is described as: Beginning at the Southwest Corner of Lot 25 of the A.A. Cobb Subdivision as shown on the Plat filed at Page 240, Book 7 within the Palmer Recording District Records; thence South 56° 46' West a distance of 250 feet; thence North 33° 14' West a distance of 160 feet; thence North 56° 46' East a distance of 250 feet; thence South 33° 14' East a distance of 160 feet to the Point of Beginning, all

located in the North one-half of Section 23, Township 17 North, Range 1 East, Seward Meridian, in the Palmer Recording District, Third Judicial District, State of Alaska, containing 1.00 acre more or less, and be classified as "Reserved Use Lands".

Section 4. Effective Date. This ordinance shall take effect upon adoption.

DEFEATED by the Matanuska-Susitna Borough Assembly this 17 day of March, 2026.

DEFEATED UNANIMOUSLY: Bowles, Nowers, McKee, Sumner, Gamble, Fonov, and Bernier

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE PURCHASE OF A ONE-ACRE PARCEL ADJACENT TO THE NEW GATEWAY VISITOR CENTER IN THE AMOUNT OF \$172,000 AND CLASSIFYING THE PROPERTY AS "RESERVED USE LANDS". (MSB007999)

**AGENDA OF: March 3, 2026**

**ASSEMBLY ACTION:**

Defeated without objection 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator	<div style="text-align: right;">2 / 19 / 2026</div> <p>X Lisa Gray</p> <p>Signed by: Lisa Gray</p>
Land & Resource Management Manager	<div style="text-align: right;">2 / 13 / 2026</div> <p>X Joe Metzger</p> <p>Signed by: Joe Metzger</p>
Community Development Department Director	<div style="text-align: center; color: red;">Expired certificate</div> <p>X Jillian Morrissey</p> <p>Signed by: Jillian Morrissey</p>
Finance Director	<div style="text-align: center; color: red;">Recoverable Signature</div> <p>X Cheyenne Heindel</p> <p>Signed by: Cheyenne Heindel</p>
Borough Attorney	<div style="text-align: right;">2 / 17 / 2026</div> <p>X Nicholas Spiropoulos</p> <p>Signed by: Nicholas Spiropoulos</p>
Borough Manager	<div style="text-align: right;">2 / 17 / 2026</div> <p>X Michael Brown</p> <p>Signed by: Mike Brown</p>
Borough Clerk	<div style="text-align: right;">2 / 18 / 2026</div> <p>X Lonnie McKechnie</p> <p>Signed by: Lonnie McKechnie</p>

**ATTACHMENT (S):** Vicinity Map: (1 pp)  
 Drawing: (1 pp)  
 Information Memorandum 25-170: (2 pp)  
 MSCVB Resolution: (1 pp)  
 Ordinance Serial No. 26-029 (2 pp)

**SUMMARY STATEMENT:**

The Community Development Department proposes purchasing a one-acre parcel next to the new Gateway Visitors Center and classifying the land as "Reserved Use Land". The land is known as 8798 East Tex Cobb Circle, tax account number 17N01E23B002, hereafter

referred to as the "property". This property is privately owned and currently vacant. Acquisition of this property will help preserve unobstructed mountain views to the south-east from the visitor center. Attached is a drawing showing the location of the property, the visitor center, and topographic lines. On August 19, 2025, the Assembly was presented with an Information Memorandum (IM No. 25-170) notifying them of the proposed land acquisition.

The Mat-Su Convention & Visitors Bureau (MSCVB) provided a resolution unanimously supporting the purchase of said property. MSCVB identified the one-acre parcel located directly next to the Gateway Visitor Center as a strategic opportunity to safeguard and enhance the visitor experience, protect public investment, and support the long-term vision for the site.

A Phase 1 Environmental Site Assessment (ESA) was completed by 3-Tier Alaska. The ESA report conforms with the American Society for Testing and Materials (ASTM) Practice E 1527-21, Standard Practice for Environmental Site Assessments. 3-Tier Alaska found no evidence of recognized environmental conditions in connection with the property and concluded the subject property presents a low risk of historical or recent contamination.

After negotiation, the Borough and property owner agreed upon a purchase price of \$172,000 based on third-party appraisal of fair market value, pending Assembly approval. The appraisal was conducted under the requirement of the USPAP (Uniform Standards of Professional Appraisal Practices), which is the federal regulatory guide for appraising standards. Closing cost must be factored into the transaction and are estimated at less than \$5,000. Typical closing costs include title insurance premium and escrow/closing/recording fees.

The Land Management Division proposes funding the purchase through the Land Management Fund as permitted under MSB 23.05.070 (D) (2).

Public noticing was conducted in accordance with MSB 23.05.025 and landowners within 600 feet of the property have been notified of the proposed acquisition and land classification. Additionally, notices were published in the Frontiersman and posted in the Palmer Post Office, and on the Borough website. The Gateway Community Council, and local Road Service Area and Fire Service Area boards were asked to comment. There were no comments received from the notice. A Borough interdepartmental review was done and there were no objections.

**AUTHORITY**

MSB 23.05.030 (B) (1) allows the Borough to acquire real property by purchase or lease of real property for compensation to the owner.

**RECOMMENDATION OF ADMINISTRATION:**

Recommendation is for the Assembly to authorize the Manager to acquire the one-acre parcel located at 8798 East Tex Cobb Circle, described as Beginning at the Southwest Corner of Lot 25 of the A.A. Cobb Subdivision as shown on the Plat filed at page 240, book 7 within the Palmer Recording District Records; thence South 56° 46' West a distance of 250 feet; thence North 33°14' West a distance of 160 feet; thence North 56° 46' East a distance of 250 feet; thence South 33° 14'' East a distance of 160 feet to the Point of Beginning all located in the North one-half of Section 23, Township 17 North, Range 1 East, Seward Meridian in the Palmer Recording District, Third Judicial District, State of Alaska (MSB Tax Parcel 17N01E23B002), in the amount of \$172,000 plus closing costs, appropriate funds from the Land Management Fund and classify the land as "Reserved Use Lands".

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: March 3, 2026

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE PURCHASE OF A ONE-ACRE PARCEL ADJACENT TO THE NEW GATEWAY VISITOR CENTER IN THE AMOUNT OF \$172,000 AND CLASSIFYING THE PROPERTY AS "RESERVED USE LANDS". (MSB007999)

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$172,000*	FUNDING SOURCE Land Management Budget
FROM ACCOUNT # 203.000.000 4xx.xxx	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY: <span style="float: right;">2 / 1 7 / 2 0 2 6</span> <input checked="" type="checkbox"/> <u>L i e s e l Z a n t o</u> <small>Signed by: Liesel Zanto</small>	

**EXPENDITURES/REVENUES:** (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures	172.0*					
Grants, Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>	<b>172.0*</b>					

CAPITAL						
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REVENUE						
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**FUNDING:** (Thousands of Dollars)

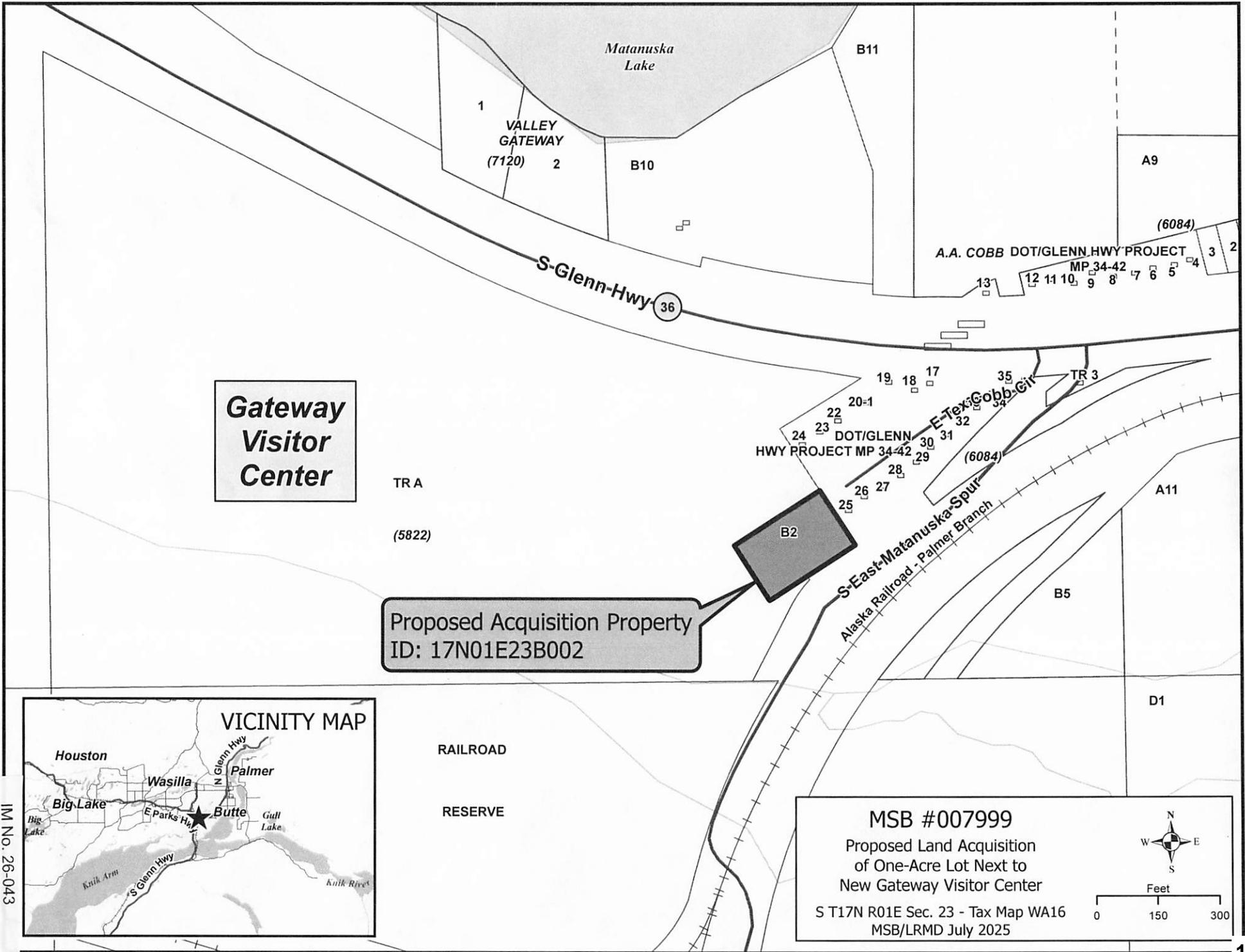
General Fund						
State/Federal Funds						
Other	172.0*					
<b>TOTAL</b>	<b>172.0*</b>					

**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

**ANALYSIS: (Attach a separate page if necessary) \*\$172,000 plus any closing costs or other expenses.**

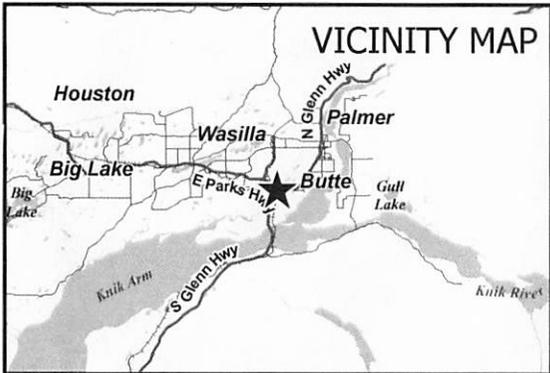
APPROVED BY:	 <input checked="" type="checkbox"/> <u>C h e y e n n e H e i n d e l</u> <small>Signed by: Cheyenne Heindel</small>
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**Gateway  
Visitor  
Center**

TRA  
(5822)

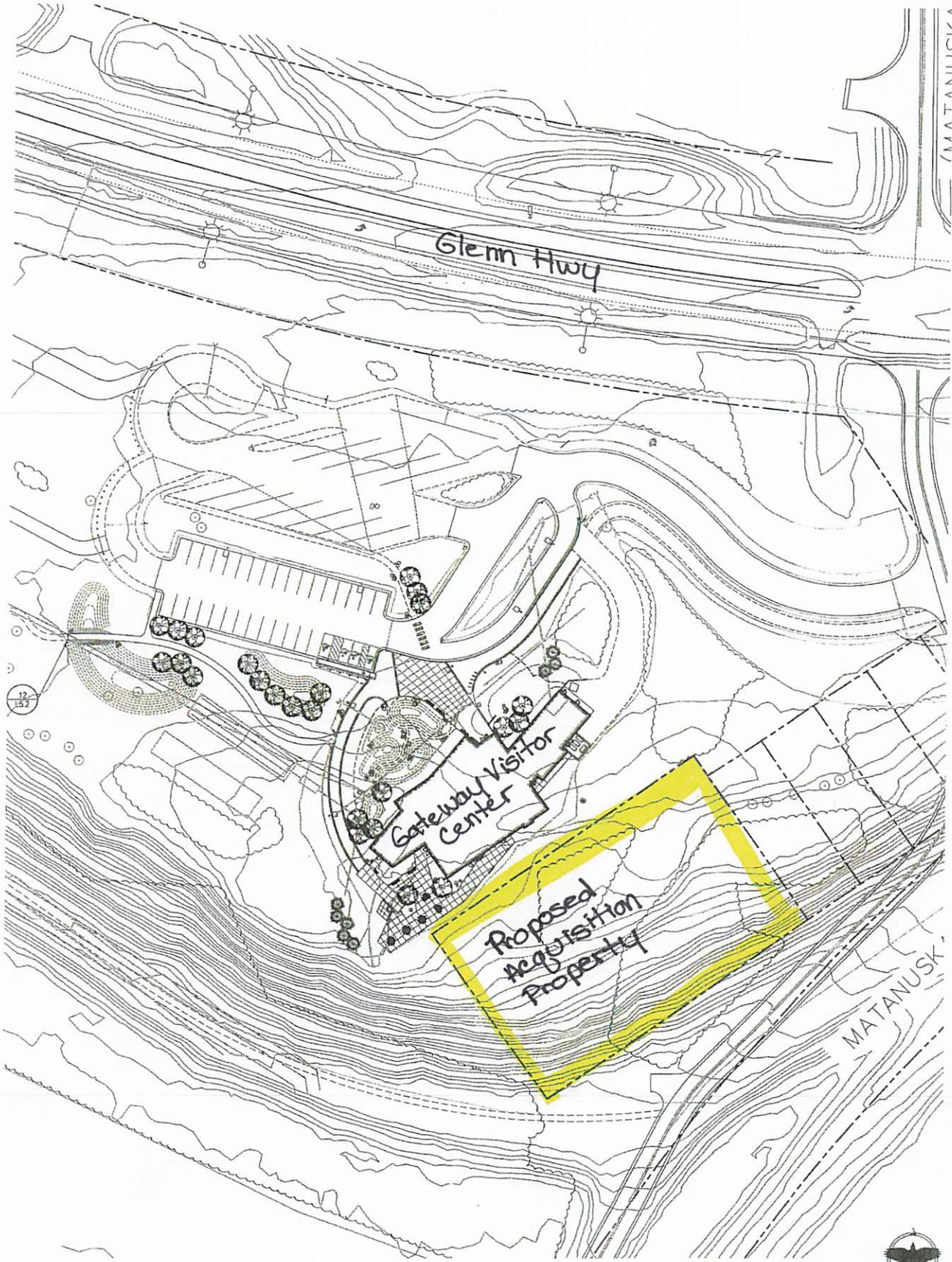
**Proposed Acquisition Property  
ID: 17N01E23B002**



RAILROAD  
RESERVE

**MSB #007999**  
 Proposed Land Acquisition  
 of One-Acre Lot Next to  
 New Gateway Visitor Center  
 S T17N R01E Sec. 23 - Tax Map WA16  
 MSB/LRMD July 2025

IM No. 26-043  
 Ordinance No. 26-029



**Corvus Design**  
 Architecture - www.corvus-design.com  
 Ataria St., Anchorage, AK 99503 (907) 252-2459  
 2744 St. Julian, Anchorage, AK 99501 (907) 588-5000

Version: 1431  
 Drawing: 58E-J  
 Designer: PB  
 Date: 02-01-2016  
 File: 58E-000000.dwg

**Wolf**  
 ARCHITECTURE

625 S COBB ST  
 PALMER, AK  
 T: 907.746.6670  
 F: 907.746.6680  
 wolfarchitecture.com

NOT FOR  
 CONSTRUCTION

**GATEWAY VISITOR CENTER**  
 95% CONSTRUCTION DOCUMENTS  
 MATANUSKA SUBSITNA BOROUGH, PROJECT # 2015-00002146  
 PALMER, AK 99545

IM No. 26-043  
 Ordinance No. 26-029

SUBJECT: ASSEMBLY NOTIFICATION OF LAND ACQUISITION OF ONE ACRE ADJACENT TO THE NEW GATEWAY VISITOR CENTER. (MSB007999)

AGENDA OF: August 19, 2025

**ASSEMBLY ACTION:**

Presented to the Assembly 08/19/25 - EMW

AGENDA ACTION REQUESTED: For information only.

Route To	Signatures
Originator	7/31/2025 X Lisa Gray <small>Signed by Lisa Gray</small>
Land & Resource Management Manager	7/31/2025 X Joe Metzger <small>Signed by Joe Metzger</small>
Community Development Department Director	8/1/2025 X Jillian Morrissey <small>Signed by Jillian Morrissey</small>
Finance Director	8/1/2025 X Liesel Zanto for C.H. <small>Signed by Liesel Weiland</small>
Borough Attorney	8/4/2025 X John Aschenbrenner <small>Signed by John Aschenbrenner</small>
Borough Manager	8/4/2025 X Michael Brown <small>Signed by Mike Brown</small>
Borough Clerk	8/7/2025 X Estelle Wiese for <small>Signed by Estelle Wiese</small>

ATTACHMENT(S): Map and Drawing (2 pp)

**SUMMARY STATEMENT:**

The Community Development Department proposes purchasing a one-acre lot next to the new Gateway Visitor Center known as 8798 E. Tex Cobb Circle, tax account number 17N01E23B002. This property is privately owned, and the land is vacant. If a structure was ever constructed on said property it could block a portion of the mountain views to the east from the visitor center. Attached is a map showing the location of the property and a drawing that shows

the Gateway Visitor Center with topographic contour lines.

Land & Resource Management proposes using the Land Management Permanent Funds for land acquisition.



**RESOLUTION OF THE BOARD OF DIRECTORS  
MATANUSKA-SUSITNA CONVENTION & VISITORS BUREAU**

WHEREAS, the Matanuska-Susitna Convention & Visitors Bureau (Mat-Su CVB) Board of Directors recognizes the strategic importance of the Gateway Visitor Center as a key resource for welcoming and informing visitors to the Mat-Su Valley, thereby to stimulate economic development throughout the entire Mat-Su Borough; and

WHEREAS, the Board has identified the adjacent Lawalter property, a one-acre parcel located directly next to the Gateway Visitor Center, as a strategic opportunity to safeguard and enhance the visitor experience, protect public investment, and support the long-term vision for the site; and

WHEREAS, the Mat-Su Borough has initiated the process of pursuing the acquisition of the Lawalter property, which includes notifying the property owners, securing an appraisal, and presenting legislation to the Borough Assembly; and

WHEREAS, protecting and enhancing the Gateway Visitor Center's surroundings directly aligns with the mission of the Mat-Su CVB to strengthen tourism infrastructure and preserve the integrity of the visitor experience;

NOW, THEREFORE, BE IT RESOLVED, that the Mat-Su CVB Board of Directors unanimously supports the Matanuska-Susitna Borough in the purchase of the Lawalter property adjacent to the Gateway Visitor Center; and

BE IT FURTHER RESOLVED, that the Board authorizes its President & CEO to work with the Mat-Su Borough throughout this process, including budgetary support as feasible and appropriate, to ensure the successful acquisition and protection of this property for the benefit of the community and its visitors.

PASSED AND APPROVED this 22<sup>nd</sup> day of September, 2025, by unanimous vote of the Mat-Su CVB Board of Directors.

Casey Ressler, President & CEO, Mat-Su Convention & Visitors Bureau

Adopted: 03/17/26

**MATANUSKA-SUSITNA BOROUGH  
RESOLUTION SERIAL NO. 26-020**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING THE SCOPE OF WORK FOR DOROTHY SWANDA JONES BUILDING (DSJ) WATER INTRUSION REPAIR AT PURCHASING PROJECT AND AMENDING THE PROJECT TITLE TO DSJ ENVIROMENTAL SYSTEMS MAINTENANCE AND REPAIR.

---

WHEREAS, the intent and rationale of this resolution are found in the accompanying Information Memorandum No. 26-051.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly approves the amended scope of work and amended title for DSJ Environmental Systems Maintenance and Repair, fund 435 project no. 10063.

**Amended Title**

DSJ Environmental Systems Maintenance and Repair.

**Scope of Work**

To repair or replace components of the DSJ building's environmental control systems to ensure the continued safe and reliable operation of the facility.

ADOPTED by the Matanuska-Susitna Borough Assembly this 17 day  
of March, 2026.

Edna DeVries  
EDNA DeVRIES, Borough Mayor

ATTEST:

Lonnie R. McKechnie for  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Bowles, Nowers, McKee, Sumner, Gamble, Fonov,  
and Bernier

**SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING THE SCOPE OF WORK FOR DOROTHY SWANDA JONES BUILDING (DSJ) WATER INTRUSION REPAIR AT PURCHASING PROJECT AND AMENDING THE PROJECT TITLE TO DSJ ENVIROMENTAL SYSTEMS MAINTENANCE AND REPAIR.**

**AGENDA OF: March 17, 2026**

**Assembly Action:**  
 Approved under the consent agenda 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To	Signatures
Originator	 Recoverable Signature X C h a d F r y Signed by: Chad Fry <small>2/27/2026</small>
Department Director	X T o m A d a m s , P E Signed by: Tom Adams <small>2/27/2026</small>
Finance Director	 Recoverable Signature X C h e y e n n e H e i n d e l Signed by: Cheyenne Heindel <small>2/27/2026</small>
Borough Attorney	X N i c h o l a s S p i r o p o u l o s Signed by: Nicholas Spiropoulos <small>2/27/2026</small>
Borough Manager	X M i c h a e l B r o w n Signed by: Mike Brown <small>2/27/2026</small>
Borough Clerk	 Recoverable Signature X L o n n i e M c K e c h n i e Signed by: Lonnie McKechnie <small>2/27/2026</small>

**ATTACHMENT (S) :** Fiscal Note YES \_\_\_\_\_ NO  X   
 Resolution Serial No. 26-020 (2 pp)

**SUMMARY STATEMENT:**

This legislation will rescope remaining funds originally allocated to address the DSJ building's water intrusion issue at Purchasing, fund 435 project no. 10063, and amend the project title to DSJ Environmental Systems Maintenance and Repair. The \$118,416 will be directed toward the repair and replacement of components within the facility's environmental control systems. The rescope is necessary to correct multiple malfunctions within the environmental control systems that have either failed or are

performing below acceptable standards. These repairs are essential to preserving the DSJ building's operational integrity. Without timely remediation, continued deterioration will cause significant environmental impacts within the facility, ultimately compromising its safe and effective use.

**RECOMMENDATION OF ADMINISTRATION:** Respectfully request approval.

**MATANUSKA-SUSITNA BOROUGH  
RESOLUTION SERIAL NO. 26-021**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING UNINCORPORATED COMMUNITIES FOR PARTICIPATION IN THE FISCAL YEAR 2027 COMMUNITY ASSISTANCE PROGRAM.

---

WHEREAS, the intent and rationale of this resolution can be found in the accompanying Information Memorandum No. 26-052.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly hereby certifies that the following unincorporated communities and their respective incorporated nonprofit entities are eligible for funding under the Fiscal year 2027 Community Assistance Program:

Unincorporated Community

Nonprofit Entity

- |                  |  |
|------------------|--|
| 1) Big Lake      | Big Lake Community Council                   |
| 2) Butte         | Butte Community Council                      |
| 3) Chase         | Chase Community Council                      |
| 4) Chickaloon    | Chickaloon Community Council                 |
| 5) Fishhook      | Fishhook Community Council                   |
| 6) Gateway       | Gateway Community Council                    |
| 7) Glacier View  | Glacier View Community Council               |
| 8) Knik-Fairview | Knik-Fairview Community Council              |
| 9) Lake Louise   | Louise, Susitna, Tyone Community Association |
| 10) Meadow Lakes | Meadow Lakes Community Council               |
| 11) North Lakes  | North Lakes Community Council                |

- 12) Petersville Petersville Community Non-Profit Corporation
- 13) Point MacKenzie Point MacKenzie Community Council
- 14) South Knik River South Knik River Community Council
- 15) South Lakes South Lakes Community Council
- 16) Susitna Susitna Community Council
- 17) Sutton Sutton Community Council
- 18) Talkeetna Talkeetna Community Council
- 19) Tanaina Tanaina Community Council
- 20) Trapper Creek Trapper Creek Community Council
- 21) Willow Willow Area Community Organization

ADOPTED by the Matanuska-Susitna Borough Assembly this 17 day  
of March, 2026.

  
EDNA DeVRIES, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

YES: Bowles, Nowers, Sumner, Gamble, and Bernier

NO: McKee and Fonvo

**SUBJECT:** APPROVAL OF UNINCORPORATED COMMUNITIES FOR PARTICIPATION IN THE FISCAL YEAR 2027 COMMUNITY ASSISTANCE PROGRAM AND AUTHORIZING THE ELECTRONIC SUBMITTAL OF THE REQUIRED GRANT APPLICATION.

**AGENDA OF: March 17, 2026**

**Assembly Action:**

Adopted with Assemblymembers McKee and Fonov opposed  
03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To	Signatures
Originator	<div style="text-align: right;">3 / 3 / 2 0 2 6</div> <p>X P a m e l a G r a h a m</p> <hr/> <p>Signed by: Pamela Graham</p>
Department/Finance Director	<p> R e c o v e r a b l e S i g n a t u r e</p> <p>X C h e y e n n e H e i n d e l</p> <hr/> <p>Signed by: Cheyenne Heindel</p>
Borough Attorney	<div style="text-align: right;">3 / 3 / 2 0 2 6</div> <p>X N i c h o l a s S p i r o p o u l o s</p> <hr/> <p>Signed by: Nicholas Spiropoulos</p>
Borough Manager	<div style="text-align: right;">3 / 3 / 2 0 2 6</div> <p>X M i c h a e l B r o w n</p> <hr/> <p>Signed by: Mike Brown</p>
Borough Clerk	<p> R e c o v e r a b l e S i g n a t u r e</p> <p>X L o n n i e M c K e c h n i e</p> <hr/> <p>Signed by: Lonnie McKechnie</p>

**ATTACHMENT (S):** Resolution Serial No. 26-021 (2 pp)

**SUMMARY STATEMENT:**

The Community Assistance Program is a grant program administered by the Department of Commerce, Community, and Economic Development. The Borough has participated in the program since its inception as the Community Revenue Sharing program in fiscal year 2009. The program allows funds to be passed on to the unincorporated community through a native village council or incorporated nonprofit entity that will agree to receive and spend the funding for the public benefit of the unincorporated community.

To qualify for the program the communities must have at least 25 residents and pay for three of the following services: fire protection, emergency medical, water and sewer, solid waste management, public road or ice road maintenance, public health, and search and rescue. Once the amount of funding is known, an ordinance

will be presented to the Assembly to accept and appropriate the funds.

The twenty-one unincorporated communities and their respective nonprofit entities that are eligible for funding under the Fiscal Year 2027 Community Assistance Program are:

<u>Unincorporated Community</u>	<u>Nonprofit Entity</u>
1) Big Lake	Big Lake Community Council
2) Butte	Butte Community Council
3) Chase	Chase Community Council
4) Chickaloon	Chickaloon Community Council
5) Fishhook	Fishhook Community Council
6) Gateway	Gateway Community Council
7) Glacier View	Glacier View Community Council
8) Knik-Fairview	Knik-Fairview Community Council
9) Lake Louise	Louise, Susitna, Tyone Community Association
10) Meadow Lakes	Meadow Lakes Community Council
11) North Lakes	North Lakes Community Council
12) Petersville	Petersville Community Non-Profit Corporation
13) Point MacKenzie	Point MacKenzie Community Council
14) South Knik River	South Knik River Community Council
15) South Lakes	South Lakes Community Council
16) Susitna	Susitna Community Council
17) Sutton	Sutton Community Council
18) Talkeetna	Talkeetna Community Council
19) Tanaina	Tanaina Community Council
20) Trapper Creek	Trapper Creek Community Council
21) Willow	Willow Area Community Organization

In past years funding from this program has been used by the unincorporated communities to fund a variety of community projects, such as:

- Providing funds for community food banks to purchase food and transportation of goods.
- Replace bridges on trails using pressure-treated lumber.
- Trail maintenance including straightening out dangerous curves, trail grooming and signage.
- Providing funds to libraries for teen and preschool programs.
- Construction of pavilions in local parks.
- Construction of an open-air amphitheater.
- Providing training and equipment for local fire stations.
- Repairs to boat ramps at the public launch area.
- Purchase of satellite phones for emergency response communications.
- Providing educational classes to the community youth and adults with programs that teach outdoor safety, senior safety and

healthy living.

- Sports field maintenance including the maintenance of lawns, equipment and access trails and roads.
- Planning, preparation, and construction of community parks and community center buildings.
- Providing medial bags and supplies to local schools.
- Providing funding to weather-proof recycling containers and building a platform for accessibility to the containers.
- Provide operational funding for non-profits such as MY House, a nonprofit helping homeless youth in the Mat-Su.
- Providing funding for training and signage for Neighborhood watch programs.

The 2027 Community Assistance Program state grant application has moved to an electronic submittal, and a copy will be provided to the manager for review prior to being submitted to the State Department of Commerce, Community, and Economic Development before the June 1, 2026, deadline.

**RECOMMENDATION OF ADMINISTRATION:** Respectfully request approval.

**SUBJECT:** APPROVAL OF CONTRACT AMENDMENT NO. 3 FOR THE BOUTET COMPANY, INC., CONTRACT 24-135P, TO EXTEND CONTRACT COMPLETION DATE FOR THE DESIGN OF KEPLER DRIVE BRIDGE REPLACEMENT FROM MARCH 31, 2026, TO JULY 30, 2027.

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**

Approved under the consent agenda 03/17/26 - EWM

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Originator	<div style="text-align: right; font-size: small;">2 / 1 9 / 2 0 2 6</div> <hr/> X      D o n G i b b s <hr/> <small>S i g n e d b y : D o n a l d G i b b s</small>
Division Manager	<div style="text-align: right; font-size: small;">2 / 2 3 / 2 0 2 6</div> <hr/> X      C o l e B r a n h a m <hr/> <small>S i g n e d b y : C o l e B r a n h a m</small>
Department Director	<div style="text-align: right; font-size: small;">2 / 2 3 / 2 0 2 6</div> <hr/> X      T o m A d a m s , P E <hr/> <small>S i g n e d b y : T o m A d a m s</small>
Purchasing Director	<div style="text-align: right; font-size: small;">2 / 2 4 / 2 0 2 6</div> <hr/> X      R K r a f f t <hr/> <small>S i g n e d b y : R u s s K r a f f t</small>
Finance Director	<div style="text-align: right; font-size: small;">2 / 2 4 / 2 0 2 6</div> <hr/> X      C h e y e n n e H e i n d e l <hr/> <small>S i g n e d b y : C h e y e n n e H e i n d e l</small>
Borough Attorney	<div style="text-align: right; font-size: small;">2 / 2 4 / 2 0 2 6</div> <hr/> X      N i c h o l a s S p i r o p o u l o s <hr/> <small>S i g n e d b y : N i c h o l a s S p i r o p o u l o s</small>
Borough Manager	<div style="text-align: right; font-size: small;">2 / 2 4 / 2 0 2 6</div> <hr/> X      M i c h a e l B r o w n <hr/> <small>S i g n e d b y : M i k e B r o w n</small>
Borough Clerk	<div style="text-align: right; font-size: small;">2 / 2 4 / 2 0 2 6</div> <hr/> X      L o n n i e M c K e c h n i e <hr/> <small>S i g n e d b y : L o n n i e M c K e c h n i e</small>

**ATTACHMENT (S) :**

**SUMMARY STATEMENT:** On April 17, 2024, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting Proposals from qualified firms to provide design and construction management services to replace the existing Kepler Drive bridge over the channel connecting Kepler and Bradley Lakes. Services purchased will support the Public Works Department in assembly district #2.

In response to the advertisement, three proposals were received.

A proposal evaluation team made up of Borough Public Works staff evaluated the proposals and selected The Boutet Company as the most advantageous firm for the Borough.

On September 3, 2024, through AM No. 24-103, the Assembly awarded proposal number 24-135P to The Boutet Company, Inc. for the contract amount of \$250,153.40 to design Kepler Bradley bridge replacement, with a final completion date of December 31, 2025.

On April 21, 2025, Change Order No. 1 was authorized in response to inadequate bearing soil conditions. This change order included additional design, permitting, and construction administration services, as well as a gravel surcharge. The revised scope resulted in an increase of \$36,165.00 to the contract, bringing the total contract value to \$286,318.40.

On December 11, 2025, Change Order No. 2 was approved, authorizing a redesign utilizing a twelve-foot diameter round pipe to accommodate low bearing soil conditions. This solution streamlines construction design, preserves lake passage, and adheres to budget constraints. The change contributed an additional \$38,343.00; however, a credit of \$28,560.00 was applied due to reduced permitting and construction management fees, as well as the elimination of the gravel surcharge from Change Order 1. Consequently, the net increase for Change Order 2 was \$9,783.00, resulting in a revised total contract value of \$296,101.40. Per AM No. 24-103, Administration also extended the deadline by 90 days to March 31, 2026.

Due to delays associated with soil condition design, Administration is requesting approval to extend the project completion date from March 31, 2026, to July 30, 2027, to accommodate construction administration oversight during the Fall 2026 bridge construction and Spring 2027 soil stabilization. In accordance with MSB 3.08.170(B), Administration additionally seeks authorization to amend the contract completion date by up to 90 days in response to unforeseen circumstances.

The Public Works Department, Project Management Division, will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve Change Order No. 3, for The Boutet Company, Inc., Contract 24-135P, to extend contract completion date for the Design of Kepler Drive Bridge Replacement from March 31, 2026, to July 30, 2027, with additional administrative extension authority of up to 90 days.

**SUBJECT:** Award of bid number 26-101B to McKenna Brothers Paving, Inc. for the contract amount of \$1,233,338.93 to perform RSA 25 Bogard Annual Road Maintenance.

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**

Adopted without objection and Assemblymember Sumner recused  
03/18/29 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Officer	X <u>          R u s t i n   K r a f f t          </u> <small>Signed by: Rustin Krafft</small>
Public Works Director	X <u>          T o m   A d a m s ,   P E          </u> <small>Signed by: Tom Adams</small>
Finance Director	X <u>          C h e y e n n e   H e i n d e l          </u> <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	X <u>          N i c h o l a s   S p i r o p o u l o s          </u> <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	X <u>          M i c h a e l   B r o w n          </u> <small>Signed by: Mike Brown</small>
Borough Clerk	X <u>          L o n n i e   M c K e c h i e          </u> <small>Signed by: Lonnie McKechie</small>

**ATTACHMENT (S) :** Analysis Sheet (1p)  
Scope of Work (2p)

**SUMMARY STATEMENT:** On January 20, 2026, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to perform annual road maintenance for Road Service Area (RSA) 25, Bogard. Contractors are to provide services to the Borough for all road assets approved for maintenance within the Road Service Area (RSA). Contract Services are comprised of three general activities: Routine Maintenance, Periodic Maintenance, and Public Construction. Services purchased will support the Public Works Department in assembly district #1, #4 and #6.

In response to the advertisement, two bids were received. Award recommendation is being made to McKenna Brothers Paving, Inc. as the lowest responsive and responsible bidder based on Total Bid Amount.

The total award amount is based on the cost of Annual Routine Maintenance (basic summer and winter maintenance) Periodic Maintenance (Cracksealing, Striping, etc.) and Public Construction.

The amount represented in this legislation is broken down as follows:

Routine Maintenance	\$1,000,719.60
Periodic Maintenance	\$ 71,814.33
Public Construction	\$ 160,805.00

Public Construction and Periodic Maintenance are done through issuance of individual task orders on an as-needed basis under the 3-year work plan.

The term length for this agreement is for one year with two additional one-year renewals (potentially three-year contract), subject to annual appropriation of funds by the Borough Assembly.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department, Operations & Maintenance Division will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: March 17, 2026

SUBJECT: Award of bid number 26-101B to McKenna Brothers Paving, Inc. for the contract amount of \$1,233,338.93 to perform Bogard Annual Road Maintenance.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$1,233,338.93*	FUNDING SOURCE FY27 Bogard RSA Operating Budget
FROM ACCOUNT # 279.000.000 4xx.xxx	PROJECT
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>X</u> <u>Liese I Zanto</u> <small>Signed by: Liese I Zanto</small>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual		1,233.3				
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>		<b>1,233.3</b>				

CAPITAL						
---------	--	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		1,233.3				
<b>TOTAL</b>		<b>1,233.3</b>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) **\*Pending adoption of FY2027 budget**

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

 Recoverable Signature

X C h e y e n n e H e i n d e l

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Signed by: Cheyenne Heindel

**BID ABSTRACT**  
**26-101B RSA 25 Bogard Annual Road Maintenance**

Bid Date: February 5, 2026

CONTRACTOR:		Smithsons	McKenna Brothers Paving, Inc.
SCHEDULE A - ALL ZONES 1, 2, 3 & 4		\$3,005,100.00	\$1,285,419.60
DEDUCTIVE ALTERNATE 1 SCHEDULE A - ALL ZONES 1, 2, 3 & 4		\$284,700.00	\$284,700.00
SCHEDULE B - ALL ZONES 1, 2, 3 & 4		\$719,025.00	\$215,443.00
SCHEDULE C - ALL ZONES 1, 2, 3 & 4		\$483,180.00	\$160,805.00
TOTAL BID ZONES 1 & 2			
TOTAL BID ZONES 3 & 4			
TOTAL BID ALL ZONES 1, 2, 3 & 4		\$3,443,255.00	\$1,233,338.93

\* See Note #1 \*

Note #1: Total Bid based on Schedule A minus Deductive Alternate plus (Schedule B divided by 3) plus Schedule C

**SECTION 102**  
**SCOPE OF WORK**

- 2.0 Description.** The work consists of performing year-round routine maintenance. Work may also consist of periodic maintenance or public construction that is approved by the Borough prior to commencement. The Contractor shall complete all work in accordance with the Contract.
- 2.1 Roads Approved for Maintenance.** The Borough's GIS dashboard (<https://matsugov.us/roads/maintenance>) identifies the road service area (RSA) boundary and the road maintenance classifications included in this Contract. Mileage shown in the bid documents is for road assets approved for maintenance within this Contract. The Borough shall provide written notification to the Contractor of any changes in approved service area road mileage or road maintenance classification. If the RSA contains a maintenance agreement with another entity (i.e. DOT, City of Wasilla, etc) that divides maintenance responsibilities, the contractor will be notified and respective maintenance will follow terms and definitions of this contract for the respective agreement.
- 2.2 Services.** The Contractor shall provide services to the Borough for all road assets approved for maintenance within the RSA to their classification and shall identify, prioritize, and plan services in accordance with the terms of this Contract. Services are comprised of three general activities as follows:
- A. Routine Maintenance.** Routine maintenance is the daily monitoring of road assets and the work required to conform to the Specifications for Road Maintenance.
    - 1. Routine Maintenance includes activities and response to conditions that are both predictable and unpredictable in nature.
    - 2. Payment for routine maintenance shall be made on a per mile basis as shown on the Bid Form.
  - B. Periodic Maintenance.** Periodic maintenance is work typically performed at certain intervals to provide protection, decrease the rate of deterioration, and preserve integrity of road assets.
    - 1. Periodic Maintenance must be timely completed which requires a written Task Order from the Borough prior to commencing work. The amount of the PO cannot be exceeded without the Borough's written approval.
    - 2. Periodic Maintenance is required to conform to the Specifications for Road Maintenance and the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017).
    - 3. The annual quantity of Periodic Maintenance will be reallocated every contract year by the Borough to meet the needs of the RSA.
    - 4. Payment for Periodic Maintenance shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
  - C. Public Construction.** Public Construction is work that includes rehabilitation, alteration, extension, or repair of roadways.
    - 1. Public construction requires written authorization in the form of a Task Order from the Borough prior to commencing work. The amount of the Task Order cannot be exceeded without the Borough's written approval.

2. The annual quantity of Public Construction will be allocated every contract year to meet the needs of the RSA.
3. Payment for Public Construction shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
4. All Public construction, no matter the value of the Task Order, shall not pay less than the current prevailing wage rates as described in Alaska Statute 36.05.
5. Public Construction is required to conform to the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017)

**2.3 Three (3)-Year Anticipated Work Plan.** The Borough shall provide the Contractor a Three-Year Anticipated Work Plan in a format determined by the Borough:

- A. By no later than 90 days after a complete Startup Condition Assessment has been received from the Contractor for the first contract year.
- B. Each year thereafter on or before March 1 of each contract year (if the contract is renewed).

**2.4 Additional Work.** The Borough may request Contractor to perform additional work. Contractor may provide a proposal for requested Additional Work to the Borough for acceptance, including a description of the work to be completed and the price. Compensation for Additional Work will be at the agreed price.

- A. Additional Work completed without the Borough's approval will not be paid.
- B. Nothing in this Contract is intended to restrict the Borough from hiring other contractors to perform Additional Work. The Borough may use other contractors to complete work.

**2.5 Equipment.** The Contractor's rates for equipment are shown in contract documents. Rates will cover per hour, with operator, and shall include the total amount the Borough will pay under every circumstance covered by this contract.

**2.6 Changes to Contract.** Changes to the Contract must be in writing and can only made by the Borough. Contractor shall not perform work on any road, bridge or pedestrian facility not shown on the GIS dashboard or specifically identified within this contract unless otherwise provided by written change order issued by the Borough. The Borough may adjust road mileage or modify any road maintenance classification by issuing a change order to the Contractor.

**SUBJECT:** Award of bid number 26-104B to Battleground, LLC for the contract amount of \$1,684,117.83 to provide RSA 28 Gold Trail Annual Road Maintenance.

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**

Approved under the consent agenda 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Officer	X <u>          R u s t i n   K r a f f t          </u> <small>Signed by: Rustin Krafft</small>
Public Works Director	X <u>          T o m   A d a m s ,   P E          </u> <small>Signed by: Tom Adams</small>
Finance Director	X <u>          C h e y e n n e   H e i n d e l          </u> <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	X <u>          N i c h o l a s   S p i r o p o u l o s          </u> <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	X <u>          M i c h a e l   B r o w n          </u> <small>Signed by: Mike Brown</small>
Borough Clerk	X <u>          L o n n i e   M c K e c h n i e          </u> <small>Signed by: Lonnie McKechnie</small>

**ATTACHMENT (S) :** Analysis Sheet (1p)  
 Scope of Work (2p)

**SUMMARY STATEMENT:** On January 20, 2026, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to provide RSA 28 Gold Trail Annual Road Maintenance. Contractors are to provide services to the Borough for all road assets approved for maintenance within the Road Service Area (RSA). Contract Services are comprised of three general activities: Routine Maintenance, Periodic Maintenance, and Public Construction. Services purchased will support the Public Works Department in assembly district #1,#6 and #7.

In response to the advertisement, four bids were received. Award recommendation is being made to Battleground, LLC as the lowest responsive and responsible bidder based on Total Bid Amount.

The total award amount is based on the cost of Annual Routine Maintenance (basic summer and winter maintenance) Periodic Maintenance (Cracksealing, Striping, etc.) and Public Construction.

The amount represented in this legislation is broken down as follows:

Routine Maintenance	\$1,468,512.50
Periodic Maintenance	\$ 74,460.33
Public Construction	\$ 141,145.00

Public Construction and Periodic Maintenance are done through issuance of individual task orders on an as-needed basis under the 3-year work plan.

The term length for this agreement is for one year with two additional one-year renewals (potentially three-year contract), subject to annual appropriation of funds by the Borough Assembly.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department, Operations & Management Division, will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: March 17, 2026

SUBJECT: Award of bid number 26-104B to Battleground, LLC for the contract amount of \$1,684,117.83 to perform RSA 28 Gold Trail Annual Road Maintenance.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$1,684,117.83*	FUNDING SOURCE FY27 Gold Trail RSA Operating budget
FROM ACCOUNT # 282.000.000 4xx.xxx	PROJECT
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>X</u> <u>Liese I Zanto</u> <small>Signed by: Liese I Zanto</small>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual		1,684.1				
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>		<b>1,684.1</b>				

CAPITAL						
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		1,684.1				
<b>TOTAL</b>		<b>1,684.1</b>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) **\*Pending adoption of FY2027 budget**

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

3 / 3 / 2 0 2 6

X C h e y e n n e H e i n d e l

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Signed by: Cheyenne Heindel

**BID ABSTRACT**  
**26-104B RSA 28 Gold Trail Annual Road Maintenance**

Bid Date: February 6, 2026

CONTRACTOR:		Northern Asphalt Construction	AK Quality Services	Blazing Fuse LLC	Battleground LLC
	SCHEDULE A - ZONE 1			\$1,097,287.00	
DEDUCTIVE ALTERNATE 1	SCHEDULE A - ZONE 1			\$3,000.00	
	SCHEDULE B - ZONE 1			\$232,235.00	
	SCHEDULE C - ZONE 1			\$116,550.00	
	SCHEDULE A - ZONE 2		\$1,277,250.00		
DEDUCTIVE ALTERNATE 1	SCHEDULE A - ZONE 2		\$196,200.00		
	SCHEDULE B - ZONE 2		\$241,813.00		
	SCHEDULE C - ZONE 2		\$117,405.00		
	SCHEDULE A - ALL ZONES 1 & 2	\$2,009,700.00			\$1,702,155.00
DEDUCTIVE ALTERNATE 1	SCHEDULE A - ALL ZONES 1 & 2	\$354,900.00			\$233,642.50
	SCHEDULE B - ALL ZONES 1 & 2	\$511,485.50			\$223,381.00
	SCHEDULE C - ALL ZONES 1 & 2	\$200,200.00			\$141,145.00
	TOTAL BID ZONE 1			\$1,288,248.67	
	TOTAL BID ZONE 2		\$1,279,059.33		
	TOTAL BID ALL ZONES 1 & 2	\$2,025,495.17			\$1,684,117.83

\* See Note #1 \*

Note #1: Total Bid based on Schedule A minus Deductive Alternate plus (Schedule B divided by 3) plus Schedule C

## SECTION 102 SCOPE OF WORK

- 2.0 Description.** The work consists of performing year-round routine maintenance. Work may also consist of periodic maintenance or public construction that is approved by the Borough prior to commencement. The Contractor shall complete all work in accordance with the Contract.
- 2.1 Roads Approved for Maintenance.** The Borough's GIS dashboard (<https://matsugov.us/roads/maintenance>) identifies the road service area (RSA) boundary and the road maintenance classifications included in this Contract. Mileage shown in the bid documents is for road assets approved for maintenance within this Contract. The Borough shall provide written notification to the Contractor of any changes in approved service area road mileage or road maintenance classification. If the RSA contains a maintenance agreement with another entity (i.e. DOT, City of Wasilla, etc) that divides maintenance responsibilities, the contractor will be notified and respective maintenance will follow terms and definitions of this contract for the respective agreement.
- 2.2 Services.** The Contractor shall provide services to the Borough for all road assets approved for maintenance within the RSA to their classification and shall identify, prioritize, and plan services in accordance with the terms of this Contract. Services are comprised of three general activities as follows:
- A. Routine Maintenance.** Routine maintenance is the daily monitoring of road assets and the work required to conform to the Specifications for Road Maintenance.
    - 1. Routine Maintenance includes activities and response to conditions that are both predictable and unpredictable in nature.
    - 2. Payment for routine maintenance shall be made on a per mile basis as shown on the Bid Form.
  - B. Periodic Maintenance.** Periodic maintenance is work typically performed at certain intervals to provide protection, decrease the rate of deterioration, and preserve integrity of road assets.
    - 1. Periodic Maintenance must be timely completed which requires a written Task Order from the Borough prior to commencing work. The amount of the PO cannot be exceeded without the Borough's written approval.
    - 2. Periodic Maintenance is required to conform to the Specifications for Road Maintenance and the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017).
    - 3. The annual quantity of Periodic Maintenance will be reallocated every contract year by the Borough to meet the needs of the RSA.
    - 4. Payment for Periodic Maintenance shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
  - C. Public Construction.** Public Construction is work that includes rehabilitation, alteration, extension, or repair of roadways.
    - 1. Public construction requires written authorization in the form of a Task Order from the Borough prior to commencing work. The amount of the Task Order cannot be exceeded without the Borough's written approval.

2. The annual quantity of Public Construction will be allocated every contract year to meet the needs of the RSA.
3. Payment for Public Construction shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
4. All Public construction, no matter the value of the Task Order, shall not pay less than the current prevailing wage rates as described in Alaska Statute 36.05.
5. Public Construction is required to conform to the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017)

**2.3 Three (3)-Year Anticipated Work Plan.** The Borough shall provide the Contractor a Three-Year Anticipated Work Plan in a format determined by the Borough:

- A. By no later than 90 days after a complete Startup Condition Assessment has been received from the Contractor for the first contract year.
- B. Each year thereafter on or before March 1 of each contract year (if the contract is renewed).

**2.4 Additional Work.** The Borough may request Contractor to perform additional work. Contractor may provide a proposal for requested Additional Work to the Borough for acceptance, including a description of the work to be completed and the price. Compensation for Additional Work will be at the agreed price.

- A. Additional Work completed without the Borough's approval will not be paid.
- B. Nothing in this Contract is intended to restrict the Borough from hiring other contractors to perform Additional Work. The Borough may use other contractors to complete work.

**2.5 Equipment.** The Contractor's rates for equipment are shown in contract documents. Rates will cover per hour, with operator, and shall include the total amount the Borough will pay under every circumstance covered by this contract.

**2.6 Changes to Contract.** Changes to the Contract must be in writing and can only made by the Borough. Contractor shall not perform work on any road, bridge or pedestrian facility not shown on the GIS dashboard or specifically identified within this contract unless otherwise provided by written change order issued by the Borough. The Borough may adjust road mileage or modify any road maintenance classification by issuing a change order to the Contractor.

**SUBJECT:** Award of bid number 26-105B to Smithsons for the contract amount of \$3,038,010.42 to perform RSA 17 Knik Annual Road Maintenance.

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**

Approved under the consent agenda 03/18/26 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Officer	X <u>          R u s t i n   K r a f f t          </u> <small>Signed by: Rustin Krafft</small>
Public Works Director	X <u>          T o m   A d a m s ,   P E          </u> <small>Signed by: Tom Adams</small>
Finance Director	X <u>          C h e y e n n e   H e i n d e l          </u> <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	X <u>          N i c h o l a s   S p i r o p o u l o s          </u> <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	X <u>          M i c h a e l   B r o w n          </u> <small>Signed by: Mike Brown</small>
Borough Clerk	X <u>          L o n n i e   M c K e c h n i e          </u> <small>Signed by: Lonnie McKechnie</small>

**ATTACHMENT (S) :** Analysis Sheet (1p)  
 Scope of Work (2p)

**SUMMARY STATEMENT:** On January 20, 2026, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to perform annual road maintenance for Road Service Area (RSA) 17, Knik. Contractors are to provide services to the Borough for all road assets approved for maintenance within the Road Service Area (RSA). Contract Services are comprised of three general activities: Routine Maintenance, Periodic Maintenance, and Public Construction. Services purchased will support the Public Works Department in assembly district #3, #4 and #5.

In response to the advertisement, five bids were received. Award recommendation is being made to Smithsons as the lowest responsive and responsible bidder based on Total Bid Amount.

The total award amount is based on the cost of Annual Routine Maintenance (basic summer and winter maintenance) Periodic Maintenance (Cracksealing, Striping, etc.) and Public Construction.

The amount represented in this legislation is broken down as follows:

Routine Maintenance	\$2,084,830.00
Periodic Maintenance	\$ 233,900.42
Public Construction	\$ 719,280.00

Public Construction and Periodic Maintenance are done through issuance of individual task orders on an as-needed basis under the 3-year work plan.

The term length for this agreement is for one year with two additional one-year renewals (potentially three-year contract), subject to annual appropriation of funds by the Borough Assembly.

In accordance with MSB 3.08.170(C), Administration requests \$303,801.00 (approximately 10%) in change order authority to modify the resulting contract for reasons established under 3.08.170(B).

The Public Works Department, Operations & Maintenance Division, will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: March 17, 2026

SUBJECT: Award of bid number 26-105B to Smithsons for the contract amount of \$3,038,010.42 to provide RSA 17 Knik Annual Road Maintenance.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$3,038,010.42*	FUNDING SOURCE FY2027 Knik RSA Operating Budget
FROM ACCOUNT # 274.000.000 4xx.xxx	PROJECT
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>X</u> <u>Liese I Zanto</u> <small>SIGNED BY: LIESE I ZANTO</small>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual		3,038.0				
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>		<b>3,038.0</b>				

CAPITAL						
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		3,038.0				
<b>TOTAL</b>		<b>3,038.0</b>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) **\*Pending adoption of FY2027 budget**

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

 Recoverable Signature

X C h e y e n n e H e i n d e l

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Signed by: Cheyenne Heindel

**BID ABSTRACT**  
**26-105B RSA 17 Knik Annual Road Maintenance**

Bid Date: February 9, 2026

CONTRACTOR:		Northern Asphalt Construction	Blazing Fuse LLC	Smithsons
SCHEDULE A - ZONE 1		\$760,650.00	\$714,089.00	
DEDUCTIVE ALTERNATE 1 SCHEDULE A - ZONE 1		\$132,900.00	\$132,900.00	
SCHEDULE B - ZONE 1		\$239,282.50	\$174,367.50	
SCHEDULE C - ZONE 1		\$120,020.00	\$155,722.50	
SCHEDULE A - ZONE 2 & 3		\$1,183,000.00		
DEDUCTIVE ALTERNATE 1 SCHEDULE A - ZONE 2 & 3		\$201,600.00		
SCHEDULE B - ZONE 2 & 3		\$283,801.00		
SCHEDULE C - ZONE 2 & 3		\$120,020.00		
SCHEDULE A - ZONE 4		\$1,193,250.00		
DEDUCTIVE ALTERNATE 1 SCHEDULE A - ZONE 4		\$196,200.00		
SCHEDULE B - ZONE 4		\$480,340.00		
SCHEDULE C - ZONE 4		\$120,020.00		
SCHEDULE A - ALL ZONES 1, 2, 3 & 4				\$2,788,830.00
DEDUCTIVE ALTERNATE 1 SCHEDULE A - ALL ZONES 1, 2, 3 & 4				\$704,000.00
SCHEDULE B - ALL ZONES 1, 2, 3 & 4				\$701,701.25
SCHEDULE C - ALL ZONES 1, 2, 3 & 4				\$719,280.00
TOTAL BID ZONE 1		\$827,530.83	\$795,034.00	
TOTAL BID ZONES 2 & 3		\$1,196,020.33		
TOTAL BID ZONE 4		\$1,277,183.33		
TOTAL BID ALL ZONES 1, 2, 3 & 4				\$3,038,010.42

\* See Note #1 \*

Note #1: Total Bid based on Schedule A minus Deductive Alternate plus (Schedule B divided by 3) plus Schedule C

## SECTION 102 SCOPE OF WORK

- 2.0 Description.** The work consists of performing year-round routine maintenance. Work may also consist of periodic maintenance or public construction that is approved by the Borough prior to commencement. The Contractor shall complete all work in accordance with the Contract.
- 2.1 Roads Approved for Maintenance.** The Borough's GIS dashboard (<https://matsugov.us/roads/maintenance>) identifies the road service area (RSA) boundary and the road maintenance classifications included in this Contract. Mileage shown in the bid documents is for road assets approved for maintenance within this Contract. The Borough shall provide written notification to the Contractor of any changes in approved service area road mileage or road maintenance classification. If the RSA contains a maintenance agreement with another entity (i.e. DOT, City of Wasilla, etc) that divides maintenance responsibilities, the contractor will be notified and respective maintenance will follow terms and definitions of this contract for the respective agreement.
- 2.2 Services.** The Contractor shall provide services to the Borough for all road assets approved for maintenance within the RSA to their classification and shall identify, prioritize, and plan services in accordance with the terms of this Contract. Services are comprised of three general activities as follows:
- A. Routine Maintenance.** Routine maintenance is the daily monitoring of road assets and the work required to conform to the Specifications for Road Maintenance.
    - 1. Routine Maintenance includes activities and response to conditions that are both predictable and unpredictable in nature.
    - 2. Payment for routine maintenance shall be made on a per mile basis as shown on the Bid Form.
  - B. Periodic Maintenance.** Periodic maintenance is work typically performed at certain intervals to provide protection, decrease the rate of deterioration, and preserve integrity of road assets.
    - 1. Periodic Maintenance must be timely completed which requires a written Task Order from the Borough prior to commencing work. The amount of the PO cannot be exceeded without the Borough's written approval.
    - 2. Periodic Maintenance is required to conform to the Specifications for Road Maintenance and the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017).
    - 3. The annual quantity of Periodic Maintenance will be reallocated every contract year by the Borough to meet the needs of the RSA.
    - 4. Payment for Periodic Maintenance shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
  - C. Public Construction.** Public Construction is work that includes rehabilitation, alteration, extension, or repair of roadways.
    - 1. Public construction requires written authorization in the form of a Task Order from the Borough prior to commencing work. The amount of the Task Order cannot be exceeded without the Borough's written approval.

2. The annual quantity of Public Construction will be allocated every contract year to meet the needs of the RSA.
3. Payment for Public Construction shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
4. All Public construction, no matter the value of the Task Order, shall not pay less than the current prevailing wage rates as described in Alaska Statute 36.05.
5. Public Construction is required to conform to the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017)

**2.3 Three (3)-Year Anticipated Work Plan.** The Borough shall provide the Contractor a Three-Year Anticipated Work Plan in a format determined by the Borough:

- A. By no later than 90 days after a complete Startup Condition Assessment has been received from the Contractor for the first contract year.
- B. Each year thereafter on or before March 1 of each contract year (if the contract is renewed).

**2.4 Additional Work.** The Borough may request Contractor to perform additional work. Contractor may provide a proposal for requested Additional Work to the Borough for acceptance, including a description of the work to be completed and the price. Compensation for Additional Work will be at the agreed price.

- A. Additional Work completed without the Borough's approval will not be paid.
- B. Nothing in this Contract is intended to restrict the Borough from hiring other contractors to perform Additional Work. The Borough may use other contractors to complete work.

**2.5 Equipment.** The Contractor's rates for equipment are shown in contract documents. Rates will cover per hour, with operator, and shall include the total amount the Borough will pay under every circumstance covered by this contract.

**2.6 Changes to Contract.** Changes to the Contract must be in writing and can only made by the Borough. Contractor shall not perform work on any road, bridge or pedestrian facility not shown on the GIS dashboard or specifically identified within this contract unless otherwise provided by written change order issued by the Borough. The Borough may adjust road mileage or modify any road maintenance classification by issuing a change order to the Contractor.

**SUBJECT:** Award of bid number 26-106B to McKenna Brothers Paving, Inc. for the contract amount of \$832,815.50 to provide RSA 9 Midway Annual Road Maintenance.

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**  
 Adopted without objection and Assemblymember Sumner recused  
 03/18/29 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	X Rustin Krafft <small>Signed by: Rustin Krafft 2/27/2026</small>
Public Works Director	X Tom Adams, P.E. <small>Signed by: Tom Adams 2/27/2026</small>
Finance Director	X Cheyenne Heindel <small>Signed by: Cheyenne Heindel 3/3/2026</small>
Borough Attorney	X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos 3/3/2026</small>
Borough Manager	X Michael Brown <small>Signed by: Mike Brown 3/3/2026</small>
Borough Clerk	X Lonnie McKechnie <small>Signed by: Lonnie McKechnie</small>

**ATTACHMENT (S):** Analysis Sheet (1p)  
 Scope of Work (2p)

**SUMMARY STATEMENT:** On January 21, 2026, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to perform annual road maintenance for Road Service Area (RSA) 9, Contractors are to provide services to the Borough for all road assets approved for maintenance within the Road Service Area (RSA). Contract Services are comprised of three general activities: Routine Maintenance, Periodic Maintenance, and Public Construction. Services purchased will support the Public Works Department in assembly districts #2,#3 and #4.

In response to the advertisement, three bids were received. Award recommendation is being made to McKenna Brothers Paving, Inc. as the lowest responsive and responsible bidder based on Total Bid Amount.

The total award amount is based on the cost of Annual Routine Maintenance (basic summer and winter maintenance) Periodic Maintenance (Cracksealing, Striping, etc.) and Public Construction.

The amount represented in this legislation is broken down as follows:

Routine Maintenance	\$538,113.00
Periodic Maintenance	\$ 44,490.00
Public Construction	\$250,212.50

Public Construction and Periodic Maintenance are done through issuance of individual task orders on an as-needed basis under the 3-year work plan.

The term length for this agreement is for one year with two additional one-year renewals (potentially three-year contract), subject to annual appropriation of funds by the Borough Assembly.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department, Operations & Maintenance Division, will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: March 17, 2026

SUBJECT: Award of bid number 26-106B to McKenna Brothers Paving, Inc. for the contract amount of \$832,815.50 to provide RSA 9 Midway Annual Road Maintenance.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$832,815.50*	FUNDING SOURCE FY2027 Midway RSA Operating Budget
FROM ACCOUNT # 270.000.000 4xx.xxx	PROJECT
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>X</u> <u>Liese I Zanto</u> <small>Signed by: Liese I Zanto</small>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual		832.8				
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>		<b>832.8</b>				

CAPITAL						
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		832.8				
<b>TOTAL</b>		<b>832.8</b>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) **\*Pending adoption of FY2027 Budget**

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

 Recoverable Signature

X Cheyenne Heindel

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Signed by: Cheyenne Heindel

**BID ABSTRACT**  
**26-106B RSA 9 Midway Annual Road Maintenance**

Bid Date: February 13, 2026

CONTRACTOR:	Red Valley Services, LLC	McKenna Brothers Paving	Big Dipper Construction, Inc.
SCHEDULE A - ROUTINE MAINTENANCE	\$519,000.00	\$688,713.00	\$812,235.00
DEDUCTIVE ALTERNATE 1 SCHEDULE A	\$50,200.00	\$150,600.00	\$82,830.00
SCHEDULE B - PERIODIC MAINTENANCE	\$205,860.00	\$133,470.00	\$248,800.00
SCHEDULE C - PUBLIC CONSTRUCTION	\$376,385.00	\$250,212.50	\$517,385.00

\* See Note #1 \*

TOTAL BID ZONE AMOUNT	\$913,805.00	\$832,815.50	\$1,329,723.33
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Note #1: Total Bid based on Schedule A minus Deductive Alternate plus (Schedule B divided by 3) plus Schedule C

**SECTION 102**  
**SCOPE OF WORK**

- 2.0 Description.** The work consists of performing year-round routine maintenance. Work may also consist of periodic maintenance or public construction that is approved by the Borough prior to commencement. The Contractor shall complete all work in accordance with the Contract.
- 2.1 Roads Approved for Maintenance.** The Borough's GIS dashboard (<https://matsugov.us/roads/maintenance>) identifies the road service area (RSA) boundary and the road maintenance classifications included in this Contract. Mileage shown in the bid documents is for road assets approved for maintenance within this Contract. The Borough shall provide written notification to the Contractor of any changes in approved service area road mileage or road maintenance classification. If the RSA contains a maintenance agreement with another entity (i.e. DOT, City of Wasilla, etc) that divides maintenance responsibilities, the contractor will be notified and respective maintenance will follow terms and definitions of this contract for the respective agreement.
- 2.2 Services.** The Contractor shall provide services to the Borough for all road assets approved for maintenance within the RSA to their classification and shall identify, prioritize, and plan services in accordance with the terms of this Contract. Services are comprised of three general activities as follows:
- A. Routine Maintenance.** Routine maintenance is the daily monitoring of road assets and the work required to conform to the Specifications for Road Maintenance.
    - 1. Routine Maintenance includes activities and response to conditions that are both predictable and unpredictable in nature.
    - 2. Payment for routine maintenance shall be made on a per mile basis as shown on the Bid Form.
  - B. Periodic Maintenance.** Periodic maintenance is work typically performed at certain intervals to provide protection, decrease the rate of deterioration, and preserve integrity of road assets.
    - 1. Periodic Maintenance must be timely completed which requires a written Task Order from the Borough prior to commencing work. The amount of the PO cannot be exceeded without the Borough's written approval.
    - 2. Periodic Maintenance is required to conform to the Specifications for Road Maintenance and the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017).
    - 3. The annual quantity of Periodic Maintenance will be reallocated every contract year by the Borough to meet the needs of the RSA.
    - 4. Payment for Periodic Maintenance shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
  - C. Public Construction.** Public Construction is work that includes rehabilitation, alteration, extension, or repair of roadways.
    - 1. Public construction requires written authorization in the form of a Task Order from the Borough prior to commencing work. The amount of the Task Order cannot be exceeded without the Borough's written approval.

2. The annual quantity of Public Construction will be allocated every contract year to meet the needs of the RSA.
3. Payment for Public Construction shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
4. All Public construction, no matter the value of the Task Order, shall not pay less than the current prevailing wage rates as described in Alaska Statute 36.05.
5. Public Construction is required to conform to the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017)

**2.3 Three (3)-Year Anticipated Work Plan.** The Borough shall provide the Contractor a Three-Year Anticipated Work Plan in a format determined by the Borough:

- A. By no later than 90 days after a complete Startup Condition Assessment has been received from the Contractor for the first contract year.
- B. Each year thereafter on or before March 1 of each contract year (if the contract is renewed).

**2.4 Additional Work.** The Borough may request Contractor to perform additional work. Contractor may provide a proposal for requested Additional Work to the Borough for acceptance, including a description of the work to be completed and the price. Compensation for Additional Work will be at the agreed price.

- A. Additional Work completed without the Borough's approval will not be paid.
- B. Nothing in this Contract is intended to restrict the Borough from hiring other contractors to perform Additional Work. The Borough may use other contractors to complete work.

**2.5 Equipment.** The Contractor's rates for equipment are shown in contract documents. Rates will cover per hour, with operator, and shall include the total amount the Borough will pay under every circumstance covered by this contract.

**2.6 Changes to Contract.** Changes to the Contract must be in writing and can only made by the Borough. Contractor shall not perform work on any road, bridge or pedestrian facility not shown on the GIS dashboard or specifically identified within this contract unless otherwise provided by written change order issued by the Borough. The Borough may adjust road mileage or modify any road maintenance classification by issuing a change order to the Contractor.

**SUBJECT:** Award of bid number 26-107B to Battleground, LLC for the contract amount of \$927,760.00 to provide RSA 14 Fairview Annual Road Maintenance.

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**

Approved under the consent agenda 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	X Rustin Krafft <small>Signed by: Rustin Krafft 2/27/2026</small>
Public Works Director	X Tom Adams, P.E. <small>Signed by: Tom Adams 2/27/2026</small>
Finance Director	X Cheyenne Heindel <small>Signed by: Cheyenne Heindel 3/3/2026</small>
Borough Attorney	X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos 3/3/2026</small>
Borough Manager	X Michael Brown <small>Signed by: Mike Brown 3/3/2026</small>
Borough Clerk	X Lonnie M cKechnie <small>Signed by: Lonnie M cKechnie</small>

**ATTACHMENT (S):** Analysis Sheet (1p)  
 Scope of Work (2p)

**SUMMARY STATEMENT:** On January 21, 2026, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to perform annual road maintenance for Road Service Area (RSA) 14, Fairview. Contractors are to provide services to the Borough for all road assets approved for maintenance within the Road Service Area (RSA). Contract Services are comprised of three general activities: Routine Maintenance, Periodic Maintenance, and Public Construction. Services purchased will support the Public Works Department in assembly district #3.

In response to the advertisement, two bids were received. Award recommendation is being made to Battleground, LLC as the lowest responsive and responsible bidder based on Total Bid Amount.

The total award amount is based on the cost of Annual Routine Maintenance (basic summer and winter maintenance) Periodic Maintenance (Cracksealing, Striping, etc.) and Public Construction.

The amount represented in this legislation is broken down as follows:

Routine Maintenance	\$672,600.00
Periodic Maintenance	\$ 55,400.00
Public Construction	\$199,760.00

Public Construction and Periodic Maintenance are done through issuance of individual task orders on an as-needed basis under the 3-year work plan.

The term length for this agreement is for one year with two additional one-year renewals (potentially three-year contract), subject to annual appropriation of funds by the Borough Assembly.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department, Operations & Maintenance Division, will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: March 17, 2026

SUBJECT: Award of bid number 26-107B to Battleground, LLC for the contract amount of \$927,760.00 to provide RSA 14 Fairview Annual Road Maintenance.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$927,760*	FUNDING SOURCE FY2027 Fairview RSA Operating Budget
FROM ACCOUNT # 271.000.000 4xx.xxx	PROJECT
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>X</u> <u>Liese I Zanto</u> <small>Signed by: Liese I Zanto</small>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual		927.8				
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>		<b>927.8</b>				

CAPITAL						
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		927.8				
<b>TOTAL</b>		<b>927.8</b>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) **\*Pending adoption of FY2027 budget**

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

3 / 3 / 2 0 2 6

X C h e y e n n e H e i n d e l

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Signed by: Cheyenne Heindel

**BID ABSTRACT**  
**26-107B RSA 14 Fairview Annual Road Maintenance**

Bid Date: February 10, 2026

CONTRACTOR:	Battleground, LLC	Big Dipper Construction, Inc.
SCHEDULE A - ROUTINE MAINTENANCE	\$769,350.00	\$1,053,675.00
DEDUCTIVE ALTERNATE 1 SCHEDULE A	\$96,750.00	\$112,875.00
SCHEDULE B - PERIODIC MAINTENANCE	\$166,200.00	\$181,080.00
SCHEDULE C - PUBLIC CONSTRUCTION	\$199,760.00	\$142,030.00

\* See Note #1 \*

TOTAL BID ZONE AMOUNT	\$927,760.00	\$1,143,190.00
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Note #1: Total Bid based on Schedule A minus Deductive Alternate plus (Schedule B divided by 3) plus Schedule C

## SECTION 102 SCOPE OF WORK

- 2.0 Description.** The work consists of performing year-round routine maintenance. Work may also consist of periodic maintenance or public construction that is approved by the Borough prior to commencement. The Contractor shall complete all work in accordance with the Contract.
- 2.1 Roads Approved for Maintenance.** The Borough's GIS dashboard (<https://matsugov.us/roads/maintenance>) identifies the road service area (RSA) boundary and the road maintenance classifications included in this Contract. Mileage shown in the bid documents is for road assets approved for maintenance within this Contract. The Borough shall provide written notification to the Contractor of any changes in approved service area road mileage or road maintenance classification. If the RSA contains a maintenance agreement with another entity (i.e. DOT, City of Wasilla, etc) that divides maintenance responsibilities, the contractor will be notified and respective maintenance will follow terms and definitions of this contract for the respective agreement.
- 2.2 Services.** The Contractor shall provide services to the Borough for all road assets approved for maintenance within the RSA to their classification and shall identify, prioritize, and plan services in accordance with the terms of this Contract. Services are comprised of three general activities as follows:
- A. Routine Maintenance.** Routine maintenance is the daily monitoring of road assets and the work required to conform to the Specifications for Road Maintenance.
    - 1. Routine Maintenance includes activities and response to conditions that are both predictable and unpredictable in nature.
    - 2. Payment for routine maintenance shall be made on a per mile basis as shown on the Bid Form.
  - B. Periodic Maintenance.** Periodic maintenance is work typically performed at certain intervals to provide protection, decrease the rate of deterioration, and preserve integrity of road assets.
    - 1. Periodic Maintenance must be timely completed which requires a written Task Order from the Borough prior to commencing work. The amount of the PO cannot be exceeded without the Borough's written approval.
    - 2. Periodic Maintenance is required to conform to the Specifications for Road Maintenance and the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017).
    - 3. The annual quantity of Periodic Maintenance will be reallocated every contract year by the Borough to meet the needs of the RSA.
    - 4. Payment for Periodic Maintenance shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
  - C. Public Construction.** Public Construction is work that includes rehabilitation, alteration, extension, or repair of roadways.
    - 1. Public construction requires written authorization in the form of a Task Order from the Borough prior to commencing work. The amount of the Task Order cannot be exceeded without the Borough's written approval.

2. The annual quantity of Public Construction will be allocated every contract year to meet the needs of the RSA.
3. Payment for Public Construction shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
4. All Public construction, no matter the value of the Task Order, shall not pay less than the current prevailing wage rates as described in Alaska Statute 36.05.
5. Public Construction is required to conform to the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017)

**2.3 Three (3)-Year Anticipated Work Plan.** The Borough shall provide the Contractor a Three-Year Anticipated Work Plan in a format determined by the Borough:

- A. By no later than 90 days after a complete Startup Condition Assessment has been received from the Contractor for the first contract year.
- B. Each year thereafter on or before March 1 of each contract year (if the contract is renewed).

**2.4 Additional Work.** The Borough may request Contractor to perform additional work. Contractor may provide a proposal for requested Additional Work to the Borough for acceptance, including a description of the work to be completed and the price. Compensation for Additional Work will be at the agreed price.

- A. Additional Work completed without the Borough's approval will not be paid.
- B. Nothing in this Contract is intended to restrict the Borough from hiring other contractors to perform Additional Work. The Borough may use other contractors to complete work.

**2.5 Equipment.** The Contractor's rates for equipment are shown in contract documents. Rates will cover per hour, with operator, and shall include the total amount the Borough will pay under every circumstance covered by this contract.

**2.6 Changes to Contract.** Changes to the Contract must be in writing and can only made by the Borough. Contractor shall not perform work on any road, bridge or pedestrian facility not shown on the GIS dashboard or specifically identified within this contract unless otherwise provided by written change order issued by the Borough. The Borough may adjust road mileage or modify any road maintenance classification by issuing a change order to the Contractor.

**SUBJECT:** Award of bid number 26-102B to Tews, Inc. for the contract amount of \$1,227,952.67 to provide RSA 21 Big Lake Annual Road Maintenance.

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**

Defeated with Assmeblymembers Fonov and Bernier in support  
03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	X Rustin Krafft <small>Signed by: Rustin Krafft 2/27/2026</small>
Public Works Director	X Tom Adams, P.E. <small>Signed by: Tom Adams 2/27/2026</small>
Finance Director	X Cheyenne Heindel <small>Signed by: Cheyenne Heindel 3/3/2026</small>
Borough Attorney	X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos 3/3/2026</small>
Borough Manager	X Michael Brown <small>Signed by: Mike Brown 3/3/2026</small>
Borough Clerk	X Lonnie M cKechnie <small>Signed by: Lonnie M cKechnie</small>

**ATTACHMENT (S):** Analysis Sheet (1p)  
Scope of Work (2p)

**SUMMARY STATEMENT:** On January 21, 2026, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to perform annual road maintenance for Road Service Area (RSA) 21, Big Lake. Contractors are to provide services to the Borough for all road assets approved for maintenance within the Road Service Area (RSA). Contract Services are comprised of three general activities: Routine Maintenance, Periodic Maintenance, and Public Construction. Services purchased will support the Public Works Department in assembly districts #5 and #7.

In response to the advertisement, four bids were received. Award recommendation is being made to Tews, Inc. as the lowest responsive and responsible bidder based on Total Bid Amount.

The total award amount is based on the cost of Annual Routine Maintenance (basic summer and winter maintenance) Periodic Maintenance (Cracksealing, Striping, etc.) and Public Construction.

The amount represented in this legislation is broken down as follows:

Routine Maintenance	\$847,740.00
Periodic Maintenance	\$117,331.67
Public Construction	\$262,881.00

Public Construction and Periodic Maintenance are done through issuance of individual task orders on an as-needed basis under the 3-year work plan.

The term length for this agreement is for one year with two additional one-year renewals (potentially three-year contract), subject to annual appropriation of funds by the Borough Assembly.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department, Operations & Maintenance Division, will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: March 17, 2026

SUBJECT: Award of bid number 26-102B to Tews, Inc. for the contract amount of \$1,227,952.67 to provide RSA 21 Big Lake Annual Road Maintenance.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$1,227,952.67*	FUNDING SOURCE FY2027 Big Lake RSA Operating Budget
FROM ACCOUNT # 277.000.000 4xx.xxx	PROJECT
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>X</u> <u>Liese I Zanto</u> <small>Signed by: Liese I Zanto</small>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual		1,228.0				
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING		1,228.0				

CAPITAL						
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		1,228.0				
TOTAL		1,228.0				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) **\*Pending adoption of FY2027 budget**

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

 Recoverable Signature

X Cheyenne Heindel

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Signed by: Cheyenne Heindel

**BID ABSTRACT**  
**26-102B RSA 21 Big Lake Annual Road Maintenance**

Bid Date: February 12, 2026

CONTRACTOR:	NST Heavy Haul LLC	Tews, Inc	Red Valley Services	McKenna Brothers Paving
SCHEDULE A - ZONES 3 & 4	\$809,510.00			
DEDUCTIVE ALTERNATE 1 SCHEDULE A - ZONES 3 & 4	\$47,900.00			
SCHEDULE B - ZONES 3 & 4	\$178,240.00			
SCHEDULE C - ZONES 3 & 4	\$244,788.00			
SCHEDULE A - ALL ZONES 1, 2, 3 & 4		\$949,440.00	\$1,496,400.00	\$1,263,890.40
DEDUCTIVE ALTERNATE 1 SCHEDULE A - ALL ZONES 1, 2, 3 & 4		\$101,700.00	\$101,700.00	\$305,100.00
SCHEDULE B - ALL ZONES 1, 2, 3 & 4		\$351,995.00	\$276,710.00	\$160,054.00
SCHEDULE C - ALL ZONES 1, 2, 3 & 4		\$262,881.00	\$617,340.00	\$245,494.00
TOTAL BID ZONES 1 & 2				
TOTAL BID ZONES 3 & 4	\$1,065,811.33			
TOTAL BID ALL ZONES 1, 2, 3 & 4		\$1,227,952.67	\$2,104,276.67	\$1,257,635.73

\* See Note #1 \*

Note #1: Total Bid based on Schedule A minus Deductive Alternate plus (Schedule B divided by 3) plus Schedule C

**SECTION 102**  
**SCOPE OF WORK**

- 2.0 Description.** The work consists of performing year-round routine maintenance. Work may also consist of periodic maintenance or public construction that is approved by the Borough prior to commencement. The Contractor shall complete all work in accordance with the Contract.
- 2.1 Roads Approved for Maintenance.** The Borough's GIS dashboard (<https://matsugov.us/roads/maintenance>) identifies the road service area (RSA) boundary and the road maintenance classifications included in this Contract. Mileage shown in the bid documents is for road assets approved for maintenance within this Contract. The Borough shall provide written notification to the Contractor of any changes in approved service area road mileage or road maintenance classification. If the RSA contains a maintenance agreement with another entity (i.e. DOT, City of Wasilla, etc) that divides maintenance responsibilities, the contractor will be notified and respective maintenance will follow terms and definitions of this contract for the respective agreement.
- 2.2 Services.** The Contractor shall provide services to the Borough for all road assets approved for maintenance within the RSA to their classification and shall identify, prioritize, and plan services in accordance with the terms of this Contract. Services are comprised of three general activities as follows:
- A. Routine Maintenance.** Routine maintenance is the daily monitoring of road assets and the work required to conform to the Specifications for Road Maintenance.
    - 1. Routine Maintenance includes activities and response to conditions that are both predictable and unpredictable in nature.
    - 2. Payment for routine maintenance shall be made on a per mile basis as shown on the Bid Form.
  - B. Periodic Maintenance.** Periodic maintenance is work typically performed at certain intervals to provide protection, decrease the rate of deterioration, and preserve integrity of road assets.
    - 1. Periodic Maintenance must be timely completed which requires a written Task Order from the Borough prior to commencing work. The amount of the PO cannot be exceeded without the Borough's written approval.
    - 2. Periodic Maintenance is required to conform to the Specifications for Road Maintenance and the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017).
    - 3. The annual quantity of Periodic Maintenance will be reallocated every contract year by the Borough to meet the needs of the RSA.
    - 4. Payment for Periodic Maintenance shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
  - C. Public Construction.** Public Construction is work that includes rehabilitation, alteration, extension, or repair of roadways.
    - 1. Public construction requires written authorization in the form of a Task Order from the Borough prior to commencing work. The amount of the Task Order cannot be exceeded without the Borough's written approval.

2. The annual quantity of Public Construction will be allocated every contract year to meet the needs of the RSA.
3. Payment for Public Construction shall be made at the contract unit price for the quantity of authorized work completed and accepted during the billing cycle.
4. All Public construction, no matter the value of the Task Order, shall not pay less than the current prevailing wage rates as described in Alaska Statute 36.05.
5. Public Construction is required to conform to the Alaska Department of Transportation & Public Facilities Standard Specifications for Highway Construction (2017)

**2.3 Three (3)-Year Anticipated Work Plan.** The Borough shall provide the Contractor a Three-Year Anticipated Work Plan in a format determined by the Borough:

- A. By no later than 90 days after a complete Startup Condition Assessment has been received from the Contractor for the first contract year.
- B. Each year thereafter on or before March 1 of each contract year (if the contract is renewed).

**2.4 Additional Work.** The Borough may request Contractor to perform additional work. Contractor may provide a proposal for requested Additional Work to the Borough for acceptance, including a description of the work to be completed and the price. Compensation for Additional Work will be at the agreed price.

- A. Additional Work completed without the Borough's approval will not be paid.
- B. Nothing in this Contract is intended to restrict the Borough from hiring other contractors to perform Additional Work. The Borough may use other contractors to complete work.

**2.5 Equipment.** The Contractor's rates for equipment are shown in contract documents. Rates will cover per hour, with operator, and shall include the total amount the Borough will pay under every circumstance covered by this contract.

**2.6 Changes to Contract.** Changes to the Contract must be in writing and can only made by the Borough. Contractor shall not perform work on any road, bridge or pedestrian facility not shown on the GIS dashboard or specifically identified within this contract unless otherwise provided by written change order issued by the Borough. The Borough may adjust road mileage or modify any road maintenance classification by issuing a change order to the Contractor.

**SUBJECT: APPROVAL OF CHANGE ORDER NO. 3 FOR CONTRACT NO. 22-090P(B) WITH LOUNSBURY & ASSOCIATES, INC, FOR THE DESIGN OF HEMMER ROAD EXTENSION PROJECT TO ADD \$62,983 AND EXTEND THE COMPLETION DATE TO JUNE 30, 2027.**

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**

Approved under the consent agenda 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Originator	X C D B for A W S Signed by: Cole Branham 3/4/2026
Project Management Division Manager	X Cole Branham Signed by: Cole Branham 3/4/2026
Public Works Director	X Tom Adams, P.E. Signed by: Tom Adams 3/4/2026
Purchasing Director	X R Krafft Signed by: Russ Krafft 3/5/2026
Finance Director	X Cheyenne Heindel Signed by: Cheyenne Heindel 3/5/2026
Borough Attorney	X Shannon Bodolay for N S Signed by: Shannon Bodolay 3/5/2026
Borough Manager	X Michael Brown Signed by: Mike Brown 3/5/2026
Borough Clerk	X Lonnie M c K e c h n i e Signed by: Lonnie M c K e c h n i e 3/5/2026

**ATTACHMENT (S):** Fee Proposal (8 pp)

**SUMMARY STATEMENT:** Hemmer Road Extension South is one of the twenty projects included in the Transportation Infrastructure Program 2021 (TIP21) package. The project entails field investigations, preliminary engineering, right-of-way (ROW) acquisition, final design, utility relocation, and the construction of a new roadway.

On May 12, 2022, Purchasing awarded contract No. 22-090B to Lounsbury & Associates, Inc, for an original contract amount of

\$471,645 and an original completion date set for October 31, 2024. The award was approved by the Assembly through AM 22-032.

Change Order 1, added \$53,725 to update the 2021 rates that were originally used in the contract to current rates, adding efforts for public involvement support, and extend the final completion date to October 31, 2026. This amendment was approved by the Assembly on October 1, 2024, with AM 24-107.

Change Order 2, added \$88,345 to incorporate France Road re-alignment and intersection design.

Change Order No. 3 proposes extending the final completion date to June 30, 2027, and increasing the contract amount by \$62,983 for additional design efforts associated with the pathway, expanded right-of-way mapping due to a greater number of property impacts than originally anticipated, additional survey work to establish new property corners, and construction support. This change will increase the total contract amount to \$676,980 and extend the contract term to align with the current grant funding period. Based on the current schedule, a future extension of both the grant and the contract may be required depending on the timeline for right-of-way acquisition. All other terms and conditions of the contract remain unchanged.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

**RECOMMENDATION OF ADMINISTRATION:** APPROVE CHANGE ORDER NO. 3 FOR CONTRACT NO. 22-090P(B) WITH LOUNSBURY & ASSOCIATES, INC, FOR THE DESIGN OF HEMMER ROAD EXTENSION PROJECT TO ADD \$62,983 AND EXTEND THE COMPLETION DATE TO JUNE 30, 2027.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: March 17, 2026

SUBJECT: APPROVAL OF CHANGE ORDER NO. 3 FOR CONTRACT NO. 22-090P(B) WITH LOUNSBURY & ASSOCIATES, INC, FOR THE DESIGN OF HEMMER ROAD EXTENSION PROJECT TO ADD \$62,983 AND EXTEND THE COMPLETION DATE TO JUNE 30, 2027.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$62,983	FUNDING SOURCE Roads and Bridges Capital Projects
FROM ACCOUNT # 430.000.000 4xx.xxx	PROJECT# 35472
TO ACCOUNT:	PROJECT #
VERIFIED BY:  <div style="text-align: right;">3 / 5 / 2 0 2 6</div> <input checked="" type="checkbox"/> <u>L i e s e l Z a n t o</u> <small>Signed by: Liesel Zanto</small>	

**EXPENDITURES/REVENUES:** (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	63.0					
---------	------	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

**FUNDING:** (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	63.0					
TOTAL	63.0					

**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

**ANALYSIS: (Attach a separate page if necessary)**

APPROVED BY:	3 / 5 / 2 0 2 6
<input checked="" type="checkbox"/> <u>C h e y e n n e H e i n d e l</u>	
<small>Signed by: Cheyenne Heindel</small>	

February 26<sup>th</sup>, 2026

Matanuska-Susitna Borough  
Public Works Department  
533 E Fireweed Avenue  
Palmer, AK 99645

**Attention:** Andrew Strahler  
Project Manager

**Subject:** Revised Scope and Fee Proposal  
Bond Designs Phase 2 – Hemmer Road PSE - Amendment #4  
ROW Acquisition Map, Parcel Plats, Project Close-Out,  
Sidewalk Extension, Right Turn Lane Extension

Thank you for the opportunity to provide a Scope and Fee amendment for the subject project. A Plans-In-Hand and Design Study Report has been reviewed by MSB and this amendment has been requested to add the additional work required to complete the project through Final PS&E. We understand the work generally consists of completing the ROW Mapping task now that all acquisitions have been determined and see the project through the close-out phase to include setting final survey monumentation. MSB also requested that Lounsbury extend the pathway onto school property further and extend the right turn lane at the Palmer Wasilla Highway. Additionally, Lounsbury has completed the PI tasks and commitments for the project as originally negotiated and additional PI scope is required to complete the work.

## SCOPE OF WORK

### Amend TASK No. 1 – Survey

Lounsbury will expand on the previously scoped corridor survey to include additional topography to design the pathway extension leading to the school. We will also walk the corridor to ensure no structures exist within 25' of any ROW takes.

Once all project ROW needs have been identified and acquisitions complete, we will set new property corners at all geometry points of the new ROW corridor to include centerline monuments at all PC's, PT's and SI's. We have estimated this to be 36 monuments to set consisting of 5/8" x 30" rebar with 2" aluminum caps. Additionally, we will set a steel monument case with lid in the intersection of the Palmer-Wasilla Highway and Hemmer Road at the street intersection.

### **Deliverable(s):**

- C3D surface
- Topography basemap
- Final Property Corners established at new ROW limits and centerline geometry points



3230 C Street, Suite 201 Anchorage, Alaska 99503 T: 907-272-5451 F: 907-272-9065  
1175 N. Leatherleaf Loop Ste. D Wasilla, Alaska 99654 T: 907-357-9129 F: 907-357-9140  
418 Wedgewood Drive Fairbanks, Alaska 99701 T: 907-374-8547

WWW.LOUNSBURYINC.COM



AM 26-027

Amend TASK No. 2 – ROW Mapping

We have identified 12 takes to be needed for this project, an addition of 5 from the previously scoped 7 takes. Lounsbury will expand on the previously scoped ROW mapping to include these 5 additional parcel plats, and will update the ROW base/acquisition maps accordingly.

**Deliverable(s):**

- Five (5) additional Parcel Plats
- Additional ROW Base/Acquisition Mapping

Add TASK No. 7A – Public Involvement

This amendment adds scope to Lounsbury's PI task to cover the assumed remaining PI efforts. This includes 4 property owner meetings, attending one more community council meeting, and one more MSB Transportation Fair. This task will be billed on a T&E basis.

**Deliverable(s):**

- Representation at 4 ROW meetings with property owners, attendance of one Community Council meeting and one MSB Transportation Fair.

Amend TASK No. 8 – PS&E and ESCP

Task 8 will be amended to include design work to extend the pathway approximately 330 feet south to Valley Pathways School's first parking lot access. This work includes verifying and grading to ensure adequate clear zone exists along the school's access road so that the existing guardrail in the area can be removed. The work will add one F sheet to the plans, requires additional detail for grading parameters, and adds items to C and D sheets.

This task amendment also includes work to extend the length of the right turn lane onto the Palmer-Wasilla Highway. The work includes modification of lane lines, site grading and signage and will impact existing C, D, F, and H sheets.

**Deliverable(s):**

- Pre-PS&E Deliverables Package
- Final PS&E Deliverables Package

## SCHEDULE

Lounsbury can begin work immediately after receiving Notice to Proceed from MSB. It is assumed tasks 1 and 2 will get started immediately, plans development will pickup again after ROW negotiations have progressed, and PI efforts will continue to be ongoing.

If, through no fault of Lounsbury, such periods of time or dates are changed, or the orderly and continuous progress of Lounsbury's work is impaired, delayed or suspended, then the time for completion of Lounsbury's services, and the rates and amounts of compensation, may be adjusted equitably.

## ESTIMATED COST AND FEE BASIS

Our fee for the additional task and updated deliverables described above are shown below.

Task	Fee Type	Fee
Amend Task Number 1 – Surveying	Lump Sum	\$23,915
Amend Task Number 2 – ROW Mapping	Lump Sum	\$13,753
Add Task Number 7A – Public Involvement	T&E	\$8,258
Amend Task Number 8 – PS&E/ESCP	Lump Sum	\$17,057
<b>TOTAL FEE FOR THIS AMENDMENT</b>		<b>\$62,983</b>
<b>TOTAL FEE THROUGH LAST AMENDMENT</b>		<b>\$613,715</b>
<b>TOTAL FEE FOR THIS AGREEMENT (Cumulative)</b>		<b>\$676,698</b>

Thank you for this opportunity to provide professional services. We look forward to working with you. If I can answer any questions, please give me a call at (907) 240-0847.

Sincerely,  
**Lounsbury & Associates, Inc.**



Scott Pulice, PE  
Project Manager

*Attached: Summary Fee sheets*

**TOTAL PROJECT SUMMARY**

**FIRM: Lounsbury and Associates, Inc.**

**PROJECT TITLE:**  
**MSB Road Bond No. 2 - Hemmer Road PSE - Amend No. 4**

**DATE: 2/26/26**

**TOTAL NEGOTIATED FIXED FEE: \$5,427**

GROUP	TASK No.	TASK DESCRIPTION	DIRECT LABOR	INDIRECT COST	EXPENSES	TOTAL COST	FEE PER TASK	FIRM'S TOTAL PRICE	*SUB-CONTRACTS	PRICE PLUS SUBS
	1	Surveying	\$8,041	\$12,874	\$990	\$21,905	\$2,010	\$23,915	\$0	\$23,915
	2	Additional ROW Mapping	\$4,789	\$7,667	\$100	\$12,555	\$1,197	\$13,753	\$0	\$13,753
	7A	Public Involvement	\$2,896	\$4,637	\$0	\$7,533	\$724	\$8,258	\$0	\$8,258
	8	PS&E and ESCP	\$5,983	\$9,579	\$0	\$15,562	\$1,496	\$17,057	\$0	\$17,057
<p>*Subcontractors for negotiated professional or technical services, products, etc. (Commodity items available to the general public at market prices, equipment use, and unit priced items are generally included in estimate as expenses.)</p>										
<b>ESTIMATED TOTALS</b>			<b>DIRECT LABOR</b>	<b>INDIRECT COST</b>	<b>EXPENSES</b>	<b>TOTAL COST</b>	<b>FEE</b>	<b>FIRM'S TOTAL PRICE</b>	<b>*SUB-CONTRACTS</b>	<b>PRICE PLUS SUBS</b>
TASKS 1 - 11			\$21,709	\$34,756	\$1,090	\$57,556	\$5,427	\$62,983	\$0	\$62,983

COST ESTIMATE PER TASK														
FIRM: Lounsbury and Associates, Inc.			PROJECT TITLE: Road Bond Design Phase 2 - Hemmer Road											
Task	1	TASK DESCRIPTION: Surveying										DATE: 1/27/26		
METHOD OF PAYMENT:		FP <input checked="" type="checkbox"/>	FPPE <input checked="" type="checkbox"/>	T&E <input type="checkbox"/>	CPFF <input type="checkbox"/>	PREPARED BY: JV								
SUB-TASK DESCRIPTION		LABOR HOURS PER JOB CLASSIFICATION												
		Survey Manager (Varney)	Project Surveyor (Eischens)	ROW Mapping (Hetlet)	Professional Land Surveyor	Survey Technician VI	2 M.C.	2 M.C. Overtime						Totals
<b>Management</b>														
Meetings and Coordination		1	1											0
														0
<b>Design Stage - Field Surveying</b>														0
Comps for fieldwork			2											2
Additional Topo for School Pathway			1				4	1						6
Verify Structures within 25' of takes							4	1						5
														0
														0
<b>Design Stage - Office</b>														0
Process Survey Data					2									2
Update Topo DWG			1			4								5
														0
<b>Closeout - Field Surveying</b>														0
Comps for fieldwork		1	2	2										5
Set Centerline Monuments (10 total, 1 in case)			2				16	4						22
Set New Property Corners at Takes (26 total)			3				24	6						33
														0
														0
<b>Closeout - Office</b>														0
Process Survey Data			1		4									5
Update ROW Acquisition Maps Maps			1	4										5
														0
														0
<b>TOTAL LABOR HOURS</b>		2	14	6	6	4	48	12						92
<b>LABOR RATES (\$/HR)</b>		\$84.13	\$64.90	\$60.10	\$55.00	\$43.00	\$95.00	\$142.50						
<b>LABOR COSTS (\$)</b>			\$908.60	\$360.60	\$330.00	\$172.00	\$4,560.00	\$1,710.00						\$8,041.20
<b>EXPENSES</b>					<b>Comments/Assumptions</b>									
<b>SUB-TASK NO.</b>	<b>ITEM(S)</b>			<b>QTY.</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>	1. Field Time based on 10 hour days 2. Add in 1 day for additional topo to pickup structures within 25' of takes and topo pathway near school 3. Add in 36 monuments at parcel takes and centerlines to see project through to closeout							
1	Monument Supplies (36x Rebar/AC)			36	\$15.00	\$540.00								
1	Monument Case w/Lid (for centerline mons)			1	\$250.00	\$250.00								
1	Misc. Survey Supplies			1	\$200.00	\$200.00								
					<b>FIRM'S TOTAL COST OF LABOR:</b>									
					<b>TOTAL INDIRECT COST @ 160.1%</b>									
					<b>FIRM'S TOTAL EXPENSES</b>									
					<b>FIRM'S TOTAL COST (no Subcontracts or Fee)</b>									
<b>SUB-CONTRACTORS: Firm Initials and Price Per Task</b>														
<b>FIRM:</b>														
<b>AMOUNT:</b>					\$0									
					<b>TOTAL SUBCONTRACTOR PRICES:</b>									
					\$0									

\* Labor Rates shall be direct labor (base pay) only if Method of Payment is CPFF; otherwise, Labor Rates shall be total rates (i.e. base pay + benefits + overhead + profit.)

COST ESTIMATE PER TASK															
FIRM: Lounsbury and Associates, Inc.				PROJECT TITLE: Road Bond Design Phase 2 - Hemmer Road											
Task	2	TASK DESCRIPTION: Additional ROW Mapping										DATE: 1/30/26			
METHOD OF PAYMENT:		FP <input checked="" type="checkbox"/>	FPPE <input checked="" type="checkbox"/>	T&E <input type="checkbox"/>	CPFF <input type="checkbox"/>	PREPARED BY: JV									
SUB-TASK DESCRIPTION		LABOR HOURS PER JOB CLASSIFICATION										Totals			
		Survey Manager (Varney)	Project Surveyor (Eischens)	ROW Mapping (Hettlet)	Professional Land Surveyor	Survey Technician VI	2 M.C.	2 M.C. Overtime							
<b>Article 11 ROW Mapping</b>															
Meetings and Coordination		1		4										5	
ROW Acquisition Map (11.3)				4		8								12	
Draft Parcel Plats (5 new, 12 total) (11.4)				15		40								55	
ROW Negotiations		2	2	2		4								10	
Draft TCP				2		6								8	
Deliverables				2		4								6	
QA / QC		2	2	2										6	
<b>TOTAL LABOR HOURS</b>		5	4	31	0	62	0	0						<b>102</b>	
<b>LABOR RATES (\$/HR)</b>		\$84.13	\$64.90	\$60.10	\$55.00	\$43.00	\$95.00	\$142.50							
<b>LABOR COSTS (\$)</b>			\$259.60	\$1,863.10	\$0.00	\$2,666.00	\$0.00	\$0.00						<b>\$4,788.70</b>	
EXPENSES					Comments/Assumptions										
SUB-TASK NO.	ITEM(S)			QTY.	UNIT PRICE	TOTAL PRICE	1. Add 10% more time on ROW Acquisition Maps to account for 5 additional parcels 2. 5 new Parcel Plats, for 12 total 3. One (1) TCP to be drafted 3. MSB is responsible for all Title Reports 4. MSB will spearhead ROW Mapping through platting board 5. LAI to record SCD and reference recorded doc. # in planset and ROW maps								
	Misc. Printing Supplies			1	\$100.00	\$100.00									
						\$0.00									
						\$0.00									
						\$0.00									
<b>FIRM'S TOTAL COST OF LABOR:</b>														<b>\$4,789</b>	
<b>TOTAL INDIRECT COST @</b>														<b>160.1%</b>	<b>\$7,667</b>
<b>TOTAL EXPENSES:</b>						<b>\$100</b>	<b>FIRM'S TOTAL EXPENSES</b>							<b>\$100</b>	
<b>SUB-CONTRACTORS: Firm Initials and Price Per Task</b>						<b>FIRM'S TOTAL COST (no Subcontracts or Fee)</b>									<b>\$12,555</b>
<b>FIRM:</b>															
<b>AMOUNT:</b>						<b>\$0</b>	<b>TOTAL SUBCONTRACTOR PRICES:</b>							<b>\$0</b>	

\* Labor Rates shall be direct labor (base pay) only if Method of Payment is CPFF; otherwise, Labor Rates shall be total rates (i.e. base pay + benefits + overhead + profit.)

COST ESTIMATE PER TASK														
FIRM: Lounsbury and Associates, Inc.				PROJECT TITLE: Road Bond Design Phase 2 - Hemmer Road										
Task 7A		TASK DESCRIPTION: Public Involvement								DATE: 2/26/26				
METHOD OF PAYMENT:		FP <input type="checkbox"/>		FPPE <input type="checkbox"/>		T&E <input checked="" type="checkbox"/>		CPFF <input type="checkbox"/>		PREPARED BY: JT				
SUB-TASK DESCRIPTION		LABOR HOURS PER JOB CLASSIFICATION												
		Contract Manager (Taylor)	Project Manager (Pulice)	Civil Engineer (Gingrich)	Staff Civil Engineer	CADD Tech								Totals
ROW and Property Owner Coordination (assume 4 meetings)		1	8	4	4	8							25	
Prep and Attend Community Council Meeting			4	4	4	4							16	
Prep and Attend MSB Transpo Fair			4	4	4	4							16	
TOTAL LABOR HOURS		1	16	12	12	16							57	
LABOR RATES (\$/HR)		\$85.00	\$71.40	\$46.00	\$39.00	\$40.56								
LABOR COSTS (\$)		\$85.00	\$1,142.40	\$552.00	\$468.00	\$648.96							\$2,896.36	
EXPENSES					Comments/Assumptions									
SUB-TASK NO.	ITEM(S)			QTY.	UNIT PRICE	TOTAL PRICE	1. Additional PI Scope and effort is required to complete the work. We assume we will be needed to meet with several property owners to support MSB ROW negotiations and will attend prepare supporting deliverables and attend at least one other community event and one more MSB Transportation Fair.							
					\$0.00									
FIRM'S TOTAL COST OF LABOR:													\$2,896	
TOTAL INDIRECT COST @										160.1%				\$4,637
TOTAL EXPENSES:					\$0	FIRM'S TOTAL EXPENSES							\$0	
SUB-CONTRACTORS: Firm Initials and Price Per Task					FIRM'S TOTAL COST (no Subcontracts or Fee)									
FIRM:						total							\$7,533	
AMOUNT:	\$0					\$0	TOTAL SUBCONTRACTOR PRICES:						\$0	

COST ESTIMATE PER TASK													
FIRM: Lounsbury and Associates, Inc.				PROJECT TITLE: Road Bond Design Phase 2 - Hemmer Road									
Task 8		TASK DESCRIPTION: PS&E and ESCP								DATE: 2/26/26			
METHOD OF PAYMENT:		FP <input checked="" type="checkbox"/>		FPPE <input checked="" type="checkbox"/>		T&E <input type="checkbox"/>		CPFF <input type="checkbox"/>		PREPARED BY: JT			
SUB-TASK DESCRIPTION		LABOR HOURS PER JOB CLASSIFICATION						Totals					
		Contract Manager (Taylor)	Project Manager (Pulice)	Civil Engineer (Gingrich)	Staff Civil Engineer	CADD Tech							
Design Pathway Extension onto School Property		1											1
Additional F Sheet			4	4	16	8							32
Additional Details			2	4	4	4							14
Engineers Estimate			2	4	4								10
Extend Right Turn Lane at PWH		1											1
Design Effort (will go on existing F sheet)			4	4	16	12							36
Additional H Sheet work (striping and signage)			2	4	16	8							30
Engineers Estimate			1	4	4								9
TOTAL LABOR HOURS		2	15	24	60	32							133
LABOR RATES (\$/HR)		\$85.00	\$71.40	\$46.00	\$39.00	\$40.56							
LABOR COSTS (\$)		\$170.00	\$1,071.00	\$1,104.00	\$2,340.00	\$1,297.92							\$5,982.92
EXPENSES						Assumptions							
SUB-TASK NO.	ITEM(S)	QTY.	UNIT PRICE	TOTAL PRICE	1. Efforts cover two submittals for 95% and 100% including plans, engineers estimate, etc. At least one more F sheet and a few details will need to be added to the plans.								
1		0	\$125.00	\$0.00									
					FIRM'S TOTAL COST OF LABOR:				\$5,983				
					TOTAL INDIRECT COST @				160.1% \$9,579				
					TOTAL EXPENSES:				\$0				
					FIRM'S TOTAL EXPENSES				\$0				
SUB-CONTRACTORS: Firm Initials and Price Per Task					FIRM'S TOTAL COST (no Subcontracts or Fee)				\$15,562				
FIRM:				total									
AMOUNT:				\$0	TOTAL SUBCONTRACTOR PRICES:				\$0				

\* Labor Rates shall be direct labor (base pay) only if Method of Payment is CPFF; otherwise, Labor Rates shall be total rates (i.e. base pay + benefits + overhead + profit.)

**SUBJECT:** Acceptance of late filed and retroactive Senior Citizen and Disabled Veteran exemption applications for the period of January and February 2026

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**  
 Approved under the consent agenda 03/17/ - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Originator	X Jamie Love <small>Signed by: Jamie Love 3/27/2026</small>
Assessment Manager	X Krista King <small>Signed by: Krista King 3/27/2026</small>
Finance Director	X Cheyenne Heindel <small>Signed by: Cheyenne Heindel 3/27/2026</small>
Borough Attorney	X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos 3/27/2026</small>
Borough Manager	X Michael Brown <small>Signed by: Mike Brown 3/27/2026</small>
Borough Clerk	X Lonnie McKechnie <small>Signed by: Lonnie McKechnie 3/27/2026</small>

**ATTACHMENT (S) :**

**SUMMARY STATEMENT:** Attached is a list of individuals who are requesting exemptions for late filed and retroactive applications for Senior Citizen and Disabled Veteran exemption. In 2002, the State of Alaska enacted legislation whereby Disabled Veterans and Senior Citizen may request retroactive exemptions. MSB Code was amended according to MSB Code 3.15.030(c) now establishes authority of the assembly with good cause to accept the late filed applications as timely.

**RECOMMENDATION OF ADMINISTRATION:**

**MATANUSKA-SUSITNA BOROUGH  
FISCAL NOTE**

Agenda Date: March 17, 2026

SUBJECT: Acceptance of Late Filed and Retroactive Senior Citizen and Disabled Veteran Exemption Applications for the Period of January and February 2026

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED <\$188,266>	FUNDING SOURCE ARA/NAR/SSA/FSA/RSA
FROM ACCOUNT # xxx.xxx.xxx 3xx.xxx	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY:  X <u>Liesel Zanto</u> <span style="float: right;">3 / 3 / 2 0 2 6</span> <small>Signed by: Liesel Zanto</small>	

**EXPENDITURES/REVENUES:** (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE	<188.3>					

**FUNDING:** (Thousands of Dollars)

General Fund	<114.5>					
State/Federal Funds						
Other	<73.8>					
TOTAL	<188.3>					

**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

**ANALYSIS: (Attach a separate page if necessary)**

APPROVED BY:	 Recoverable Signature
	X <u>Cheyenne Heindel</u> <small>Signed by: Cheyenne Heindel</small>

## Senior Citizen and Disabled Veteran Tax Exemptions

Account #	Name	Exemption	Tax Year	Amount
52507B01L007	Laura Millen	SCIT	2025	\$174,950.00
52507B01L007	Laura Millen	SCIT	2024	\$164,100.00
58484000L003	Benjamin Whipple	SCIT	2025	\$279,720.00
54062B01L003	Grizzly Bear	SCIT	2025	\$32,200.00
54062B01L003	Grizzly Bear	SCIT	2024	\$32,000.00
57737B05L004	Fabio Ferroni	DVET	2025	\$279,720.00
58292B02L001	Timothy Johansen	DVET	2025	\$222,500.00
56180000T039	Oral Scott	DVET	2025	\$279,720.00
52993B10L001	Barry Bunnell	DVET	2025	\$279,720.00
55858B01L016	Robert Rathburn	SCIT	2025	\$279,720.00
55858B01L016	Robert Rathburn	SCIT	2024	\$270,681.00
53494000L005D	Danny Ray Sweeten	SCIT	2025	\$51,800.00
53494000L005D	Danny Ray Sweeten	SCIT	2024	\$51,500.00
57576000L001	Audrey Amundson	SCIT	2025	\$158,200.00
52720B01L007	Esperanza Murrieta	SCIT	2025	\$108,500.00
52720B01L007	Esperanza Murrieta	SCIT	2024	\$103,467.00
52361B01L016	Ray Andrade	DVET	2025	\$279,720.00
52361B01L016	Ray Andrade	DVET	2024	\$270,681.00
51630B04L012	Jamie Burns	DVET	2025	\$279,720.00
51630B04L012	Jamie Burns	DVET	2024	\$270,681.00
57174B20L033	Dexter Tucker	DVET	2025	\$279,720.00
55101B01L004A	Jeffrey Brouse	DVET	2025	\$279,720.00
55101B01L004A	Jeffrey Brouse	DVET	2024	\$270,681.00
219N04W28B024	Darry Failing	SCIT	2025	\$279,720.00
219N04W28B024	Darry Failing	SCIT	2024	\$270,681.00
51342B03L007	Larry Burgess	SCIT	2025	\$279,720.00
51342B03L007	Larry Burgess	SCIT	2024	\$270,681.00
118N02E12D010	Daniel Roberts	SCIT	2025	\$156,500.00
55071000L001	John Stefanski	SCIT	2025	\$228,500.00
116N03E15D007	Ronnie Corneille	SCIT	2025	\$117,800.00
116N03E15D012	Ronnie Corneille	SCIT	2025	\$49,100.00
116N03E15D012	Ronnie Corneille	SCIT	2024	\$77,600.00
56334000L016	Stephen Mills	SCIT	2025	\$170,900.00
57275B03L004	Robert Schenker	SCIT	2025	\$137,800.00
57275B03L004	Robert Schenker	SCIT	2024	\$48,900.00
55011B02L010	James Patterson	SCIT	2025	\$44,420.00
55011B02L010	James Patterson	SCIT	2024	\$49,900.00
56944000T00A-1	Robert Koski	SCIT	2025	\$279,720.00
56944000T00A-1	Robert Koski	SCIT	2024	\$270,681.00

## Senior Citizen and Disabled Veteran Tax Exemptions

Account #	Name	Exemption	Tax Year	Amount
57347000L001	Richard Stryken	SCIT	2025	\$279,720.00
57347000L001	Richard Stryken	SCIT	2024	\$270,681.00
57332B01L015	Mabel Aguirre	DVET	2025	\$279,720.00
53048B01L003	John Pagel	DVET	2025	\$279,720.00
54736B03L005	Daniel Piaskowski	SCIT	2025	\$279,720.00
57402B01L001	William D'Hondt	DVET	2025	\$279,720.00
57402B01L001	William D'Hondt	DVET	2024	\$270,681.00
116N04E19C008	David Richvalsky	DVET	2025	\$279,720.00
116N04E19C008	David Richvalsky	DVET	2024	\$74,400.00
56816B03L027	Carlos Lagman	DVET	2025	\$279,720.00
51923B02L008	Samuel Adams	SCIT	2025	\$279,720.00
51923B02L008	Samuel Adams	SCIT	2024	\$270,681.00
52082B02L012	James May	DVET	2025	\$279,720.00
52082B02L012	James May	DVET	2024	\$270,681.00
216N03W34A016	Skylar Gifford	DVET	2025	\$30,600.00
216N03W34A016	Skylar Gifford	DVET	2024	\$30,600.00
51077B14L008	Pavel Snegur	SCIT	2025	\$279,720.00
57238000L009	Marc Todino	DVET	2025	\$279,720.00
57505000L002	Wayne Mackey	SCIT	2025	\$188,500.00
52435B04L018	Paul Erickson	SCIT	2025	\$279,720.00
52435B04L018	Paul Erickson	SCIT	2024	\$270,681.00
53287B01L006A	John Layton	SCIT	2025	\$19,020.00
53287B01L006A	John Layton	SCIT	2024	\$23,881.00
218N01W13D013	Joshua Cropper	DVET	2025	\$279,720.00
58258B02L010	Kyle Laws	DVET	2025	\$206,700.00
58258B02L010	Kyle Laws	DVET	2024	\$188,100.00
53105B02L020A	Randall Sandvik	SCIT	2025	\$62,100.00
53105B02L020A	Randall Sandvik	SCIT	2024	\$58,400.00
4U03234-20000	Marc Vradenburg	SCIT	2025	\$29,600.00
4U03234-20000	Marc Vradenburg	SCIT	2024	\$28,800.00

**SUBJECT:** Award Proposal No. 26-096P to PND Engineers, Inc., RESPEC Company, LLC, and R&M Consultants, Inc. for annual contracts each not to exceed \$300,000 to provide Structural and Hydraulic Infrastructure Engineering Services.

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**  
Approved under the consent agenda - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	X      R u s t i n   K r a f f t <small>Signed by: Rustin Krafft</small>
Public Works Director	X      T o m   A d a m s ,   P E <small>Signed by: Tom Adams</small>
Finance Director	X      C h e y e n n e   H e i n d e l <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	X      N i c h o l a s   S p i r o p o u l o s <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	X      M i c h a e l   B r o w n <small>Signed by: Mike Brown</small>
Borough Clerk	X      L o n n i e   M c K e c h n i e <small>Signed by: Lonnie McKechnie</small>

**ATTACHMENT (S) :** Analysis Sheet            (1p)  
Scope of Services                    (6p)

**SUMMARY STATEMENT:** On December 18, 2025, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting proposals from qualified professional consultants to provide inspection, evaluation, analysis, and design services for repairs or improvements to public infrastructure throughout the Borough. Services include structural engineering, surveying, geotechnical investigations, hydrology and hydraulic analysis, and the preparation of plans, specifications, and cost estimates for structures such as bridges, culverts, retaining walls, and other non-occupied civil facilities. These services are necessary to ensure the safety, resiliency, and long-term serviceability of Borough infrastructure, to support informed capital planning and project delivery, and to reduce risk and costs associated with

deferred maintenance and infrastructure failure. Services purchased will support the Public Works Department for work in all assembly districts.

In response to the advertisement, four proposals were received. A proposal evaluation team made up of Borough Public Works staff evaluated the proposals. The top three ranked proposals are PND Engineers, Inc., RESPEC Company, LLC, and R&M Consultants, Inc., see the analysis sheet for details.

These term contracts provide the pre-design & engineering division with a set of pre-qualified/pre-selected design consultants, based on qualifications, for use on projects under \$150,000 from start to finish. By using these agreements, consultant selection is faster, and we can include pricing as a selection factor. Projects exceeding \$15,000 will be quoted by the Purchasing Division between the three firms, with the lowest quote being awarded the task order. It is not anticipated that the annual limit (\$300k per year, per firm) will be reached on any of these contracts; however, establishing authority beyond anticipated capacity will allow for competition throughout the entire year.

The initial contract period of performance begins upon contract execution and ends on June 30, 2027. The term of this agreement is one year, with two additional one-year renewals, subject to annual appropriation of funds by the Borough Assembly.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department, Project Management Division, will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

**SUBJECT:** Award of bid number 26-112B to Alaskan Industries Inc. for the contract amount of \$122,670.00 for Brett Ice Rink Rubber Flooring Replacement.

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**

Approved under the consent agenda 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	X <u>          R u s t i n K r a f f t          </u> <small>Signed by: Rustin Krafft</small>
Public Works Director	X <u>          T o m A d a m s, P E          </u> <small>Signed by: Tom Adams</small>
Finance Director	X <u>          C h e y e n n e H e i n d e l          </u> <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	X <u>          N i c h o l a s S p i r o p o u l o s          </u> <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	X <u>          M i c h a e l B r o w n          </u> <small>Signed by: Mike Brown</small>
Borough Clerk	X <u>          L o n n i e M c K e c h n i e          </u> <small>Signed by: Lonnie McKechnie</small>

**ATTACHMENT (S):** Analysis Sheet (1p)  
 Scope of Work (2p)

**SUMMARY STATEMENT:** On January 14, 2026, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to remove and replace the Brett Memorial Ice Rink Flooring with ice rink rated flooring. The current flooring at the ice rink is approximately 26 years old and has exceeded its life span of 20 years and has become difficult to maintain. The Arena gets between 120-130K people per year with 75K skaters per year.

The Services purchased will support the Public Works Department in assembly district #2.

In response to the advertisement, two bids were received. Award recommendation is being made to Alaskan Industries Inc. as the lowest responsive and responsible bidder based on Total Bid Amount.

The final completion date for this project is May 31, 2026.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: March 17, 2026

SUBJECT: Award of bid number 26-112B to Alaska Industries Inc. for the contract amount of \$122,670.00 for Brett Ice Rink Rubber Flooring Replacement.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$122,670.00	FUNDING SOURCE Cultural and Rec Services Capital Projects
FROM ACCOUNT # 440.000.000 4xx.xxx	PROJECT#15053-1800-1806
TO ACCOUNT :	PROJECT #
VERIFIED BY:  <input checked="" type="checkbox"/> <u>L i e s e l Z a n t o</u> <small>S i g n e d B y : L i e s e l Z a n t o</small>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	122.7					
---------	-------	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	122.7					
TOTAL	122.7					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

 Recoverable Signature

C h e y e n n e H e i n d e l

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

S i g n e d b y : C h e y e n n e H e i n d e l



**MATANUSKA-SUSITNA BOROUGH PURCHASING DIVISION**

BID OPENING PRELIMINARY RESULTS

26-112B Brett Ice Rink Rubber Flooring Replacement

		<b>BIDDER</b>	Aurora Flooring LLC	Alaskan Industries Inc	NA
Signed Bid Form			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Receipt of Addendum – 1, 2, 3, 4			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Bid Guarantee			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>BID ITEM</b>	<b>DESCRIPTION</b>		<b>BID AMOUNT</b>	<b>BID AMOUNT</b>	<b>BID AMOUNT</b>
1.	Remove and replace the ice rink flooring at the Brett Ice Rink in accordance to the Scope of Work.		<b>\$142,000.00</b>	<b>\$122,670.00</b>	\$
		<b>BIDDER</b>	NA	NA	NA
Signed Bid Form			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Receipt of Addendum – 1, 2, 3, 4			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Bid Guarantee			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>BID ITEM</b>	<b>DESCRIPTION</b>		<b>BID AMOUNT</b>	<b>BID AMOUNT</b>	<b>BID AMOUNT</b>
1.	Remove and replace the ice rink flooring at the Brett Ice Rink in accordance to the Scope of Work.		\$	\$	\$

**RECOMMENDATION:** ALL BIDS ARE TAKEN UNDER ADVISEMENT

Wednesday, February 11, 2026  
DATE

\_\_\_\_\_  
PURCHASING OFFICER

\_\_\_\_\_  
PURCHASING REPRESENTATIVE

\_\_\_\_\_  
PROJECT MANAGER/WITNESS

**SCOPE OF WORK  
BID 26-112B**

**BRETT ICE RINK RUBBER FLOORING REPLACEMENT**

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**1.01 General**

The Matanuska-Susitna Borough is requesting bids to remove existing Mondo ice rink rated rubber flooring and install new ice rink rated rubber flooring of equal or greater quality at the Brett Memorial Ice Areana, Located at 701 East Bogard Road, Wasilla, Alaska 99654. The flooring at the Brett Memorial Ice Areana is approximately 26 years old and has exceeded its life span of 20 years and has become difficult to maintain and needs to be replaced. The Areana gets between 120-130K people per year with 75k skaters per year.

**The installation must be performed and fully completed during the annually scheduled facility shutdown, from May 1 through May 31, 2026.**

- A. Contractor shall provide all labor, materials, tools, expertise, supervision, and miscellaneous supplies required to perform the work, within the stated period of time.
- B. Remove existing ice rink rubber flooring and palletize the salvageable material. Notify the MSB Project Manager when the salvageable material is ready for pickup. Prepare the substrate by filling cracks and divots with patch material in accordance with the flooring manufacturer's requirements.
- C. Work and access to the facility during the shutdown period will be unrestricted; however, the contractor shall submit an installation schedule identifying proposed working hours. This schedule will allow the facility manager to coordinate other maintenance activities during the shutdown.
- D. Preferred Manufacturers: Mondo (Ramflex® tiles) or equivalent. This is a specialty product that needs to be installed by an approved vendor.
- E. Approximate area: 7,600 Square Feet (estimate only); Contractor to field verify quantities and conditions during pre-bid.
- F. Color selections are identified in attachment #1. Final color selection will depend on product availability to meet the shutdown schedule for this project.
- G. Pre-bid will be conducted at an on-site visit. Attendance is strongly recommended to familiarize bidders with site conditions.

**1.02 Delivery, Storage, and Handling**

- A. Contractor-Owned tools and supplies may be stored on site at the contractor's risk. Storage locations will be coordinated with the Project Manager and facility manager.
- B. Materials delivered to the site shall remain in original, unopened shipping packaging until installation.

**1.03 Project Site Conditions**

- A. The contractor shall coordinate facility access requirements with the Borough for the duration of the contract period.

**1.04 Clean-Up**

- A. All debris related to the work shall be removed from the building at the contractor's expense. MSBSD and MSB dumpsters are not available for contractor use.
- B. The Contractor shall be responsible for temporarily moving and replacing any obstacles or furnishings necessary to perform the work.

**1.05 Project Schedule**

Construction is from May 1 through May 31, 2026.

**1.06 Warranty**

- A. One (1) year warranty on labor and manufacturer's standard warranty on Materials.

**1.08 Contract Closing**

- A. A Site inspection will be conducted with the Borough Project Manager and the contractor upon completion of the work. A punch list will be issued, and all items must be corrected prior to final acceptance.
- B. MSB Closeout Document
- C. Alaska Department of Labor Notice of Completion

**SUBJECT:** Award of proposal number 26-081P to Koniag Cyber Solutions, LLC for the three-year contract amount of \$526,833.00 to provide Cyber Security Managed Detection and Response Services.

**AGENDA OF: March 17, 2026**

**ASSEMBLY ACTION:**

Approved under the consent agenda 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	X Rustin Krafft <small>Signed by: Rustin Krafft</small>
Information Technology Director	X Leah Jones <small>Signed by: Leah Jones</small>
Finance Director	X Cheyenne Heindel <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	X Michael Brown <small>Signed by: Mike Brown</small>
Borough Clerk	X Lonnie McKechnie <small>Signed by: Lonnie McKechnie</small>

**ATTACHMENT (S) :** Analysis Sheet (1p)  
 Scope of Services (4p)

**SUMMARY STATEMENT:** On November 6, 2025, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting proposals from qualified firms to provide Cyber Security Managed Detection and Response Services. This contract will allow the Borough Information Technology staff to proactively reduce cybersecurity risks, protect sensitive and critical information, and prevent disruptions to essential public services. These services strengthen the Borough’s ability to detect and respond to cyber incidents in a timely manner, reduce potential financial and operational impacts, and support the Assembly’s responsibility to safeguard public assets and maintain public trust in Borough operations.

Services purchased will support the Information Technology

Department for all assembly districts.

In response to the advertisement, seventeen proposals were received. A proposal evaluation team made up of Borough Information Technology Staff evaluated the proposals and selected Koniag Cyber Solutions, LLC as the most advantageous firm for the Borough.

The initial contract period of performance begins upon execution of the contract and ends on June 30, 2027. The term of this agreement is one year, with two additional one-year renewals (potentially a three-year contract), subject to annual appropriation of funds by the Borough Assembly.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Information Technology Department, Infrastructure/Security Division will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: March 17, 2026

SUBJECT: Award of proposal number 26-081P to Koniag Cyber Solutions, LLC for the three-year contract amount of \$526,833.00 to provide Cyber Security Managed Detection and Response Services.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$526,833*	FUNDING SOURCE FY27 IT Operating Budget
FROM ACCOUNT # 100.115.122 4xx.xxx	PROJECT
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>X</u> <u>Liese I Zanto</u> <small>SIGNED BY: LIESE I ZANTO</small>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual		526.8*	→			
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>		<b>526.8*</b>	<b>→</b>			

CAPITAL						
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REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund		526.8*	→			
State/Federal Funds						
Other						
<b>TOTAL</b>		<b>526.8*</b>	<b>→</b>			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) \*Subject to approval of Annual budgets

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

 Recoverable Signature

X C h e y e n n e H e i n d e l

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Signed by: Cheyenne Heindel



## 26-081P Cyber Security Managed Detection and Response Service

### Scoring Summary

	<b>C - Evaluation Phase 3: Presentations</b>	<b>C-1 - Software Fit and Functional Capability</b>	<b>C-2 - Implementation Readiness and Support</b>	<b>C-3 - Presentation Quality and Team Expertise</b>
<b>Supplier</b>	<b>/ 100 pts</b>	<b>/ 50 pts</b>	<b>/ 30 pts</b>	<b>/ 20 pts</b>
Koniag Cyber Solutions	81.2 pts	44 pts	22.8 pts	14.4 pts
Scopewell Solutions	75.6 pts	42 pts	16.8 pts	16.8 pts
World Wide Technology	63.2 pts	32 pts	16.8 pts	14.4 pts
Computer Task Group, Inc.	52.8 pts	24 pts	16.8 pts	12 pts
Golden Five LLC	52.8 pts	24 pts	16.8 pts	12 pts

Generated on Feb 17, 2026 10:00 AM AKST - Dustin Silva

Page 1 of 1

## SCOPE OF SERVICES

### 26-081P, CYBER SECURITY MANAGED DETECTION AND RESPONSE SERVICE

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#### 1 Statement of Work

##### 1.1 Purpose

The purpose of this Request for Proposal (RFP) is to invite prospective vendors to submit a proposal to supply a Managed Detection and Response Service (MDR) to Matanuska-Susitna Borough (MSB). The RFP provides vendors with the relevant organizational, operational, service and performance, system, and architectural requirements of an MDR.

##### 1.2 Coverage and Participation

The intended coverage of this RFP, and any agreement resulting from this solicitation, shall be for the use of all departments at MSB and any of its satellite offices. MSB reserves the right to add and/or delete elements or to change any element of the coverage and participation at any time without prior notification and without any liability or obligation of any kind or amount.

##### 1.3 Period of Performance

The intended period of performance will be June 1, 2026, through June 30, 2029. The award of this contract will be contingent upon approval of the FY27 budget. A break-out of the cost per year will be required with an option to renew yearly after original contract. Contract will include a proof of concept of 30-90 days before June 1, 2026.

##### 1.4 The MSB anticipates annual services for this contract to cost less than \$175,000.

#### 2 General Information

##### 2.1 Original RFP Document

MSB shall retain the RFP and all related terms and conditions, exhibits, and other attachments, in original form in an archival copy.

##### 2.2 The Enterprise

The Matanuska-Susitna Borough (MSB) is committed to strengthening its security posture to address today's intricate and evolving cyber threat landscape. The requirements outlined in this document combine the Borough's business and technical objectives, project scope, and desired features, including both functional specifications and workflow expectations, to ensure protection of MSB's digital assets, sensitive data, and critical infrastructure.

The goals of the Managed Detection and Response Service include enhancing threat and vulnerability management capabilities, improving security device management with integrated monitoring, ensuring comprehensive auditing and compliance, and streamlining incident response processes. Additionally, the service should facilitate ongoing staff training and skill development. MSB wants to minimize the organization's exposure to security risk and enhance its overall security posture. In addition, we want to improve the accuracy and reliability of security processes that also minimize errors and inconsistencies.

##### 2.3 Proposal Variations:

Vendors are encouraged to submit multiple proposals if desired, to reflect different service tiers, scalability options, or pricing models. This flexibility will allow the Borough to evaluate solutions that best align with current and future needs. Vendors will be limited to two proposals.

##### 2.4 Existing Technology Environment

The following is a listing of our current technology environment.

Microsoft Defender, Microsoft Purview, Firewall, Routers and Switches, Windows Servers and Desktops, Linux Servers and Desktops, Mac Devices, iOS Devices, Virtualization, Solar Winds (optional).

If the proposed solution includes or integrates with Microsoft Sentinel, vendors should note that the Matanuska-Susitna Borough will procure Sentinel licensing separately. Vendors should not include Sentinel licensing costs in their pricing proposals; however, the cost of that software will be factored into the vendor's total contract amount when evaluating proposals.

### **3 Scope of Work, Specifications, and Requirements**

The service must be scalable across all MSB locations and infrastructure, supporting on-premise, cloud, co-managed, or hybrid architectures, with vendor recommendations on the best approach. It should provide monitoring of Outlook email environments with rapid detection and response to phishing, malware, and other suspicious activities, as well as integrate smoothly with existing MSB infrastructure while allowing for future growth. The service should include optional periodic penetration testing with reporting and remediation recommendations, comprehensive incident management covering containment, remediation, and root cause analysis, and robust training for Borough IT staff via the MSB's training platform.

#### **3.1 Service Management**

##### **1. SLA Management**

- Describe the process by which formal SLA for managed security services is being established.
- Describe the process by which SLA is being monitored and evaluated.
- Describe the process by which SLA is being reviewed and improved.

##### **2. Service Report**

- Indicate the types of service reports that are provided.
- Describe the process by which service reports are being generated and submitted.
- Indicate the types of communication channels that are provided, such as onsite meeting and conference meeting.

#### **3.2 Service Features**

##### **1. Capability of Real-Time Monitoring and Analysis**

- Indicate whether your service supports real-time security event and log monitoring and analysis.
- If the answer is "yes," describe the process/factor by which the capability is provided.

##### **2. Onsite Incident Response Support**

- Indicate whether your service supports onsite incident response.
- If the answer is "yes," describe the process/factor by which the capability is provided.

##### **3. Services Support Multiple Vendors' Products**

- Indicate whether your service supports multiple vendors' products.
- If the answer is "yes," describe the process/factor by which the capability is provided.

##### **4. In-Depth Technical and Security Request Support**

- Indicate whether your service supports in-depth technical and security requests.
- If the answer is "yes," describe the process/factor by which the capability is provided.

##### **5. Real-Time View Through Flexible Client Interface**

- Indicate whether your service supports real-time view through flexible client interface.
- If the answer is "yes," describe the process/factor by which the capability is provided.

## **6. Dedicated Team per Client**

- Indicate whether your service supports dedicated team per client.
- If the answer is “yes,” describe the process/factor by which the capability is provided.

## **7. Support Compliance Audit and Assessment**

- Indicate whether your service supports compliance audit and assessment.
- If the answer is “yes,” describe the process/factor by which the capability is provided.

## **8. 24x7x365, Multiple, Redundant SOCs With Disaster Recovery and Global Coverage**

- Indicate whether your organization has multiple, redundant SOCs with disaster recovery and global coverage.
- If the answer is “yes,” describe the process/factor by which the capability is provided.

## **9. Global Online Community Providing Insight and Intelligence**

- Indicate whether your organization has a global online community providing insight and intelligence.
- If the answer is “yes,” describe the process/factor by which the capability is provided.

### **3.3 Service Operations**

#### **1. Implementation and Configuration**

Proposals should provide a detailed service scope that clarifies all included features and capabilities, along with clear implementation timelines covering each phase from initial assessment to full operational deployment. They must outline transition plans for ongoing management by existing staff in cases where a dedicated IT security team is unavailable, and state any assumptions regarding feature gaps or limitations. The submission should also specify arrangements for ongoing support and maintenance. Furthermore, proposals need to describe how the product integrates with Microsoft Defender endpoint, or if the service uses its own endpoint protection, how it avoids conflicts with the built-in Microsoft tools. Additionally, there should be a comprehensive explanation of how the product works with Windows Defender Online logging from both workstations and servers.

- Describe the process by which functional security devices for your services are deployed. Include any tasks that must be performed on systems or devices already deployed (e.g. network configuration and third-party integration).
- Describe the process by which the security management device/appliance for your service is deployed. Include any tasks that must be performed on systems or devices already deployed.
- Describe the process by which the security reporting device/appliance for your service is deployed. Include any tasks that must be performed on systems or devices already deployed.

#### **2. Ongoing Operations**

- Describe the process by which the initial configuration of your service is performed. Include the implementation of any necessary security devices, the creation of any rules, and the configuration of any and all settings required for optimal operations.
- Describe the process by which the initial configuration of your service is updated and maintained. Include the update of any necessary security devices, the update and/or modification of any rules, etc.

#### **3. Auditing and Reporting**

- Describe the logging capabilities for security devices. Address both onsite logging capabilities (within our organization’s perimeter) and offsite logging capabilities (within MDR’s perimeter). Indicate the type of data that can be captured as well as all protection and control mechanisms that are applied to the logs (including log encryption, log access restrictions, etc.).

- Describe the auditing and reporting capabilities for captured logs. Address whether standard report templates exist, whether they must be constructed, or whether the system supports ad hoc reporting only. Where standard templates exist, indicate what types of reports they represent and in all cases indicate what types of information can be presented in reports.

### 3.4 Service Support

Describe how you work with clients to deliver services.

#### 1. **Customer Support**

- Do you provide toll-free customer support 24 hours a day, seven days a week? Please specify all paid support options.

#### 2. **Implementation Support**

- Do you provide complete turnkey, onsite implementation and project management support? Please specify which support will be included and which is provided for an additional fee. Also specify whether support is available directly from the vendor or provided through a partner.

### 3.5 Questionnaire attachments

Fill out the attached questionnaires & submit with the proposal.

**END OF SCOPE**

CODE ORDINANCE

Sponsored by: Borough Manager

Introduced: 12/02/25

Public Hearing: 12/16/25

Postponed to 03/17/26: 12/16/25

Pulled from the agenda at approval  
of the agenda and no action was taken: 03/17/26

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 25-103**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REPEALING  
MSB 17.02 MANDATORY LAND USE PERMIT IN ITS ENTIRETY AND ADOPTING  
MSB 17.07 LAND USE REVIEW.

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BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and  
permanent nature and shall become a part of the Borough Code.

Section 2. Repeal of chapter. MSB 17.02 is hereby repealed in  
its entirety.

[CHAPTER 17.02: MANDATORY LAND USE PERMIT  
17.02.010 INTENT AND APPLICABILITY.

(A) IT IS THE INTENT OF THIS CHAPTER TO IMPROVE THE  
LEVEL OF COMPLIANCE WITH EXISTING BOROUGH CODE BY  
ESTABLISHING A MANDATORY LAND USE REVIEW PROCESS AND  
DIRECTLY PROVIDING REGULATORY INFORMATION TO PERSONS  
PROPOSING DEVELOPMENT WITHIN THE BOROUGH OUTSIDE OF THE  
CITIES OF HOUSTON, PALMER, AND WASILLA.

(B) THIS CHAPTER IS APPLICABLE WITHIN ALL AREAS OF  
THE MATANUSKA-SUSITNA BOROUGH OUTSIDE OF THE CITIES OF  
HOUSTON, PALMER, AND WASILLA AND THE PORT DISTRICT, AS  
ESTABLISHED IN MSB 18.02.020, BOUNDARIES.

(C) THERE ARE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LAND OWNERS TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THEIR LAND. ANY LAND WITHIN THE BOUNDARIES OF THE MATANUSKA-SUSITNA BOROUGH IS SUBJECT TO LAND USE AND DEVELOPMENT REGULATIONS. IT IS NOT THE INTENT OF THIS CHAPTER TO REPLACE OR SUPERSEDE REGULATIONS OF OTHER CHAPTERS WITHIN THIS TITLE. ADDITIONAL INFORMATION AND PERMITS, SUCH AS FLOOD DAMAGE PREVENTION, MOBILE HOME PARK ORDINANCE, CONDITIONAL USES, AND REGULATION OF ALCOHOLIC BEVERAGES MAY BE REQUIRED IN ACCORDANCE WITH THE BOROUGH CODE. THIS TITLE WILL BE AMENDED AND UPDATED AS NECESSARY WHEN NEW MSB TITLE 17 REGULATIONS ARE ADOPTED.

(D) A LAND USE PERMIT IS NOT REQUIRED WHERE COMMENCEMENT OF CONSTRUCTION OR PLACEMENT, AS DEFINED IN MSB 17.125, OCCURRED BEFORE THE EFFECTIVE DATE OF THE ORDINANCE CODIFIED IN THIS CHAPTER.

17.02.020 LAND USE PERMIT.

(A) THE LAND OWNER OR AUTHORIZED AGENT SHALL OBTAIN A LAND USE PERMIT FROM THE MATANUSKA-SUSITNA BOROUGH PLANNING DEPARTMENT PRIOR TO THE COMMENCEMENT OF:

(1) [REPEALED BY ORD. 11-073, § 2, 2011]

(2) [REPEALED BY ORD. 11-073, § 2, 2011]

(3) [REPEALED BY ORD. 11-073, § 2, 2011]

(4) [REPEALED BY ORD. 11-073, § 2, 2011]

(5) [REPEALED BY ORD. 13-025, § 2, 2013]

(6) CONSTRUCTION OR PLACEMENT OF ANY BUILDING  
WITHIN 75 FEET OF ANY WATERCOURSE OR WATER BODY;

(B) A LANDOWNER OR AUTHORIZED AGENT MAY VOLUNTARILY  
REQUEST A LAND USE PERMIT FOR ANY STRUCTURE OR USE NOT  
REQUIRED TO OBTAIN A PERMIT UNDER THIS CHAPTER.

(C) A PERMIT IS NOT REQUIRED UNDER THIS CHAPTER  
WHEN THE PROPOSED USE IS SUBJECT TO ANOTHER PERMIT WITHIN  
THIS TITLE.

17.02.030 PROCEDURE.

(A) A COMPLETE LAND USE PERMIT APPLICATION SHALL BE  
SUBMITTED TO THE PLANNING AND LAND USE DIRECTOR ON A  
FORM PROVIDED BY THE PLANNING AND LAND USE DEPARTMENT.

(B) A COMPLETE LAND USE PERMIT APPLICATION WILL  
CONTAIN THE FOLLOWING ATTACHMENTS:

(1) [REPEALED BY ORD. 22-104, § 3, 2022], 2011]

(2) SITE PLAN;

(a) SITE PLANS ARE NOT REQUIRED TO BE  
CERTIFIED BUT SHALL CLEARLY IDENTIFY THE FOLLOWING:

(i) NORTH ARROW;

(ii) BOUNDARIES OF PARCEL;

(iii) SIZE, LOCATION, AND SETBACK DIMENSIONS OF PROPOSED STRUCTURES;

(iv) NAMES AND LOCATION OF ADJACENT ROADWAYS;

(v) LOCATION OF RIGHTS-OF-WAY AND PUBLIC EASEMENTS WITHIN AND ADJACENT TO THE PARCEL;

(vi) LOCATION AND NAME OF ADJACENT WATER BODIES;

(vii) LOCATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS; AND

(vii) INTENDED USE OF PROPOSED STRUCTURES.

(3) [REPEALED BY ORD. 11-073, § 3 (PART), 2011]

(4) [REPEALED BY ORD. 11-073, § 3 (PART), 2011]

(C) [REPEALED BY ORD. 11-073, § 3 (PART), 2011]

(D) [REPEALED BY ORD. 11-073, § 3 (PART), 2011]

(E) AN APPLICATION FEE AS ESTABLISHED BY THE ASSEMBLY, PAYABLE TO THE MATANUSKA-SUSITNA BOROUGH, SHALL BE SUBMITTED WITH THE APPLICATION. IF MORE THAN ONE LAND USE PERMIT FEE IS REQUIRED UNDER THIS CHAPTER, THE APPLICANT SHALL PAY ONLY ONE FEE, WHICHEVER IS THE HIGHEST.

(F) A COPY OF THE APPLICATION SHALL BE RETAINED IN THE PLANNING AND LAND USE DEPARTMENT FILES.

17.02.040 ACTION ON APPLICATIONS.

(A) THE PLANNING AND LAND USE DIRECTOR OR DESIGNATED STAFF SHALL DETERMINE WHETHER AN APPLICATION FOR A LAND USE PERMIT IS COMPLETE. FOR INCOMPLETE APPLICATIONS, A WRITTEN EXPLANATION OF APPLICATION DEFICIENCIES SHALL BE PROVIDED WITHIN SEVEN WORKING DAYS OF THE DATE THE APPLICATION IS RECEIVED IN THE PLANNING AND LAND USE DEPARTMENT.

(B) [REPEALED BY ORD. 22-104, § 4, 2022], 2011]

(C) IN REVIEWING A LAND USE PERMIT APPLICATION, THE PLANNING AND LAND USE DIRECTOR SHALL MAKE SPECIFIC FINDINGS EXPLAINING HOW THE PROPOSAL DOES OR DOES NOT CONFORM TO THE REQUIREMENTS OF THIS TITLE. THE PLANNING AND LAND USE DIRECTOR ALSO MAY PROVIDE OPTIONS AS TO HOW THE PROPOSAL MAY CONFORM TO THESE REQUIREMENTS.

(D) THE PLANNING AND LAND USE DIRECTOR SHALL RENDER A DECISION WITHIN TEN WORKING DAYS FROM THE DATE THE APPLICATION IS DETERMINED COMPLETE.

(1) PERMITS UNDER THIS CHAPTER SHALL BE REVIEWED AND APPROVED BASED ON COMPLIANCE WITH BOROUGH CODE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

(a) SETBACKS;

- (b) SPECIAL LAND USE DISTRICTS;
- (c) FLOOD HAZARD AREAS;
- (d) DRIVEWAY PERMITS;
- (e) CONDITIONAL USES; AND
- (f) MULTIFAMILY DEVELOPMENT PERMITS.

(E) IF A DECISION IS NOT RENDERED WITHIN THE ALLOTTED REVIEW TIME, THE APPLICANT SHALL BE ENTITLED TO A COMPLETE REFUND OF FEES.

(F) [REPEALED BY ORD. 22-104, § 4, 2022], 2011]

(G) [REPEALED BY ORD. 22-104, § 4, 2022], 2011]

(H) [REPEALED BY ORD. 22-104, § 4, 2022], 2011]

(I) APPEALS FROM A DECISION GRANTING OR DENYING A LAND USE PERMIT UNDER THIS CHAPTER SHALL BE FILED AND CONDUCTED IN ACCORDANCE WITH MSB 15.39.]

Section 2. Adoption of chapter. MSB 17.07 is hereby adopted to read as follows:

**17.07 LAND USE REVIEW**

**17.07.010 Intent and Applicability**

**17.07.020 Land Use Review**

**17.07.030 Procedure**

**17.07.040 Action on Applications**

**17.07.010 INTENT AND APPLICABILITY**

**(A) It is the intent of this chapter to improve the level of compliance with existing borough code by**

establishing a land use review process and directly providing regulatory information to people proposing development within the borough.

(B) This chapter is applicable within all areas of the Matanuska-Susitna Borough outside of the cities of Houston, Palmer, and Wasilla and the Port District, as established by MSB 18.02.

(C) Land within the boundaries of the Matanuska-Susitna Borough is subject to land use and development regulations. It is the responsibility of individual landowners to obtain a determination whether such requirements apply to the development of their land.

(D) There may be federal or state requirements governing land use that are not reviewed by this process and it is the responsibility of individual property owners to comply with any applicable federal or state requirements.

(E) It is not the intent of this chapter to replace or supersede regulations of other chapters within this title. Additional information and permits, such as flood damage prevention, conditional uses, and regulation of alcoholic beverages may be required in accordance with borough code.

(F) A land use review is not required where

commencement of construction or placement, as defined in MSB 17.125, occurred before the effective date of the ordinance codified in this chapter.

17.07.020 LAND USE REVIEW

(A) The landowner or authorized agent shall submit a land use review application to the Planning Department prior to the commencement of:

(1) construction or placement of any building whose gross floor area is 480 square feet or larger;

(2) construction or placement of any additions of 480 square feet or larger to existing buildings; or

(3) construction or placement of any building within 75 feet of any watercourse or water body.

(B) A landowner or authorized agent may voluntarily request a land use review for any structure or use not required to obtain a determination under this chapter.

(C) A land use review is not required under this chapter when the proposed use is subject to a separate permit within this title and the landowner or authorized agent is following that separate permit process.

17.07.030 PROCEDURE

(A) A complete land use review application shall be submitted to the planning and land use department on a form provided by the planning and land use department.

(B) A complete land use review application will contain the following attachments:

(1) site plan;

(a) site plans are not required to be certified but shall clearly identify the following:

(i) north arrow;

(ii) boundaries of parcel;

(iii) size, location, and setback dimensions of proposed structures;

(iv) names and location of adjacent roadways;

(v) location of rights-of-way and public easements within and adjacent to the parcel;

(vi) location and name of adjacent water bodies;

(vii) location of subsurface sewage disposal systems; and

(viii) intended use of proposed structures.

(2) An application fee as established by the assembly. If more than one land use review or permit fee is required under this chapter, the applicant shall pay only one fee, whichever is the highest.

17.07.040 ACTION ON APPLICATIONS

(A) The planning and land use director or designated staff shall determine whether an application for a land use review is complete. For incomplete applications, a written explanation of application deficiencies shall be provided within five working days of the date the application is received in the planning and land use department. Incomplete applications shall be reviewed, to the extent possible, for compliance with the applicable Borough code based solely on the information provided. Such a review does not imply completeness of the application or full compliance with borough code. The applicant shall remain responsible for submitting all required materials prior to a final determination.

(B) In reviewing a complete land use review application, the planning and land use director or designated staff shall make specific findings explaining how the proposal does or does not conform to the requirements of this title. The planning and land use director may also provide options as to how the proposal may conform to these requirements.

(C) The planning and land use director or designated staff shall render a determination within

five working days from the date the application is determined to be complete.

(1) Applications under this chapter shall be reviewed for compliance with borough code, including but not limited to the following:

(a) setbacks;

(b) special land use districts;

(c) flood hazard areas;

(d) driveway permits;

(e) conditional uses; and

(f) multifamily development permits.

(D) If a decision is not rendered within the allotted review time, the applicant shall be entitled to a complete refund of fees.

(E) Appeals of a decision for a land use review under this chapter shall be filed and conducted in accordance with MSB 15.39.

(F) This ordinance will expire on December 31, 2027.

Section 3. Effective date. This ordinance shall take effect January 1, 2026.

REMOVED AT THE APPROVAL OF THE AGENDA

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING REPEALING MSB 17.02 MANDATORY LAND USE PERMIT IN ITS ENTIRETY AND ADOPTING MSB 17.07 LAND USE REVIEW.

**AGENDA OF:** September 16, 2025

**ASSEMBLY ACTION:**  
 Postponed to 03/17/26 with Assemblymembers Bowles & Fonov opposed. 12/16/25 - EMW  
 Removed from unfinished business at approval of agenda and no action taken. 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Refer to Planning Commission for 90 days.

Route To	Signatures
Originator	9 / 3 / 2 0 2 5 X      A l e x   S t r a w n _____ S i g n e d   b y :   A l e x
Department Director	9 / 3 / 2 0 2 5 X      A l e x   S t r a w n _____ S i g n e d   b y :   A l e x
Finance Director	X      L i e s e l   Z a n t o   f o r   C H _____ S i g n e d   b y :   L i e s e l   W e l l a n d
Borough Attorney	9 / 3 / 2 0 2 5 X      J o h n   A s c h e n b r e n n e r   f o r   N . S . _____ S i g n e d   b y :   J o h n   A s c h e n b r e n n e r
Borough Manager	9 / 3 / 2 0 2 5 X      M i c h a e l   B r o w n _____ S i g n e d   b y :   M i k e   B r o w n
Borough Clerk	9 / 5 / 2 0 2 5 X      B r e n d a   J .   H e n r y   f o r _____ S i g n e d   b y :   B r e n d a   H e n r y

**ATTACHMENT (S):** Ordinance Serial No. 25-103 (12pp)  
 MSB 17.02 (4pp)  
 Planning Commission Resolution No. 25-20 (3 pp)

**SUMMARY STATEMENT:** This ordinance is at the request of Assemblymember Sumner.

This ordinance repeals MSB 17.02 Mandatory Land Use Permit in its entirety and adopts MSB 17.07 Land Use Review.

This review process is intended to improve the level of compliance with existing Borough code by providing pertinent regulatory information to those proposing development. This review applies to the construction, placement, or addition to any building 480 square feet or larger. It also applies to development within the Borough's 75' waterbody setback. In addition, any landowner can request a

review of a proposal not subject to the application process so a landowner can be assured the development is in compliance with Borough code.

The review process has the following intended benefits:

1. Improves the process by which code is communicated to the public and increase compliance with Borough code.
2. Prevents Borough residents from building illegally, particularly related to Borough setbacks. This reduces code enforcement fines, variance applications, and bank financing issues if the owner wants to sell their property.
3. Provides a fast determination to the applicant on whether the proposed development is fully compliant with applicable MSB code.

The proposed ordinance supports the goals and objectives of the Matanuska-Susitna Borough Comprehensive Plan.

Matanuska-Susitna Borough Comprehensive Plan

Goal E-3: Create an attractive environment for business investment.

Policy E3-2: Institute appropriate land use guidelines and regulations that reduce land use conflicts and protect residents and businesses.

Goal LU-1: Protect and enhance the public safety, health, and welfare of Borough residents.

Policy LU1-1: Provide for consistent, compatible, effective, and efficient development within the Borough.

Improving compliance with the underlying requirements of Borough code is the ultimate goal of this ordinance. A such, it is not the intent of the Borough Assembly that staff be heavy handed in situations where through oversight or other innocent mistake a landowner or agent fails to apply for a timely review. Rather, it is the intent of the Borough Assembly that staff educate and encourage compliance with the ordinance to include issuing after-the-fact permits when circumstances warrant.

Finally, this ordinance will expire after 2 years. Of course, the Borough Assembly can vote to extend it at a later time, but since the goal is improving compliance with the underlying requirements of Borough code, there will be data after 2 years to determine whether the ordinance is fulfilling this objective.

**RECOMMENDATION OF ADMINISTRATION:** Refer to Planning Commission and then introduce and set for public hearing.

## CHAPTER 17.02: MANDATORY LAND USE PERMIT

Section

**17.02.010 Intent and applicability**

**17.02.020 Land use permit**

**17.02.030 Procedure**

**17.02.040 Action on applications**

### **17.02.010 INTENT AND APPLICABILITY.**

(A) It is the intent of this chapter to improve the level of compliance with existing borough code by establishing a mandatory land use review process and directly providing regulatory information to persons proposing development within the borough outside of the cities of Houston, Palmer, and Wasilla.

(B) This chapter is applicable within all areas of the Matanuska-Susitna Borough outside of the cities of Houston, Palmer, and Wasilla and the Port District, as established in MSB 18.02.020, Boundaries.

(C) There are federal, state, and local requirements governing land use. It is the responsibility of the individual land owners to obtain a determination whether such requirements apply to the development of their land. Any land within the boundaries of the Matanuska-Susitna Borough is subject to land use and development regulations. It is not the intent of this chapter to replace or supersede regulations of other chapters within this title. Additional information and permits, such as flood damage prevention, mobile home park ordinance, conditional uses, and regulation of alcoholic beverages may be required in accordance with the borough code. This title will be amended and updated as necessary when new MSB Title 17 regulations are adopted.

(D) A land use permit is not required where commencement of construction or placement, as defined in MSB 17.125, occurred before the effective date of the ordinance codified in this chapter.

(Ord. 10-108, § 2, 2010; Ord. 07-121, § 2, 2007; Ord. 06-192(AM), § 3 (part), 2007)

### **17.02.020 LAND USE PERMIT.**

(A) The land owner or authorized agent shall obtain a land use permit from the Matanuska-Susitna Borough Planning Department prior to the commencement of:

(1) *[Repealed by Ord. 11-073, § 2, 2011]*

(2) *[Repealed by Ord. 11-073, § 2, 2011]*

(3) *[Repealed by Ord. 11-073, § 2, 2011]*

(4) *[Repealed by Ord. 11-073, § 2, 2011]*

(5) *[Repealed by Ord. 13-025, § 2, 2013]*

(6) construction or placement of any building within 75 feet of any watercourse or water body;

(B) A landowner or authorized agent may voluntarily request a land use permit for any structure or use not required to obtain a permit under this chapter.

(C) A permit is not required under this chapter when the proposed use is subject to another permit within this title.

(Ord. 22-104, § 2, 2022; Ord. 13-025, § 2, 2013; Ord. 11-073, § 2, 2011; Ord. 06-192(AM), § 3 (part), 2007)

### **17.02.030 PROCEDURE.**

(A) A complete land use permit application shall be submitted to the planning and land use director on a form provided by the planning and land use department.

(B) A complete land use permit application will contain the following attachments:

(1) *[Repealed by Ord. 22-104, § 3, 2022], 2011]*

(2) site plan;

(a) site plans are not required to be certified but shall clearly identify the following:

(i) north arrow;

(ii) boundaries of parcel;

(iii) size, location, and setback dimensions of proposed structures;

- (iv) names and location of adjacent roadways;
- (v) location of rights-of-way and public easements within and adjacent to the parcel;
- (vi) location and name of adjacent water bodies;
- (vii) location of subsurface sewage disposal systems; and
- (viii) intended use of proposed structures.

(3) *[Repealed by Ord. 11-073, § 3 (part), 2011]*

(4) *[Repealed by Ord. 11-073, § 3 (part), 2011]*

(C) *[Repealed by Ord. 11-073, § 3 (part), 2011]*

(D) *[Repealed by Ord. 11-073, § 3 (part), 2011]*

(E) An application fee as established by the assembly, payable to the Matanuska-Susitna Borough, shall be submitted with the application. If more than one land use permit fee is required under this chapter, the applicant shall pay only one fee, whichever is the highest.

(F) A copy of the application shall be retained in the planning and land use department files.

(Ord. 22-104, § 3, 2022; Ord. 11-073, § 3 (part), 2011; Ord. 06-192(AM), § 3 (part), 2007)

## **17.02.040 ACTION ON APPLICATIONS.**

(A) The planning and land use director or designated staff shall determine whether an application for a land use permit is complete. For incomplete applications, a written explanation of application deficiencies shall be provided within seven working days of the date the application is received in the planning and land use department.

(B) *[Repealed by Ord. 22-104, § 4, 2022], 2011]*

(C) In reviewing a land use permit application, the planning and land use director shall make specific findings explaining how the proposal does or does not conform to the requirements of this title. The planning and land use director also may provide options as to how the proposal may conform to these requirements.

(D) The planning and land use director shall render a decision within ten working days from the date the application is determined complete.

**OR 25-103**  
**IM 25-195**

(1) Permits under this chapter shall be reviewed and approved based on compliance with borough code, including but not limited to the following:

- (a) setbacks;
- (b) special land use districts;
- (c) flood hazard areas;
- (d) driveway permits;
- (e) conditional uses; and
- (f) multifamily development permits.

(E) If a decision is not rendered within the allotted review time, the applicant shall be entitled to a complete refund of fees.

(F) *[Repealed by Ord. 22-104, § 4, 2022], 2011]*

(G) *[Repealed by Ord. 22-104, § 4, 2022], 2011]*

(H) *[Repealed by Ord. 22-104, § 4, 2022], 2011]*

(I) Appeals from a decision granting or denying a land use permit under this chapter shall be filed and conducted in accordance with MSB 15.39.

(Ord. 22-104, § 4, 2022; Ord. 11-073, § 3 (part), 2011; Ord. 06-192(AM), § 3 (part), 2007)

By: A. Strawn  
Introduced: 10/06/25  
Public Hearing: 10/20/25  
Action: Approved

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 25-20**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE REPEALING MSB 17.02 MANDATORY LAND USE PERMIT IN ITS ENTIRETY AND ADOPTING MSB 17.07 LAND USE REVIEW.

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WHEREAS, Assembly Ordinance 25-103 repeals MSB 17.02 Mandatory Land Use Permit in its entirety and adopts MSB 17.07 Land Use Review; and

WHEREAS, the review process is intended to improve the level of compliance with existing Borough code by providing pertinent regulatory information to those proposing development; and

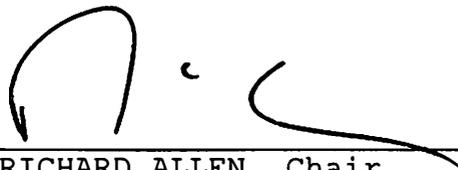
WHEREAS, the review process is intended to prevent Borough residents from building illegally, particularly related to Borough setbacks. This reduces code enforcement fines, variance applications, and bank financing issues if the owner wants to sell their property; and

WHEREAS, the proposed ordinance will provide a fast determination to the applicant on whether the proposed development is fully compliant with applicable MSB code; and

WHEREAS, Assembly Ordinance 25-103 supports the goals and objectives of the Matanuska-Susitna Borough Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of Assembly Ordinance 25-103.

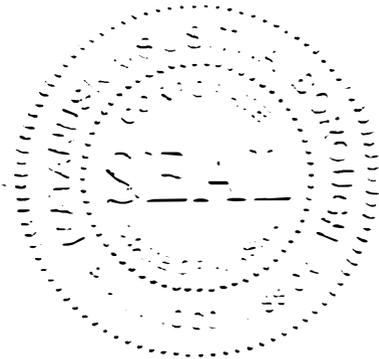
ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 20th day of October, 2025.

  
\_\_\_\_\_  
RICHARD ALLEN, Chair

ATTEST

  
\_\_\_\_\_  
LACIE OLIVIERI, Planning Clerk

(SEAL)



YES: McCabe, Scoggin, Allen, Carpenter, Collins

NO: None

Adopted: 03/03/26

Vetoed: 03/15/26

Motion to Override Mayoral Veto Passed: 03/17/26

**MATANUSKA-SUSITNA BOROUGH  
RESOLUTION SERIAL NO. 26-019**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY SUPPORTING A JOINT MARKETING EFFORT BETWEEN THE BOROUGH AND TERRA ENERGY CENTER CORPORATION FOR THE PROMOTION AND DEVELOPMENT OF DESIGNATED BOROUGH LANDS TO SOLICIT EXPRESSIONS OF INTEREST FROM LARGE POWER CONSUMERS FOR DATA CENTER, ENERGY INFRASTRUCTURE, ADVANCED MANUFACTURING, AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES

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WHEREAS, the Borough is committed to fostering economic development, creating diverse revenue streams, and enhancing employment opportunities for Borough residents; and

WHEREAS, Terra Energy Center Corporation ("TECC") is developing an energy infrastructure project in the Borough, to power industrial and commercial investment in the Borough; and

WHEREAS, in April 2026 TECC will be launching an international marketing campaign, to market Alaska and specifically the Borough as a desirable destination for significant investment and industrial and large facilities development; and

WHEREAS, the Land and Resource Management Division has identified certain Borough-Managed parcels suitable for inclusion in a joint marketing effort, including: Fish Creek parcels (approximately 3,435 acres) along the proposed West Susitna Access Road corridor), the Ayrshire North parcels (approximately 2,560 acres), the Goose Creek parcels (approximately 2,645 acres, and the Hollywood Road parcels (approximately 1230 acres) which

provides options for potential investors to evaluate; and

WHEREAS, TECC intends to pursue formal lease agreements with the Borough for two areas to be included in the joint marketing effort: the Lake Lorraine parcels (approximately 1,058 acres) and the Goose Creek Parcels (approximately 2,645 acres), both located in or near Port MacKenzie; and

WHEREAS, the strategic location of these parcels near Port MacKenzie provides exceptional access to tidewater, international transportation, the State's primary population center, and Alaska's major cargo airport; and

WHEREAS, Alaska offers unique competitive advantages for data center, robotics manufacturing, and advanced computing development, including natural cooling from subarctic climate that dramatically reduces facility cooling costs, firm baseload power supply from TECC's planned generation facility, and existing fiber optic infrastructure for connectivity; and

WHEREAS, the purpose of this joint marketing effort is to solicit expressions of interest from large power consumers who may be interested in the development of these parcels for energy-intensive operations; and

WHEREAS, according to the McKinley Research Group study "Economic Impacts of West Susitna Access Road Development," development of lands along the West Susitna Access Road corridor could unlock access to significant mineral resources, with

potential for \$7 million or more annually in taxes and royalties from a single mining project, with additional projects potentially doubling or tripling this revenue; and

WHEREAS, the West Susitna region has been identified by the United States Geological Survey as a priority region for critical minerals development, containing significant deposits of gold, copper, and other strategic minerals essential for national supply chain security and domestic manufacturing; and

WHEREAS, Federal policy priorities, including Executive Orders on critical minerals and supply chain resilience, emphasize the importance of developing domestic sources of strategic minerals to reduce dependence on foreign suppliers and strengthen national security; and

WHEREAS, the joint marketing effort is planned to launch in April of 2026, and will present a unified, comprehensive development opportunity to potential investors and large power consumers.

NOW, THEREFORE, BE IT RESOLVED, the Borough supports and authorizes the Manager to engage in the following:

Support for Joint Marketing Effort. The Assembly hereby expresses its support for a joint marketing effort between the Borough and TECC to solicit expressions of interest from large power consumers for the development of designated Borough and TECC lands for data center, energy infrastructure, robotics

manufacturing, and industrial development opportunities.

Designated Borough Parcels. The following Borough-Managed parcels are hereby designated for inclusion in the joint marketing effort:

- Fish Creek Parcels - approximately 3,435 acres
- Ayrshire North Parcels - approximately 2,560 acres
- Goose Creek Parcels - approximately 2,645 acres
- Hollywood Road Parcels - approximately 1,230 acres

TECC Lease Parcels. The Assembly acknowledges that TECC intends to pursue formal lease agreements with the Borough for the following parcels to be included in the joint marketing effort:

- Lake Lorraine Parcels - approximately 1,058 acres
- Goose Creek Parcels - approximately 2,645 acres

Authorization to Negotiate Leases. The Manager is hereby authorized to negotiate lease terms with TECC for the Lake Lorraine lands and lands identified as Goose Creek Parcels, subject to approval by the Assembly.

Marketing Coordination. The Manager, or designee, is hereby authorized to coordinate with TECC on joint marketing activities, including but not limited to: preparation of marketing materials, participation in industry conferences and trade shows, engagement with potential investors and large power consumers, and other promotional activities consistent with this Resolution. TECC shall

fund the marketing effort and the Borough shall provide appropriate staff and related support.

Economic Development Priorities. The Assembly identifies the following economic development priorities for the joint marketing effort:

- Attraction of data center and advanced computing facilities
- Robotics manufacturing and advanced technology operations
- Support for critical minerals mining development
- Clean fuels manufacturing and carbon utilization technologies
- Agricultural development including controlled environment agriculture
- Maximization of property tax revenue for the Borough
- Generation of lease revenue streams through public-private partnerships
- Creation of high-quality jobs for Borough residents

Duration. This Resolution shall remain in effect for a period of 24 months from the date of adoption, unless extended by subsequent Assembly action.

Reporting. The Borough Manager shall provide periodic updates to the Assembly on the progress of the joint marketing effort, expressions of interest received, and any development proposals under consideration.

Reservation of Rights. Nothing in this Resolution shall be construed to obligate the Borough to sell, lease, or otherwise dispose of any Borough-managed lands. Any such disposition shall require separate Assembly action in accordance with applicable Borough Code provisions and state law.

ADOPTED by the Matanuska-Susitna Borough Assembly this 3 day of March, 2026.

VETOED by the Mayor on the 17 day of March, 2026, and the motion to override the Mayoral veto did pass.

  
EDNA DeVRIES, Borough Mayor

ATTEST:

  
LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

**Motion to Override Mayoral Veto Vote:**

YES: Bowles, McKee, Sumner, Gamble, Fonov, and Bernier

NO: Nowers

**Main Motion Vote:**

YES: McKee, Sumner, Gamble, Fonov, and Bernier

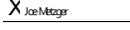
NO: Bowles and Nowers

**SUBJECT:** A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY SUPPORTING A JOINT MARKETING EFFORT BETWEEN THE BOROUGH AND TERRA ENERGY CENTER CORPORATION FOR THE PROMOTION AND DEVELOPMENT OF DESIGNATED BOROUGH LANDS TO SOLICIT EXPRESSIONS OF INTEREST FROM LARGE POWER CONSUMERS FOR DATA CENTER, ENERGY INFRASTRUCTURE, ADVANCED MANUFACTURING, AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES.

**AGENDA OF: March 3, 2026**

**Assembly Action: Adopted with Assemblymembers Nowers and Bowles opposed 03/03/26 - BJH**  
**Vetoed 03/15/26 - EMW**  
**Motion to Override Mayoral Veto passed. 03/17/26 - EMW**

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To	Signatures
Originator	<div style="text-align: right; font-size: small;">2/23/2026</div>  <div style="font-size: x-small;">Signed by Joe Metzger</div>
Department Director	<div style="text-align: right; font-size: x-small; color: red;">Recorded Signature</div>  <div style="font-size: x-small;">Signed by Jillian Morrissey</div>
Finance Director	<div style="text-align: right; font-size: x-small; color: red;">Recorded Signature</div>  <div style="font-size: x-small;">Signed by Chayenne Hindt</div>
Borough Attorney	<div style="text-align: right; font-size: small;">2/23/2026</div>  <div style="font-size: x-small;">Signed by Nicholas Spiropoulos</div>
Borough Manager	<div style="text-align: right; font-size: small;">2/23/2026</div>  <div style="font-size: x-small;">Signed by Mike Brown</div>
Borough Clerk	<div style="text-align: right; font-size: small;">2/23/2026</div>  <div style="font-size: x-small;">Signed by Lonnie McKechnie</div>

**ATTACHMENT (S):** Resolution Serial No. 26-019 (6 pp)  
 Maps (4 pp)

**SUMMARY STATEMENT:** This legislation is coming forward at the request of Assemblymembers Fonov and Bernier.

The Borough is committed to fostering economic development, creating diverse revenue streams, and enhancing employment opportunities for Borough residents.

As directed by the Assembly, staff has recently released a Request for Interest (RFI) regarding data centers and large power consumers. Four areas of MSB-managed land have been identified as having

potential for data centers or large power or industrial uses. The four designated areas include: Fish Creek Parcels (approximately 3,435 acres), Ayrshire North (approximately 2,560 acres), Goose Creek (approximately 2,645 acres), and Hollywood Road (approximately 1,230 acres).

Terra Energy Center Corporation (TECC) is interested in developing an energy infrastructure project in the Borough, with the mission of providing power for industrial and commercial investment in the Borough.

Currently, TECC has a land use permit in the Port District encompassing approximately 1,058 acres near Lake Lorraine. The purpose of the permit is to allow TECC the ability to conduct due diligence, marketing, and testing to confirm the feasibility of developing an Advanced Manufacturing and Computing Campus, accommodating large power consuming industries.

TECC intends to pursue a lease agreement for the land under permit in the Port District as well as the Goose Creek parcels identified in the RFI.

In April 2026 TECC is launching an international marketing campaign to market Alaska, and specifically the Borough, as a desirable destination for significant investment and industrial and large facility development. The purpose of the marketing campaign is to solicit expressions of interest from large power consumers who may be interested in development in the Borough.

TECC has proposed a 24-month joint marketing effort with the Borough to market the TECC lands under permit in the Port District and the lands included in the RFI. TECC will be responsible for funding the marketing effort and the Borough will be responsible for providing appropriate staff as needed and related support. Collaborating on a joint marketing campaign will not obligate the Borough to sell, lease, or otherwise dispose of any Borough managed lands.

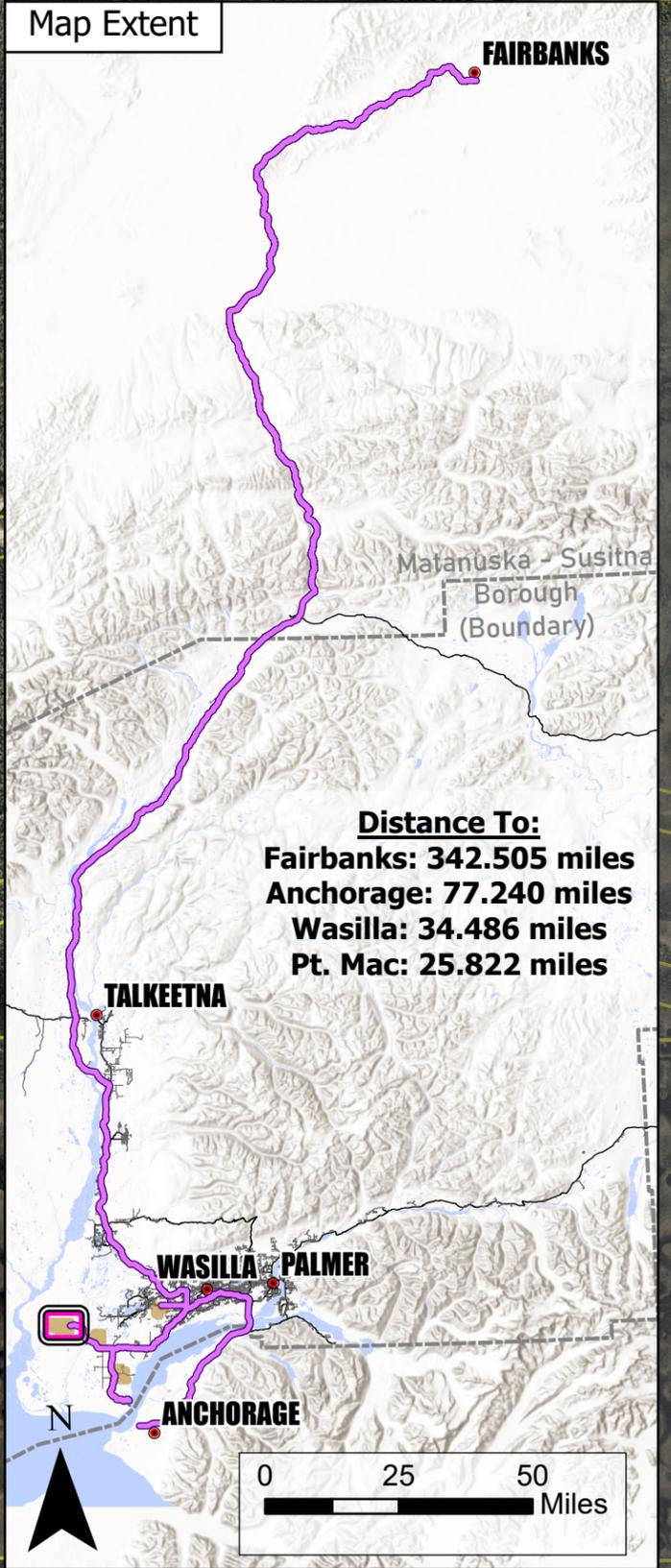
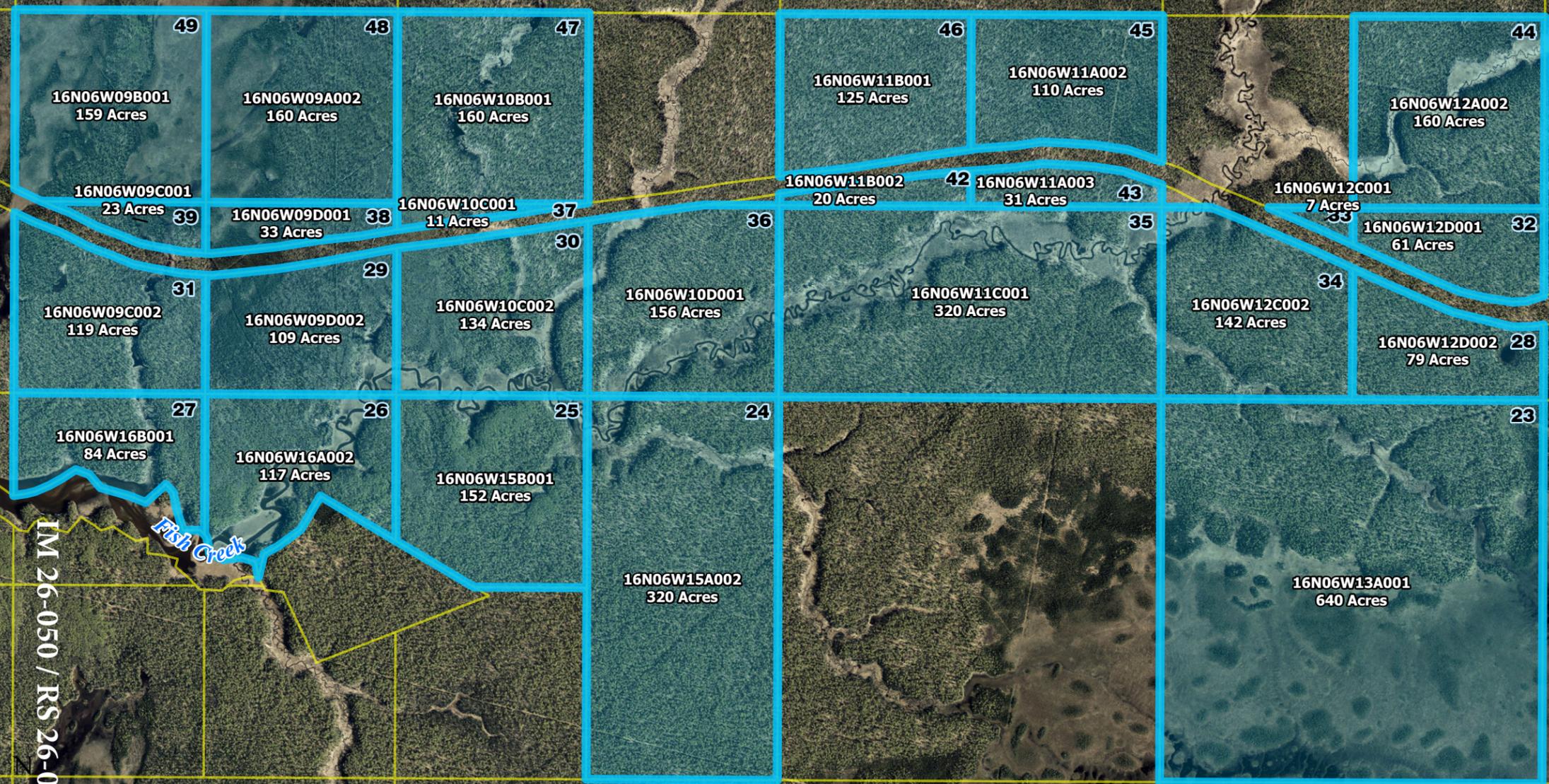
**RECOMMENDATION OF ADMINISTRATION:** Respectfully request approval.



# Fish Creek Area

Cadastral Parcels

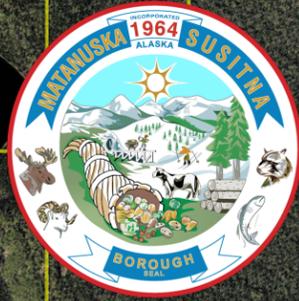
Total Area available in Fish Creek:  
3431.04 Acres



IM 26-050 / RS 26-019

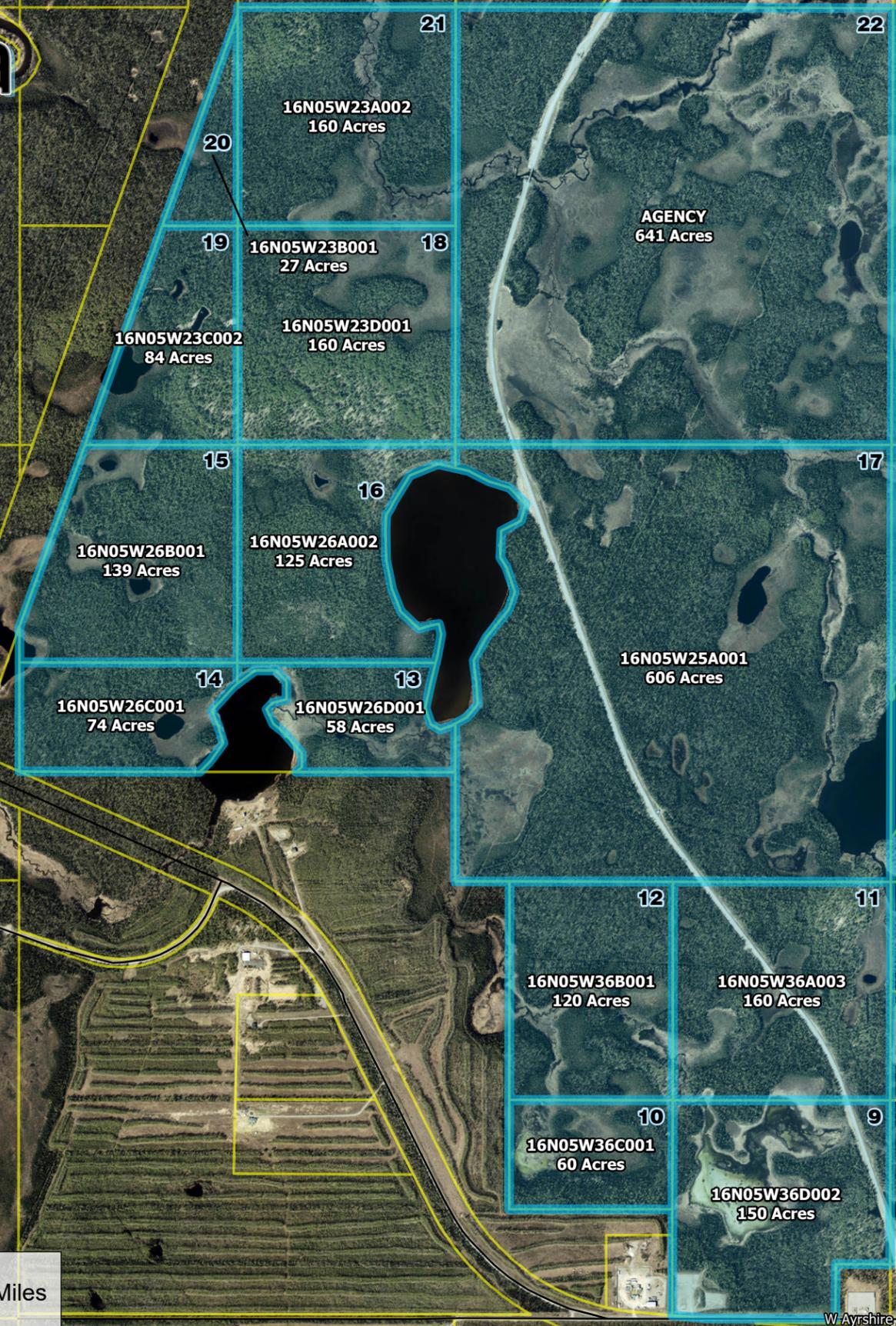
IM 26-050  
RS 26-019

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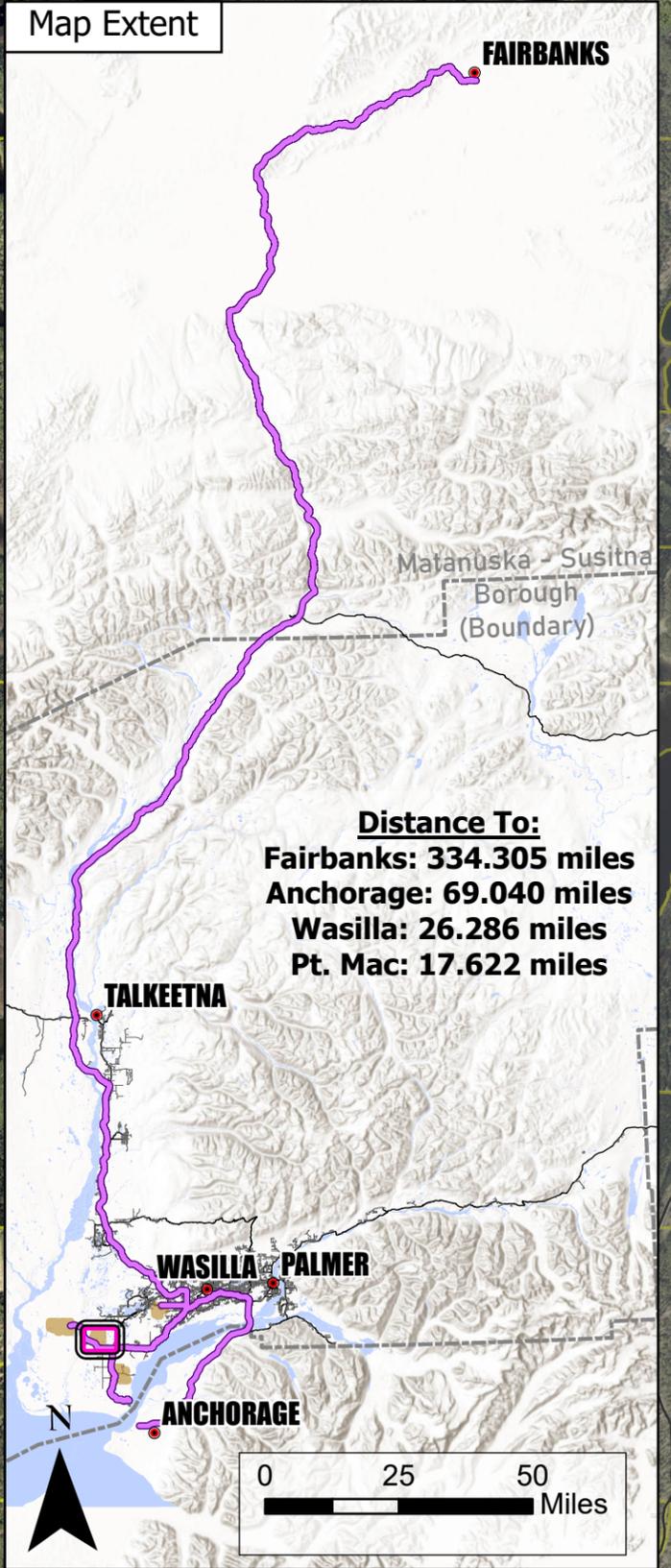


# Ayrshire North Area

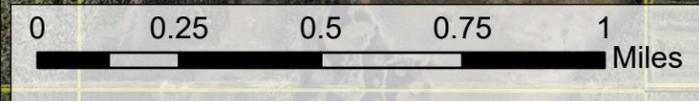
Land of Interest  
 Cadastral Parcels  
 Roads



Total Area available in Ayrshire North:  
**2563.69 Acres**



IM 26-050 / RS 26-019



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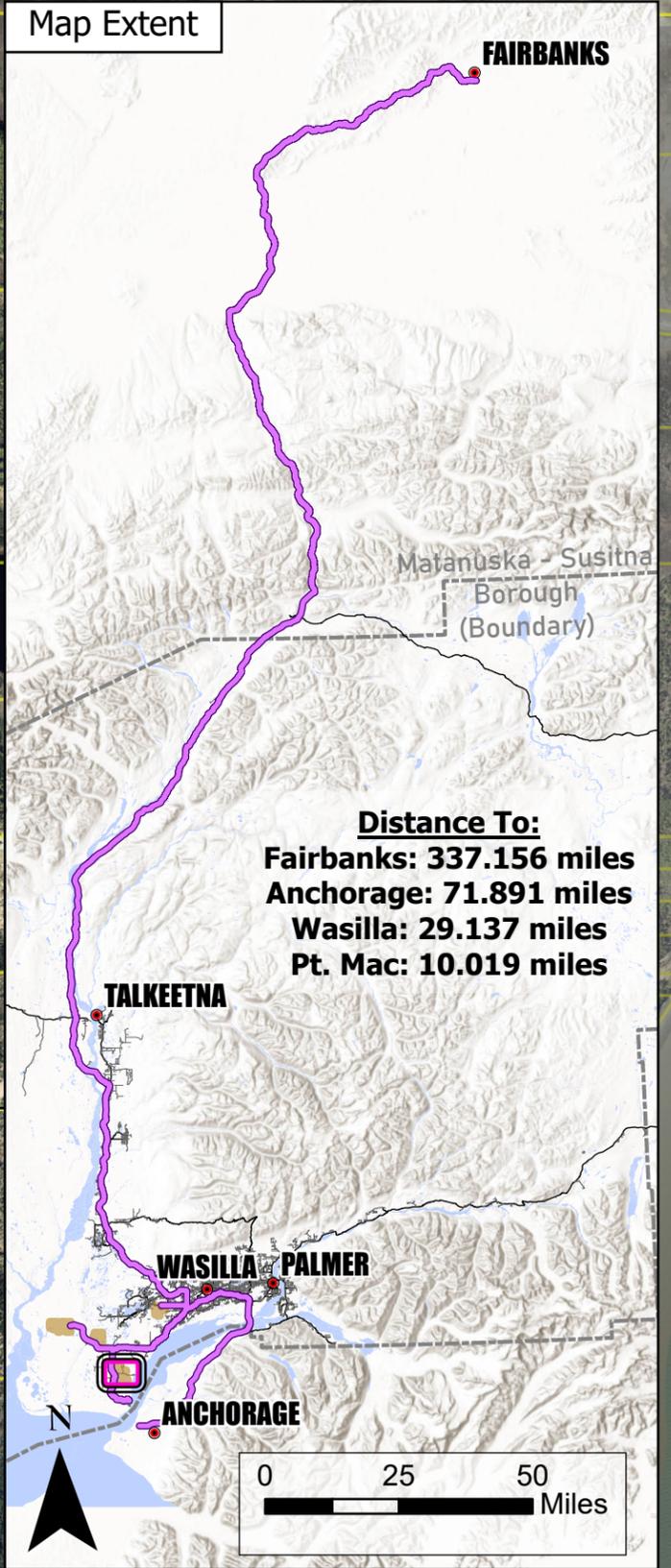
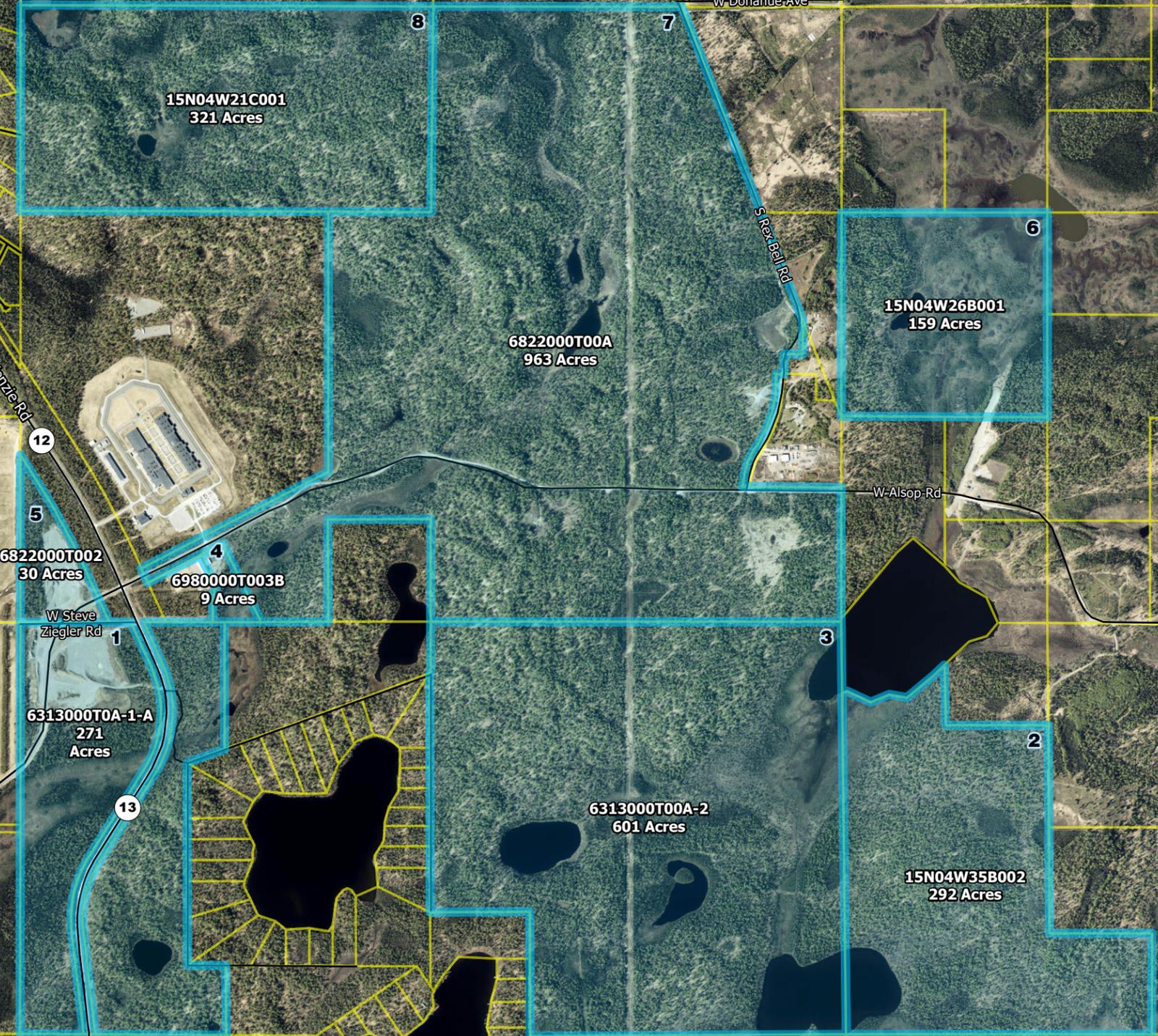
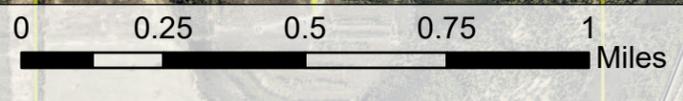


# Goose Creek Area

Total Area available in Goose Creek:  
2646.47 Acres

- Land of Interest
- Cadastral Parcels
- Roads
- Mileposts

IM 26-050 / RS 26-019



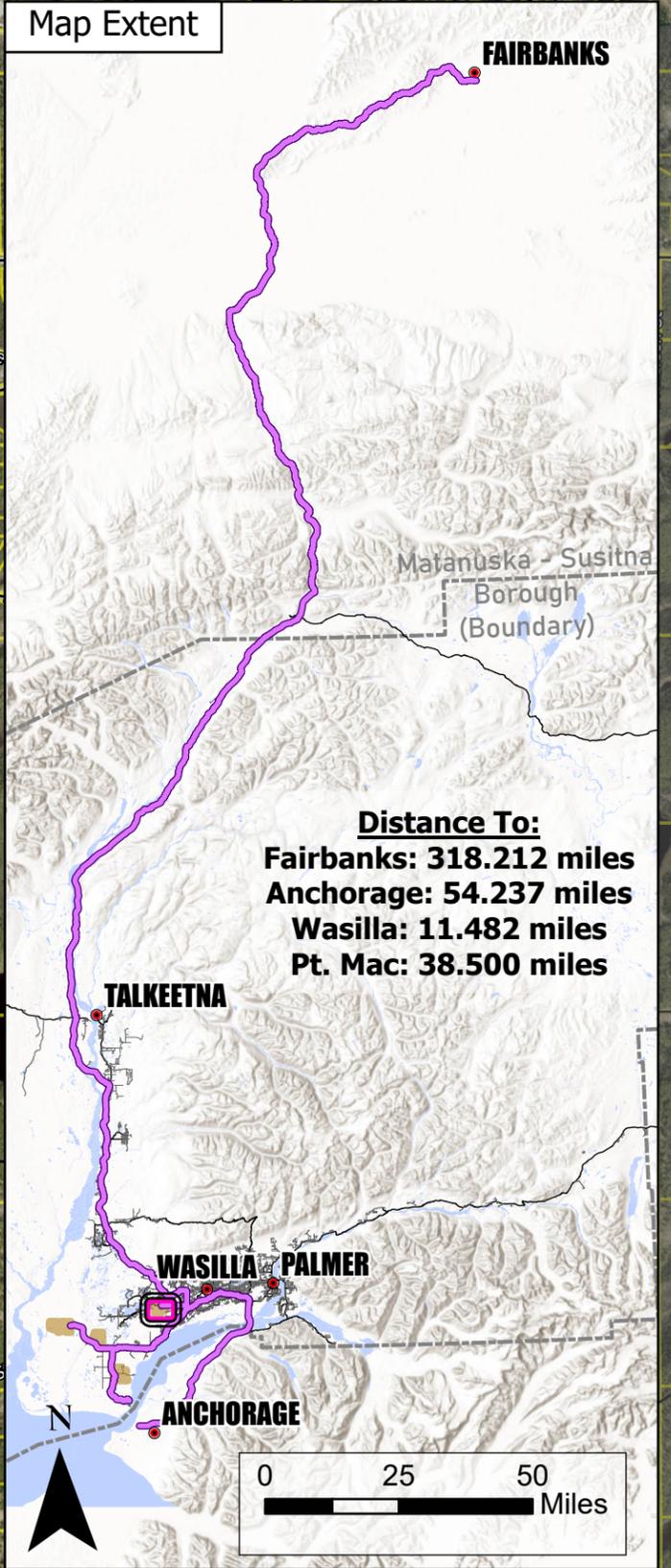
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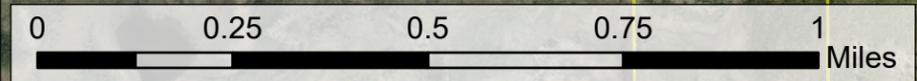
# Hollywood Rd Area

Total Area available off Hollywood Rd:  
1230.82 Acres

Land of Interest  
Cadastral Parcels  
Roads



IM 26-050 / RS 26-019



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## Veto

**I am vetoing RS 26-019** A Resolution Supporting A Joint Marketing Effort Between The Borough And Terra Energy Center Corporation For The Promotion And Development Of Designated Borough Lands To Solicit Expressions Of Interest From Large Power Consumers For Data Center, Energy Infrastructure, Advanced Manufacturing, And Industrial Development Opportunities.

My reasoning for this veto is the risk that Mat-Su Borough has placed themselves in with doing a joint marketing effort between a private corporation and every resident in our Borough. Stated within the Resolution that on page 5 of 6 is a list of priorities for this joint marketing effort. The first item listed is Attraction of data center and advanced computing facilities.

Location of data centers within our borough has not been vented by our assembly and the recent testimony at our public meetings is that some of our citizens have concerns regarding data centers. We as elected officials owe it to our citizens to continue our reputation regarding providing transversaria within our borough.

Second reason is giving a private company to 'represent' us (the borough) on a stage that we have not discussed with our citizens or at assembly meetings.

Third reason - Due to their high energy usage, low employment density, noise, and need for security, they often require conditional use permits – a subject that the assembly has not discussed.



Edna DeVries, Mayor Mat-Su Borough – March 5, 2026

NONCODE ORDINANCE

Sponsored By:  
Introduced:  
Public Hearing:  
Adopted:

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 26-033**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY EXTENDING THE TIME LIMIT FOR COMPLETION OF EXPIRING PROJECT FUNDS THROUGH JUNE 30, 2027.

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WHEREAS, the intent and rationale for this ordinance can be found in the accompanying Information Memorandum No. 26-053;

BE IT ENACTED:

Section 1. Classification. This Ordinance is a noncode ordinance.

Section 2. Extension of Time. The Matanuska-Susitna Borough Assembly hereby approves the extension of time for the project funds listed in the attachment to Information Memorandum No. 26-053 through June 30, 2027.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day  
of -, 2026.

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

**SUBJECT:** EXTENDING THE TIME OF COMPLETION ON EXPIRING PROJECT FUNDS THROUGH JUNE 30, 2027.

**AGENDA OF:** March 17, 2026

**ASSEMBLY ACTION:**

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator Assistant Comptroller	<div style="text-align: right;">3 / 2 / 2 0 2 6</div> X M e r i s s a C a r r e l l _____ Signed by: M e r i s s a C a r r e l l
Community Development Director	<div style="text-align: right;">3 / 2 / 2 0 2 6</div> X J i l l i a n M o r r i s s e y _____ Signed by: J i l l i a n M o r r i s s e y
Emergency Services Director	<div style="text-align: right;">3 / 2 / 2 0 2 6</div> X K e n B a r k l e y _____ Signed by: K e n n e t h B a r k l e y
Information Technology Director	<div style="text-align: center;"> Recoverable Signature</div> X L e a h J o n e s _____ Signed by: L e a h J o n e s
Planning Director	<div style="text-align: center;"> Recoverable Signature</div> X A l e x S t r a w n _____ Signed by: A l e x
Public Works Director	<div style="text-align: right;">3 / 2 / 2 0 2 6</div> X T o m A d a m s , P E _____ Signed by: T o m A d a m s
Purchasing Director	<div style="text-align: right;">3 / 3 / 2 0 2 6</div> X R u s t i n K r a f f t _____ Signed by: R u s s K r a f f t
Finance Director	<div style="text-align: center;"> Recoverable Signature</div> X C h e y e n n e H e i n d e l _____ Signed by: C h e y e n n e H e i n d e l
Borough Attorney	<div style="text-align: right;">3 / 3 / 2 0 2 6</div> X N i c h o l a s S p i r o p o u l o s _____ Signed by: N i c h o l a s S p i r o p o u l o s
Borough Manager	<div style="text-align: right;">3 / 4 / 2 0 2 6</div> X M i c h a e l B r o w n _____ Signed by: M i k e B r o w n

Borough Clerk	 Recoverable Signature
	X      L o n n i e   M c K e c h n i e
	Signed by: Lonnie McKechnie

**ATTACHMENT (S) :** Fiscal Note: YES \_\_\_\_\_ NO  X   
Active Project list for time extension (5 pp)  
Ordinance Serial No. 26-033 (2 pp)

**SUMMARY STATEMENT:** With the adoption of the Matanuska-Susitna Borough annual budget each year, the Borough Assembly approves a list of capital projects. The funding within Borough capital projects lapses 36 months after appropriation if the project has not been completed.

This legislation will extend the time of completion on the projects listed in the attached list through June 30, 2027.

**BACKGROUND**

Historically this legislation has been completed by staff in the Public Works Department. Beginning in Fiscal Year 2023, this process is managed by the Finance Department.

Finance staff have worked with the department directors and their staff to close all project and sub-project accounts that are not active.

This process left an active project list of 40 projects, from FY2011 to FY2024. Below is a summary of the list of extensions:

Fiscal Year	# of Projects	Original Ordinance
2011	1	OR 11-066
2014	1	OR 13-013
2019	2	OR 18-018
2020	1	OR 19-019
2021	2	OR 20-020
2022	12	OR 21-021
2023	3	OR 22-022
2024	18	OR 23-023

A total of 41 projects will expire on June 30, 2026, and will not be extended. These projects total approximately \$2,660,000 in unutilized funding that will lapse to fund balance upon expiration.

**RECOMMENDATION OF ADMINISTRATIVE:** Approve the legislation as presented.

## **Active Project List for Time Extension**

### **Fiscal Year 2011**

20280-4200-4203: Transportation Planning-Update of LRTP & Official Streets & HWY Plan  
Planning-Julie Spackman

There is a need to update the Official Streets and Highway Plan and Long Range Transportation Plan in order to develop a new Transportation Infrastructure Package. Planning and Public Works have formed a working group to identify scope of updates.

### **Fiscal Year 2014**

35412-1000-1001: Old Glenn Highway Paved Pathway in Butte  
Public Works-Andrew Strahler/Brad Sworts

This is associated with grant funding that expires June 30, 2027. Significant utility relocation and challenging right-of-way acquisition has delayed project schedule.

### **Fiscal Year 2019**

70012-2400-2401: Port Mack Dock Expansion/Impr/Repairs/Equip-Barge Dock Repair Phase II  
Administration-David Griffin

Actively looking for grants to assist with the repairs. As well as design and engineering of barge dock replacement in Cell 1 of the dock.

70012-2400-2402: Port Mack Dock Expansion/Impr/Repairs/Equip -Deferred Maintenance  
Administration-David Griffin/Cole Branham

Maintenance will continue for the life of the Port, currently working to get Multi Sector General Permit, once received, remaining funds will be used to maintain permit status.

### **Fiscal Year 2020**

47038-4200-4201: Regional Transportation Organization-Regional Transportation Planning  
Planning-Alex Strawn

MSB continues to have regional transportation planning needs for ongoing planning and implementation efforts. This money will be used for education for staff on transit issues as well as reconnaissance studies for input into transportation plans and future Transportation Infrastructure Packages.

### **Fiscal Year 2021**

47514-1800-1805: Stormwater Management Plan-MS4 Permitting Preparation  
Information Technology-Leah Jones

This funding will be used to develop mapping tools for compliance with MS4. GIS may use this as non-federal match for LiDAR acquisition and related projects

70012-2400-2403: Port Mack Dock Expansion/Impr/Repairs/Equip-Barge Dock Sheet Pile Interlock Repair

Administration-David Griffin

Actively looking for grants to assist with the repairs. As well as design and engineering of barge dock replacement in Cell 1 of the dock.

**Fiscal Year 2022**

15040-1800-1821: Parks & Recreation Projects-Homebuilt Circle Neklason Lake Parking Area

Public Works-Andrew Strahler/Joe Metzger

Bidding process in place. Work will continue into FY27 once contractor is awarded.

25057-2400-2401: Landfill Sand and Chip Production Project

Public Works-Jeff Smith

Continue to excavate C&D cell making product for construction at landfill entrance and compost area. The sand and gravel contract extended through June 30, 2027.

45040-2000-2010: Municipal Entitlement Lands-Land Surveys

Community Development-Joe Metzger

Waiting on State of Alaska approval/response to survey MEL land in Talkeetna; will be putting out a RFP within the next couple months. Surveys can cost \$400,000+; need to build up funds for this expense. This is how MSB receives ownership of State lands.

45288-1800-1802: New Palmer Ambulance Facility Station 3-9-Emergency Services in Palmer

Emergency Services-Brian Davis/Don Gibbs

Awarded \$8m grant for project. Bid Aug 25, contract award Oct 25, Estimated completion date December 31, 2027.

45288-6600-6601: New Palmer Ambulance Facility Station 3-9-Emergency Services in Palmer

Emergency Services-Brian Davis/Don Gibbs

Awarded \$8m grant for project. Bid Aug 25, contract award Oct 25, Estimated completion date December 31, 2027.

47031-2300-2301: Land & Resource Management-Jonesville Public Use Area Grant Match

Community Development-Joe Metzger

MSB/SOA now has an executed management agreement in place. Estimated design in progress; phased construction starting 2027, estimated complete end of year 2028.

47519-4200-4204: Aerial Imagery Acquisition-Aerial Imagery Acquisition Program

Information Technology-Leah Jones

GIS established an ongoing program to update aerial imagery every three years and LiDAR (elevation data) every six years. Both borough citizens and staff utilize LiDAR for various purposes. GIS obtained matching funds with USGS to collect LiDAR data in FY27.

47525-1800-1811: Radio/Repeater Management-North-Eastern Borough Communications Tower

Emergency Services-Casey Cook

The tower is being build East of Sutton, this will increase communication reliability and safety for this area

70007-2400-2401: Port Business Dev & Marketing Plan

Administration-David Griffin

Develop marketing materials for trade industry groups, conference, and conventions. Ex: Alaska Minors Association, Resource Development Council, etc...Update Port branding with signage, promotional materials, advertising (print and online). Estimated goal to spend by FY27.

70012-2400-2405: Port Mack Dock Expansion/Impr/Repairs/Equip -Cathodic Protection Upgrade

Administration-David Griffin/Cole Branham

Actively looking for grants to assist with the repairs. As well as design and engineering of barge dock replacement in Cell 1 of the dock. Additionally, PD&E is working to do a condition assessment to determine further needs.

70012-2400-2406: Port Mack Dock Expansion/Impr/Repairs/Equip -Port Facilities Capital Renewal

Administration-David Griffin/Cole Branham

Building a storage unit for the crane and future equipment.

75001-1800-1803: South Central Rail Corridor-Port Mackenzie Rail Extension Survey Tasks

Public Works-Brad Sworts

Funding is and will be used through 2026-2027 to complete survey tasks for the Rail Extension project.

## **Fiscal Year 2023**

10190-1900-1901: Community Development – Libraries – Deferred Maintenance

Community Development-Jillian Morrissey/Don Jourdian

In planning stages with Public Works to encumber funds Spring 2026, with work being completed by year end 2026.

45244-6600-6657: West Lakes FSA Equipment/Vehicles-Land For a New Fire Station

Emergency Services-Tawnya Hightower/Joe Metzger

Cost to develop has increased from original plan. Actively looking for alternative that is affordable and suits the needs of the FSAs rapid growth.

99999-1800-1817: Budgeted Approps. Transferred/Pending – FY23 Grant Match – Fish Passage

Public Works-Andrew Strahler/Mike Campfield

Delays in ROW have developed that will push construction to 2026. PD&E monitoring deadlines.

## **Fiscal Year 2024**

10154-1900-1910: Big Lake Library Improvement Pre Development Plan

Community Development-Jillian Morrissey

There has been a delay moving forward with these funds due to a number of recent changes in libraries. We intend to start the discussion of an update for the Big Lake Library in FY27.

10189-1900-1905: Animal Care & Regulation-Veterinary Clinic Equipment Replacement and Upgrades

Administration-Vanessa Forbes

HVAC - Once bid is awarded for design and completed it will determine cost estimates for bid on equipment. Projected start April/May 2026.

20317-1800-1809: Alcantra Recreational Facility Field Repair

Community Development-Hugh Leslie/Don Gibbs

Funds will be used to repair Alcantra Baseball Field, per discussion with Project Management finalizing plan. Will be bid beginning 2026 for work to start Spring 2026 and continue through Fall 2026.

25004-1200-1201: Cleanup and Abatement

Public Service-Jason Ortiz

MSB received these funds through an awarded court judgment. Will continue to be used to fund community cleanup projects. Anticipate using the remainder of funds in FY26 & FY27.

30042-1800-1804: Willow RSA-Shirley Towne Bridge Maintenance

Public Works-Brad Sworts

Developing SOW which will be advertised in 2026.

30048-6600-6718: Gold Trail RSA-Sushana Drive at Little Susitna River Flooding Mitigation

Public Works-Brad Sworts

PD&E has applied for DHS&ES HGMP funds, waiting on agency to approve, on hold until approval is received.

45040-2000-2011: Municipal Entitlement Lands-Land Surveys

Community Development-Joe Metzger

Waiting on SOA approval/response to survey MEL land in Talkeetna; will be putting out a RFP within the next couple months. Surveys can cost \$400,000+; need to build up funds for this expense. This is how MSB receives ownership of State lands.

45076-6600-6610: Central Mat-Su FSA Facilities & Vehicles-Training Complex Build Out

Emergency Services-Michael Keenan/Don Gibbs

Construction started summer 2025 and anticipated to be completed by Summer 2027.

45179-1800-1805: Public Facilities Study-Seismic Resiliency Improvements

Public Works-Rodney Crew

Numerous investigations have been completed and the data has been collected, but the engineer still need to complete the evaluation to determine wheather addition investigations or retrofits/repairs are required.

45244-6600-6663: West Lakes FSA Facilities & Vehicles-Personal Protective Equipment Extractors and Dryers

Emergency Services-Tawyna Hightower

Quotes have been obtained and equipment ordered. Once delivered remaining funds will be used for installation.

47031-2000-2008: Land & Resource Management-Material Site Geotechnical Investigations

Community Development-Emerson Krueger

Ongoing project involving many borough parcels. Bid award being approved by Assembly and will be encumbered shortly thereafter.

47052-4200-4201: Public Outreach, Education and Incentives

Public Service-Jason Ortiz

The planning department has ongoing needs for public outreach funding.

47052-4200-4202: Public Engagement, Outreach and Education

Public Service-Jason Ortiz

The planning department has ongoing needs for public outreach funding.

47057-1800-1801: Information Technology On-line Web Presence and Upgrade

Information Technology-Leah Jones

Web Developer project employee to continue staff augmentation for the web migration. Expecting the work to continue through the beginning of 2027.

47109-2000-2004: Wildfire Mitigation-Borough Saw Crew

Community Development-Emerson Krueger

Providing additional time for the saw crew to clear hazard trees. Funding allows team the ability to help address events like the recent windstorms.

47506-1800-1806: Financial System Enhancements & Improvements

Finance: Cheyenne Heindel

Funding expected to be used for continued implementation of the EPL and atENT software, including but not limited to additional professional services, system configuration, and custom reporting.

70007-4200-4201: Port Business Development & Marketing Plan

Administration-Dave Griffin

Develop marketing materials for trade industry groups, conference, and conventions. Ex: Alaska Minors Association, Resource Development Council, etc...Update Port branding with signage, promotional materials, advertising (print and online). Estimated goal to spend by FY27.

99999-1800-1818: Budgeted Approps. Transferred/Pending – FY24 Grant Match – Fish Passage

Public Works-Andrew Strahler/Mike Campfield

PD&E is requesting additional funds that will need these to match.

NONCODE ORDINANCE

Introduced:  
Public Hearing:  
Action:

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 26-034**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING AND APPROPRIATING \$281,250 FROM THE STATE OF ALASKA, DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT, COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM, FOR THE MSB HAZARD MITIGATION PLAN UPDATE PROJECT.

---

WHEREAS, the intent and rationale of this ordinance are found in the accompanying Information Memorandum No. 26-055; and

WHEREAS, the scope of work and budget are contained in Resolution Serial No. 26-022.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a noncode ordinance.

Section 2. Acceptance and Appropriation Source. The Assembly hereby accepts a grant in the amount of \$281,250 from the State of Alaska, Department of Commerce, Community, and Economic Development, CDBG-DR (Grant Agreement No. 19-CDBGDR-12) and appropriates the amount to project no. 47520, Fund 480 for the MSB Hazard Mitigation Plan Update project.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2026.

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Introduced: 03/17/26  
Public Hearing:  
Action:

**MATANUSKA-SUSITNA BOROUGH  
RESOLUTION SERIAL NO. 26-022**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET FOR A GRANT IN THE AMOUNT OF \$281,250 FOR THE MSB HAZARD MITIGATION PLAN UPDATE PROJECT AND AUTHORIZING THE MANAGER TO ENTER INTO AN AGREEMENT WITH THE STATE OF ALASKA, DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT.

---

WHEREAS, the intent and rationale of this resolution are found in the accompanying Information Memorandum No. 26-055; and

WHEREAS, the above funds were appropriated with Ordinance Serial No. 26-034.

NOW, THEREFORE, BE IT RESOLVED, that the Assembly hereby approves the following scope of work and budget for the MSB Hazard Mitigation Plan Update project.

**SCOPE OF WORK**

Fund eligible planning activities on a cost reimbursable basis associated with the MSB Hazard Mitigation Plan Update project, including data gathering, studies, analysis, preparation of plans, public meetings or workshops, and consultant services, as set forth in Grant Agreement No. 19-CDBGDR-12.

**BUDGET**

Grant Agreement No. 19-CDBGDR-12: \$281,250.  
Total: \$281,250.

BE IT FURTHER RESOLVED, that the Assembly hereby authorizes the Manager to enter into an agreement with the State of Alaska,

Department of Commerce, Community, and Economic Development for  
the MSB Hazard Mitigation Plan Update project.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day  
of -, 2026.

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

**MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM No. 26-055**

**SUBJECT:** ACCEPTING AND APPROPRIATING A GRANT IN THE AMOUNT OF \$281,250 FROM THE STATE OF ALASKA, DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT, AND APPROVING THE SCOPE OF WORK AND BUDGET, AND AUTHORIZING THE MANAGER TO ENTER INTO A GRANT AGREEMENT FOR THE MSB HAZARD MITIGATION PLAN UPDATE PROJECT.

**AGENDA OF: March 17, 2026**

<b>ASSEMBLY ACTION:</b>
-------------------------

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator - Wade L.	 Recoverable Signature X Wade Long Signed by: Wade Long
Planning Director	 Recoverable Signature X Alex Strawn Signed by: Alex
Finance Director	 Recoverable Signature X Cheyenne Heindel Signed by: Cheyenne Heindel 3 / 4 / 2 0 2 6
Borough Attorney	X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos 3 / 4 / 2 0 2 6
Borough Manager	X Michael Brown Signed by: Mike Brown
Borough Clerk	 Recoverable Signature X Lonnie Mckechnie Signed by: Lonnie Mckechnie

**ATTACHMENT (S):** Fiscal Note (1 pp)  
 Grant Agreement (39 pp)  
 Ordinance Serial No. 26-034 (2 pp)  
 Resolution Serial No. 26-022 (2 pp)

**SUMMARY STATEMENT:**  
 The Borough has been designated to receive grant funds from the Department of Housing and Urban Development to the State of Alaska, Department of Commerce, Community, and Economic Development, in response to the 2018 Earthquake. Issued through the Community Development Block Grant Disaster Recovery (CDBG-DR) program in the amount of \$281,250 (Grant Agreement No. 19-CDBGDR-12) to

Matanuska-Susitna Borough project no. 47520, Fund 480. This is a cost-reimbursable basis for eligible planning activities associated with the MSB Hazard Mitigation Plan Update project, including data gathering, studies, analyses, plan preparation, public meetings or workshops, and consultant services, as set forth in the grant agreement.

The agreement term begins on July 1, 2025, and the project must be completed, with all costs paid, no later than July 31, 2028.

No local match funding requirement is identified in the grant agreement.

**RECOMMENDATION OF ADMINISTRATION:** Approve legislation as presented.

CODE ORDINANCE

Sponsored by:  
Introduced:  
Public Hearing:  
Action:

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 26-035**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY INCREASING  
THE COMPENSATION OF THE MEMBERS OF THE BOARD OF EQUALIZATION.

Whereas, the Board of Equalization is one of a number of  
Borough boards;

Whereas, the members of the Borough of Equalization are  
currently paid \$50 per day;

Whereas, the members of other Borough boards are currently  
paid \$100 per day;

Whereas, the members of the Board of Equalization serve an  
important function to the Borough and its citizens;

Whereas, the Board of Equalization members are comprised of  
Borough residents that are appointed on the basis of their general  
business expertise and their knowledge or experience with quasi  
judicial matters;

Whereas, the Board members often have experience in real and  
personal property appraisal, the real estate market, the personal  
property market, and other similar fields.

Whereas, the Borough values the Board of Equalization members  
and seeks to fairly compensate them for their service on the Board  
of Equalization;

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amending subsection. MSB 3.15.215(F) to read as follows:

(F) *Compensation of members*. Compensation for members shall be \$[50] **100** per daily session. All requests for reimbursement shall be actual expenses incurred on authorized board business.

Section 4. Effective date. This ordinance shall take effect upon adoption, and applied retroactively to any Board of Equalization meeting in 2026 that has occurred before adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2026.

\_\_\_\_\_  
EDNA DeVRIES, Borough Mayor

ATTEST:

\_\_\_\_\_  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

**SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY INCREASING THE COMPENSATION OF THE MEMBERS OF THE BOARD OF EQUALIZATION.**

**AGENDA OF: April 7, 2026**

<b>ASSEMBLY ACTION:</b>
-------------------------

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To Department/Director	Signature	Comments
Originator	Oliver Querin	
Finance Director	 Recoverable Signature X Cheyenne Heindel <small>Signed by: Cheyenne Heindel 3/6/2026</small>	
Borough Attorney	X Shannon Bodolay <small>Signed by: Shannon Bodolay 3/6/2026</small>	
Borough Manager	X Michael Brown <small>Signed by: Mike Brown 3/6/2026</small>	
Borough Clerk	 Recoverable Signature X Lonnie McKechnie <small>Signed by: Lonnie McKechnie</small>	

**ATTACHMENT (S):** Fiscal Note: YES X NO \_\_\_\_\_  
 Ordinance Serial No. 26-035(2 pp)

**SUMMARY STATEMENT:** The compensation for the members of the Board of Equalization is currently set at \$50 per daily session. Other Borough Boards are paid at a higher rate of \$100 per day, and often serve less days in a row than some of the Board of Equalization members. The intent of this proposed code change is to increase their daily compensation so the Borough is able to find knowledgeable members of the community that are willing to serve. Even if the Board of Equalization convenes prior to the legislation taking affect, if passed the new rate of compensation is intended to apply to all board meetings in 2026 and until amended.

**RECOMMENDATION OF ADMINISTRATION:** Introduce and set for Public Hearing.

**MATANUSKA-SUSITNA BOROUGH  
FISCAL NOTE**

Agenda Date: April 7, 2026

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY INCREASING THE COMPENSATION OF THE MEMBERS OF THE BOARD OF EQUALIZATION

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED *	FUNDING SOURCE Board of Equalization
FROM ACCOUNT # 100.xxx.xxx 4xx.xxx	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY:  X <u>Liesel Zanto</u> <small>Signed by: Liesel Zanto</small>	

**EXPENDITURES/REVENUES:** (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE						

**FUNDING:** (Thousands of Dollars)

General Fund	*					
State/Federal Funds						
Other						
TOTAL	*					

**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

**ANALYSIS: (Attach a separate page if necessary) \*Amount depends on number of board members and meetings.**

APPROVED BY:	 X <u>Cheyenne Heindel</u> <small>Signed by: Cheyenne Heindel</small>
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CODE ORDINANCE      Sponsored by: Assemblymembers Nowers and Mckee  
                                 Introduced:  
                                 Public Hearing:  
                                 Adopted:

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 26-036**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CHANGING THE EXEMPTION TO WEIGHT RESTRICTIONS ON BOROUGH ROADS FOR EMERGENCIES SITUATIONS ONLY.

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BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 11.08.010 is hereby amended as follows:

(A) The Manager is authorized to restrict use of or close any road, street or other public way maintained by the borough, including those maintained through service areas, whenever the manager considers such closures or restriction of use necessary for the protection of the public, or for the protection of the road or street from damage during storms, floods, thawing conditions or during construction or maintenance operations.

(B) When the Manager has restricted the use of public rights-of-way, the Manager may authorize a vehicle operator to exceed weight limit restrictions one

round trip per day upon payment of a fee. The fee for

the exemption shall be set by the Assembly.

(C) Exemptions shall be issued only where a specific property, household, business, or public facility is experiencing emergency life, health or safety conditions that cannot reasonably be addressed by a vehicle within posted weight limits, or addressed at a later time when weight restrictions are no longer in place. Permits shall not be issued for economic convenience.

(D) Exemptions must be made in writing by the Manager or their designee, in consultation with the operation and maintenance division, and the road service area chair for the affected area shall be notified of any granted exemptions.

Section 3. Amendment of section. MSB 11.08.025 is hereby amended as follows:

11.08.025 Road Weight Restrictions

(A) This section establishes a process to allow limited exemptions from road weight restrictions for the transportation of non-divisible equipment.

(B) An application for exemption from the road weight restrictions shall be filed on a form provided by the Borough. The application shall include:

(1) appropriate filing fee as established by the assembly;

(2) date of travel, route, and starting point and ending point [WHERE TRAVELING TO].

(3) information identifying the subject vehicle, including the make, model, color, and license plate number; [AND]

(4) information identifying the vehicle, load, or equipment which is non-divisible; and

(5) identify the specific address or parcel involved; and

(6) state the nature of the emergency and reason(s) why no other option to address the situation is available.

Section 4. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 17 day of February, 2026.

\_\_\_\_\_  
EDNA DeVRIES, Borough Mayor

ATTEST:

\_\_\_\_\_  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CHANGING THE EXEMPTION TO WEIGHT RESTRICTIONS ON BOROUGH ROADS FOR EMERGENCIES ONLY.

**AGENDA OF: March 17, 2026**

<b>ASSEMBLY ACTION:</b>
-------------------------

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator	 Recoverable Signature X Lonnie M cKeechnie Signed by: Lonnie M cKeechnie 3/9/2026
Borough Attorney	X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos 3/9/2026
Borough Manager	X Michael Brown Signed by: Mike Brown 3/9/2026
Borough Clerk	 Recoverable Signature X Lonnie M cKeechnie Signed by: Lonnie M cKeechnie

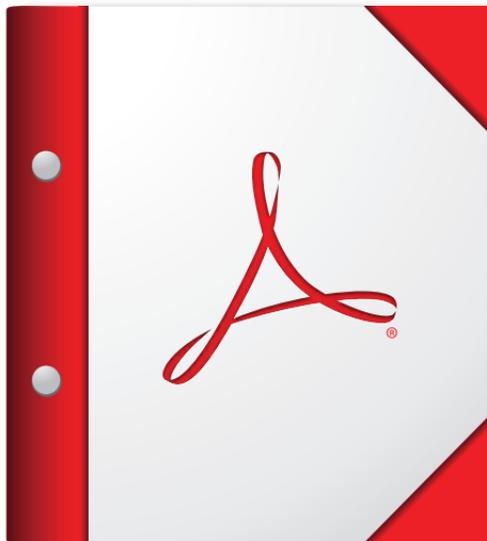
**ATTACHMENT (S):** Ordinance Serial No. 26-036 (3 pp)

**SUMMARY STATEMENT:**

This legislation is coming forward at the request of Assemblymembers Nowers and McKee.

The Assembly recently adopted legislation that allowed the manager to issue a one-time per day exemption to allow vehicle operators to exceed applicable weight limits during periods of weight restrictions on Borough roads.

This legislation further expands on the exemption by requiring that exemption occur only due to an emergency situation that is explained during the exemption process. The fee for processing the request and the fine for exceeding the weight restrictions without an exemption remain the same.



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**BOARD AND COMMISSION VACANCY REPORT    Mar 17, 2026**

N = New Application    **R = Reappointment**

	Applications Received	Mayor's Appointments for Assembly Confirmation
<b>Agriculture Advisory Board</b> <i>12 members—1 vacancy</i> Knowledge and/or Experience in Floriculture, Horticulture, Greenhouse, Beekeeping..... .....	<b>Nicklette LaFleur—N</b> <b>Ted Berry—N</b>	<b>Margaret Adsit—N</b>
<b>Animal Care and Regulation Board</b> <i>5 members/1 alt—1 vacancy</i> ACRB Licensed Vet		
<b>Board of Adjustment and Appeals</b> <i>5 members/3 alt—2 vacancies</i> Alternate 2 Member 4.....	<b>Bruce Webb—N</b>	
<b>Board of Equalization</b> <i>15 members—10 vacancies</i> Member 3..... Member 6..... Member 7..... Member 8 Member 9 Member 10 Member 11 Member 13 Member 14 Member 15	..... ..... .....	<b>Dale Hammitt—N</b> <b>Martha Grover—N</b> <b>Ashley Dittman—N</b>
<b>Board of Ethics</b> <i>5 members—1 vacancy</i> Member 5.....	<b>Skyler DeBoer—N</b>	
<b>Commission on Salaries and Emoluments</b> <i>5 members—1 vacancy</i> Member 4—Labor Organization		
<b>Enhanced 911 Advisory Board</b> <i>7 members/ 7 alt—1 vacancy</i> AK State Troopers Alternate		

**BOARD AND COMMISSION VACANCY REPORT    Mar 17, 2026**

N = New Application    **R = Reappointment**

	Applications Received	Mayor's Appointments for Assembly Confirmation
<b>Health and Social Services Board</b> <i>7 members/1 alt—2 vacancies</i> Member 1 Member 6.....	<b>Scott Lindbloom—N</b>	
<b>Labor Relations Board</b> <i>5 members—1 vacancy</i> Member 2.....	<b>Danielle Kerfeld—N</b>	
<b>Library Board</b> <i>9 members—1 vacancy</i> Trapper Creek.....	<b>Jennie Goetsch—N</b>	
<b>Local Emergency Planning Committee</b> <i>33 members—10 vacancies</i> Alaska Railroad Borough Government Env/Bus/Tech 1 Env/Bus/Tech 5 Env/Bus/Tech 7 Law Enforcement—AK State Troopers Public Utility—Electric Public Utility—Telecommunications Tribal Government Trucking or Transportation		
<b>MSB Fish and Wildlife Commission</b> <i>9 members—1 vacancy</i> Member 3—Hunting Rep.....	<b>Crosby Morrow—N</b> <b>Mark Johnson—N</b>	
<b>Office of Administrative Hearings</b> <i>5 members—4 vacancies</i> Seat B Seat C Seat D Seat E		

**BOARD AND COMMISSION VACANCY REPORT    Mar 17, 2026**

N = New Application    **R = Reappointment**

	<b>Applications Received</b>	<b>Mayor's Appointments for Assembly Confirmation</b>
<b>Parks, Recreation, and Trails Advisory Board</b> <i>11 members—3 vacancies</i> District 3..... District 4 District 5.....	<b>Tammy Schmidt—N</b>  <b>Dennis Vau Dell—N</b>	<b>John Spaulding—N</b>
<b>Platting Board</b> <i>7 members/2 alt—1 vacancy</i> District 7 .....	<b>Jared Prewett—N</b> <b>Reginald Carney Jr—N</b>	
<b>Transportation Advisory Board</b> <i>7 members—1 vacancy</i> Public Transportation Industry		
<b>Butte FSA #2</b> <i>3 members—1 vacancy</i> Member 3		
<b>Sutton FSA #4</b> <i>3 members—3 vacancies</i> Member 1 Member 2 Member 3		
<b>Talkeetna FSA #24</b> <i>3 members—1 vacancy</i> Member 1		
<b>West Lakes FSA #136</b> <i>5 members—2 vacancies</i> Member 2..... Member 3	<b>Jessica Warner—N</b>	
<b>Willow-Caswell FSA #140</b> <i>5 members—2 vacancies</i> Member 3..... Member 5	<b>Tamara Boeve—R</b>	
<b>Greater Willow RSA #20</b> <i>3 members—1 vacancy</i> Member 1		
<b>Meadow Lakes RSA #27</b> <i>5 members—1 vacancy</i> Member 1.....	<b>Stephen Edwards—R</b>	
<b>Midway RSA #9</b> <i>3 members—1 vacancy</i> Member 2.....	<b>Lisa Harrison—R</b>	

**BOARD AND COMMISSION VACANCY REPORT    Mar 17, 2026**

N = New Application    **R = Reappointment**

	Applications Received	Mayor's Appointments for Assembly Confirmation
<b>North Colony RSA #23</b> <i>3 members—1 vacancy</i> Member 2.....	.....	<b>William "Skip" Foster III—N</b>
<b>Chase Trail SSA #134</b> <i>3 members—1 vacancy</i> Member 1		
<b>Circle View &amp; Stampede Estates Flood &amp; Water Erosion Control SSA #131</b> <i>5 members—5 vacancies</i> Member 1 Member 2 Member 3 Member 4 Member 5		
<b>Talkeetna Flood Control SSA #7</b> <i>3 members—3 vacancies</i> Member 1 Member 2 Member 3		
<b>Talkeetna Sewer &amp; Water SSA #36</b> <i>5 members—1 vacancy</i> Member 5—SSA		

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

RECEIVED  
DATE RECEIVED:  
OCT 22 2025  
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

**Complete and sign the application.** Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to [jamie.jokhy@matsugov.us](mailto:jamie.jokhy@matsugov.us) or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675. The information in this document is a public record.

**Board and position for which I am applying:** Agricultural Advisory Board (09) Floriculture  
*(For example, Board of Equalization, Member 3)* Horticulture  
Greenhouse +  
Beekeeping

Applicant Name: Margaret Adsit  
Residence Address: 3100 S. Old Glenn Hwy  
Mailing Address: 248 E Dahlia Ave, Palmer, AK 99645  
Home/Cell phone: 907-982-4387 Work phone: 907-7074083 Email: lands@akfarmland.com  
Name and Address of Employer: Alaska Farmland Trust

Can you regularly attend meetings? Yes  No  *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: 2009 (16 years)

Briefly explain why you are interested in serving on the board in which you are applying:  
As the Lands Coordinator and Farmlink Director with the Alaska Farmland Trust, I work with ag land owners across the Mat-Su and Alaska to help them protect their farms and keep farmers farming.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
Please see attached.

Applicant Name: Margaret Adsit

List three professional or personal references:

Name: <u>LaMarr Anderson</u>	Phone: <u>907-232-5082</u>
Name: <u>Abby Austin</u>	Phone: <u>907-414-9604</u>
Name: <u>Leslie Senden</u>	Phone: <u>907-355-0568</u>

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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Applicant Signature: Margaret E Adsit Date: 10/22/2025

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>25-305</u>	Assembly District: <u>1</u>	Service Area: <u>n/a</u>
Position on Board: <u>AGAB, (09) Knowledge, Horiz. Exp. in</u>	Term Ends: <u>12/31/26</u>	
Residence Checked: YES <input checked="" type="checkbox"/>	Map Checked: YES <input checked="" type="checkbox"/>	Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

*For culture, non-birth, citizenship & residency*

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# MARGARET ADSIT

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## PROFILE

I've always been a cheerleader for other people's dreams. This has carried me through my careers in helping build people's businesses through Scribe Away, promoting Alaska agriculture through the Alaska Farm Tours, and saving farms in the state with the Alaska Farmland Trust.

## EXPERIENCE

LANDS COORDINATOR & ALASKA FARMLINK DIRECTOR|ALASKA FARMLAND TRUST CORPORATION|PALMER, AK| 2025-PRESENT

Scribe Away is a creative content company that worked with its clients to become more relevant by defining and refining our client's stories. We implemented strategies to tell that story, from logo development, social media content, newsletters, annual reports, to websites.

OWNER|SCRIBE AWAY|PALMER, AK| 2014 - 2025

Scribe Away is a creative content company that worked with its clients to become more relevant by defining and refining our client's stories. We implemented strategies to tell that story, from logo development, social media content, newsletters, annual reports, to websites.

Notable Clients: Alaska Farmland Trust (Brand, Reports, Website), Alaska Farm Bureau (Brand+Website), Bushes Bunches Produce Stand (Brand+Website), Visit Palmer (Brand + Website)

MARKETING PROGRAM MANAGER|ARCTIC WINTER GAMES | PALMER, AK| 2023

As the interim Marketing Program Manager for the Arctic Winter Games I was in charge of program management for all print and digital assets, strategic communications plan development and document development for the organization.

OWNER| ALASKA FARM TOURS | PALMER, AK| 2016 - 2019

As the owner of Alaska Farm Tours, I educated and delighted tourists with the unique history and culture around Alaska's food system. My intention with the company was to prove the concept that agri-tourism has a viable place in the Alaska tourism market.

ALASKA FARMLAND TRUST | PALMER, AK | 2010 - 2013, 2016

I conserved critical farmland in Alaska through conservation easements. I interfaced with landowners navigating difficult legal and federal review processes. I created a donor development program(\$45,000 per year), conducted grant writing and reporting (\$52,000 in Federal Grants, \$500,00 in State Grants).

EDUCATION

NORTHWESTERN UNIVERSITY, EVANSTON, IL –  
BA- ENVIRONMENTAL SCIENCE AND ENVIRONMENTAL POLICY, 2008

SKILLS

Brand Development  
SEO Writing / Keyword Strategy  
Content Marketing Strategy  
Social Media Marketing Strategy  
Verbal Communication  
Wordpress CMS  
Project Development and Management

Contract Management  
Grant Writing and Reporting  
Public Speaking  
Non-Profit Management  
Donor Relations  
Conservation Easement Drafting  
Community Outreach

REFERENCES

MariJo Parks  
Board of Director  
Palmer Museum  
Phone/ 1 (907) 354-5405  
Email/marijoparks50@gmail.com

Telsche Overby  
Owner  
Village Herbals  
Phone / 9079826110  
Email / telsche@gmail.com

Alex Miller  
Owner  
Holy Archangel Liturgical Supplies  
Phone/1 (907) 414-7560  
Email/ alex@holyarchangelcandles.com

Michelle Church, Owner  
Moonstone Farm  
Former Executive Director at AFTC  
Phone / 9073541887  
Email / moonstonefarm05@gmail.com

DATE RECEIVED: **RECEIVED**  
**MAR 02 2026**  
**CLERKS OFFICE**

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

**Complete and sign the application.** Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to [jamie.jokhy@matsugov.us](mailto:jamie.jokhy@matsugov.us) or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675.

**Board and position for which I am applying:** Agriculture Advisory Board (09)  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Nicklette T LaFleur

Residence Address: 3675 E Serendipity Loop

Mailing Address: Same

~~Home~~ Cell phone: 907 2304618 ~~Work~~ Home phone: 873-8475 Email: tagalakalaska@

Name and Address of Employer: NONE MTAonline.net

Can you regularly attend meetings?  Yes  No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: moved here from ANC in 2017

Briefly explain why you are interested in serving on the board in which you are applying:  
I enjoy living in the Borough, always interested in Valley's rich soils & history  
Hope to know more - and add my "expertise" if asked.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
Alaska Advanced Master Gardener, retired certified arborist,  
Alaska Community Forestry, Alaska Pioneer Fruit Grower,  
retired landscape prof. in Anch, former member of Parks, Rec, Trails  
for Matsu Borough

3/2 emailed 288

Applicant Name: Nicklette T. LaFleur

List three professional or personal references:

Name: Jodie Anderson Phone: 907 ~~634-8888~~ 355-3031  
 Name: Bob VanVeldhuizen Phone: 907-699-8209  
 Name: Bill Campbell Phone: 907 707-3350

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MA

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Applicant Signature: Nicklette T. LaFleur Date: 3/2/2026

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>28-465</u>	Assembly District: <u>6</u>	Service Area: <u>NA</u>
Position on Board: <u>AGAB, (09) Knowledge &amp; Exp. in</u>	Term Ends: <u>12/31/26</u>	
<u>Floriculture, Horticulture, Greenhouse + Pest Keeping</u>		
Residence Checked: YES <input checked="" type="checkbox"/>	Map Checked: YES <input checked="" type="checkbox"/>	Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

DATE RECEIVED: **RECEIVED**  
**MAR 02 2026**  
**CLERKS OFFICE**

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

**Complete and sign the application.** Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to [jamie.jokhy@matsugov.us](mailto:jamie.jokhy@matsugov.us) or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675. The information in this document is a public record.

**Board and position for which I am applying:** Aq. Adv (09)  
(For example, Board of Equalization, Member 3)

Applicant Name: JES BERNARD

Residence Address: 1679 E COCT CIR WASILLA

Mailing Address: PO BOX 49 WILLOW

Home/Cell phone: 907-495-1018 Work phone: 907-495-1018 Email: BBZ@MATKODAK.COM

Name and Address of Employer: RET

Can you regularly attend meetings? Yes  No  (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: employee, emergency responder, board member, contractor, etc.)

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: RSA or FSA supervisor, board member, etc.)

How long have you lived in the Borough: 45-50 years -

Briefly explain why you are interested in serving on the board in which you are applying:  
AQ - hard

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:

RET - FARMER, CO-OP, PROF. RE. DEVELOP.

3/2 emailed 2907

Applicant Name: TED BEAR Y

List three professional or personal references:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater? NO YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Applicant Signature:**  **Date:** 3-2-26

**PLEASE SIGN APPLICATION**

Office Use Only: Precinct: <u>28-4105</u>	Assembly District: <u>6</u>	Service Area: <u>WLA</u>
Position on Board: <u>AGAB, (09)</u>	Knowledge/Exp. in: <u>Floriculture, Horticulture, Greenhouses + Bee Keeping</u>	Term Ends: <u>12/31/26</u>
Residence Checked: YES <input checked="" type="checkbox"/>	Map Checked: YES <input checked="" type="checkbox"/>	Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

Ted Berry stopped by and spoke with Mayor DeVries and provided three references at the meeting.

Bob Walden 854-6661

Brian Wheeler 907-242-7215

Jim Hazlett 907-715-7365

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

DATE RECEIVED: **RECEIVED**  
**FEB 10 2026**  
**CLERKS OFFICE**

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INSTRUCTIONS

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**Board and position for which I am applying:** Member 4, Board of Adjustments and Appeals  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Bruce D. Webb  
Residence Address: 1625 W. Tillicum Ave., Wasilla, AK 99654  
Mailing Address: same  
Home/Cell phone: 907-229-8398 Work phone: \_\_\_\_\_ Email: webbpetro@gmail.com  
Name and Address of Employer: retired

Can you regularly attend meetings?  Yes No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: since 2016. Owned property since the 1980's

Briefly explain why you are interested in serving on the board in which you are applying:  
I have extensive experience with land laws, subdividing, platting and zoning.  
--- former President of the Alaska Association of Professional Landmen ("AAPL")

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
Please see attached resume

*2/10 emailed* 293

Applicant Name: Bruce D. Webb

List three professional or personal references:

Name: Glenda Ledford Phone: 907-355-0562  
Name: Bill VanDyke Phone: 907-982-2019  
Name: Nancy Dahlstrom Phone: 907-465-3520

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

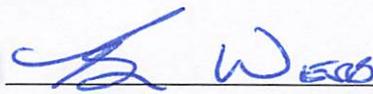
If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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Applicant Signature:  Date: 2/10/26

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>27-425</u> Assembly District: <u>4</u> Service Area: <u>n/a</u>
Position on Board: <u>BOAA, Member 4</u> Term Ends: <u>12/31/26</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

**Bruce D. Webb**  
1625 Tillicum Avenue  
Wasilla, AK 99654  
(907) 229-8398 cellular

4/01/2024

**Oil and Gas Industry, Environmental, Regulatory**

**2019 – Present**      **Rattlesnake Oil and Gas Company, LLC, LLC**  
**RAW Energy Investment Company, LLC**  
President, Manager

Oil and gas lease/field holdings in Texas and Louisiana, USA. All aspects of oil and gas exploration and production.

**2019 – Present**      **Black Gold Operating Company, LLC**  
**Rattlesnake Oil Company, LLC**  
**Jalapeno Operating Company, LLC**  
President, Manager

Oil and gas operations and management in Texas and Louisiana, USA. All aspects of oil and gas exploration and production.

**2005 – Present**      **Webb Exploration and Production, LLC**  
**Webb Petroleum Services**  
President

Oil and gas consultation, project permitting, environmental compliance, governmental coordination and regulatory affairs.

**2018 – 2022**      **Deutsche Oel and Gas, S.A. (Luxemburg)**  
Chief Operating Officer

International oil and gas investment company.  
Owner of Furie Operating Alaska, LLC and Cornucopia Oil and Gas Co.

**2018 – 2022**      **Furie Petroleum Company, LLC**  
President

All aspects of oil and gas exploration and production.

**2011 – 2018**      **Furie Operating Alaska, LLC**  
Senior/Executive Vice President

Manage Alaska Office. Company liaison to Alaska Legislature and U.S. Congressional Delegation. Oversee all land and regulatory transactions, including acquisitions and Joint Ventures, assignments, Unit Agreements, Plans of Exploration and Development, bonding, seismic and well data submittals, lease bidding, project permitting and regulatory compliance. Incident Commander for possible oil spills, and Chairman of BMP Plan Committee. Extensive interaction with federal, state and regional governments.

**2016 – 2022 Helena Energy, LLC**  
President

Natural gas transportation and marketing. Purchasing and selling natural gas.

**2006 – 2011 Aurora Power, Inc.**  
**Aurora Gas, LLC**  
Manager, Land and Regulatory Affairs

Responsible for land and regulatory transactions, including acquisitions, assignments, farm-in/farm-out agreements, Confidentiality Agreements, Unit Agreements, Plans of Exploration and Development, Participating Agreements, AOGCC, bonding, seismic and well data submittals, lease bidding, project permitting and regulatory compliance. Extensive interaction with federal, state, regional and local native governments.

**2005 – 2008 Alaskan Crude Corporation**  
Vice President of Regulatory Affairs

Media and public relations, well site and rig equipment acquisition, permitting, responsible for all land transactions and negotiations (acquisitions, assignments, farm-in and farm-out agreements), Unitization Agreements, Plans of Exploration and Development, Participating Agreements, AOGCC spacing exemptions and sundry applications, seismic and well data submittals, lease bidding, payments, interaction with federal, state and regional governments, regulatory compliance assurance.

**2005 – 2006 Olgoonik Native Corporation,**  
**Olgoonik Environmental Services, Inc.**  
Project Manager

Environmental investigation and sampling; industrial health and safety auditing; regulatory permitting; Hazwoper/Hazmat instruction; RFP preparation and bidding; project coordination and management, client/regulatory and permitting coordination; oil and gas project consultation; on-site QA/QC documentation, HSE compliance and evaluations; OSRO capability and preparedness audits; site remediation, closure plans and management; hazardous spill response; hazardous waste characterization, manifesting and logistics; waste management planning; field inspections and evaluation; 40 hr. HAZWOPER, 8 hr. HAZMAT, 10 hr. OSHA, RCRA, NEPA, CIRCLA, NSTC, CPR/Adult First Aid.

**1992 – 2005 State of Alaska, Department of Natural Resources**  
**Division of Lands / Division of Oil and Gas**  
Natural Resource Specialist III, Natural Resource Officer  
State Title / Lease Administration / Permitting and Compliance

13 years in regulatory permitting and HSE compliance. Field inspections, evaluations and recommendations; governmental oversight of remediation activities and site closures; construction document review and evaluation with RCRA, OSHA, API, and other state and federal regulations; multi-agency project coordination (ACMP, DNR, OPMP, OHMP, DEC, EPA, NMFS, MMS, ADF&G, COE, USCG, CIRI, NSB). Air and water quality, archeological site clearance, COE 404 permit, and polar bear interaction / hazing plan evaluations, indigenous issues, private-surface ownership interaction.

Hazardous spill response evaluation and incident command training; NPDES review; revisions to, and proposed oil and gas regulations; mitigating measure negotiations; DNR lead on oil and gas NEPA processes (EIS/EA); oil and gas leasing and assignments; statewide and performance bonding review; arctic survival trained, HAZWOPER, NSTC, H2S, CPR, Adult First Aid.

**1985 – 1990**                    **State of Alaska, Dept. of Community and Regional Affairs**  
   **Municipal and Regional Assistance Division**  
   Local Government Specialist, ACMP / ANCSA / Native Issues

Comprehensive understanding of 43 U.S.C. sections 1601-1642 (ANCSA) and Public Law 96-487 (ANILCA). Specialization in ANCSA 14(c)(3) land negotiating; community planning, design, subdivision and development; remote sensing and surveying; aerial photography interpretation; and village training. Technical assistance for village councils and native elders on native allotment adjudications and trust land reconveyances. Conflict resolution assistance between Regional Corporations, Village Corporations and native allottees. Assistance to incorporated communities with regional and comprehensive land-use planning. Coordination with BLM, BIA, IHS, AFN and ANF on land-related issues.

**1980 – 1985**                    **Nabors Alaska Drilling**  
   **Brinkerhoff-Signal**  
   Roughneck, Derrick man, Driller

Remote exploratory wells on North Slope and Kenai Peninsula. Production drilling in Milne Point and Kuparuk. Blow-out prevention, safety, H2S and environmental training. Well logs; flow tests; coring; work-overs; plugging and abandonment, cross country rig moves, remote camp installation.

**1977 – 1978**                    **Alaska Constructors - ANS-BP (Brown & Root)**  
   Engineering Assistant, Construction Inspection QC/QA

Prudhoe Bay GC-3 Construction. Review construction as-builts and perform quality control and assurance tests on electrical instrumentation, positive pressure air purge systems, and high-pressure systems.

**Non-Oil and Gas / Regulatory Related**

**2005 – 2017**            **The Ridge Development Company, LLC**  
Property Acquisition and Development  
Chairman, Managing Member

Real estate holding company, land subdivision and development, marketing, zoning and code compliance assurance, contracting, assessment and tax negotiations. Homeowner association creation and management. Borough and municipal assembly resolution drafting and Alaska legislative lobbying.

**1989 – present**        **Executive Realty, Real Estate Sales and Investing**  
Real Estate Broker

Residential and commercial real estate sales and leasing, negotiating, investing, financing, advertising and valuations. Preliminary title searches; rural site evaluations, social/economical/environmental analysis; contract consulting; regulatory review. Member of National Association and Alaska Association of Realtors. Thorough understanding of the Alaska Native Allotment Subdivision Act of 2003, especially its impact on “restricted” lands.

**1990 – 2006**            **ACCENTS Inc. dba: Accents of Alaska**  
Vice President, Construction Manager

Residential and Commercial Contracting. Project evaluation and bidding, permitting, financing, supervision and inspecting.

**1978 – 1980**            **State of Alaska, Department of Fish and Game**  
Architectural Assistant

Fish hatchery design: civil, structural, mechanical and electrical. Contractor supervision and quality assurance.

**1976 – 1978**            **Architectural Services Incorporated**  
President and Owner

Residential and light commercial building design. Project evaluation and bidding, permitting, financing, supervision and inspecting.

## **Boards and Commissions**

1995 – 2007 Municipality of Anchorage  
Board of Adjustments  
Transportation Commission  
Housing and Neighborhood Development Commission  
Commissioner

Quasi-judicial board responsible for making rulings on Municipal Planning and Zoning appeals and other Title 21 issues. Administrative process advisement to Mayor.  
Regulatory commission responsible for vehicles for hire and public convenience and necessity. Advisory Commission to the Mayor on housing issues and urban impacts.

## **Education**

1977 - 1980 University of Alaska, Architectural Engineering Technology

## **Additional Training / Education**

Administrative Law, U.S. Dept. of Interior  
ANCSA / ANILCA, U.S. Dept. of Interior  
Hazardous Waste Operations and Emergency Response (HAZWOPER), UAA  
Win – Win Negotiating, Career Track Learning Seminars  
Technical Writing and Communications, Oregon Vocational Seminars  
Energy Efficient Home Building in Alaska, Alaska Craftsman Home Program  
Industrial Radiation and NORMS in the Oil and Gas Industry, IOGCC  
Certified Professional Landman Course, American Assoc. of Professional Landmen  
Opportunities in Alaska for Coal Bed Methane, Industry workshop  
Alaska Coastal Management Program Regulations Training Workshop, DGC  
ASSET Team Management Course, BP Exploration (Alaska), Inc.

## **Licenses and Certificates**

Reg. Professional Building Designer, American Institute of Building Design, 1979  
Licensed Private Pilot, United States of America, 1979  
Aircraft Instrument Rating, United States of America, 1998  
Licensed Commercial Pilot, United States of America, 2001  
Licensed General Contractor, State of Alaska, 1980  
Licensed Real Estate Agent, State of Alaska, 1989  
Licensed Investment and Securities Agent, State of Alaska, 1990  
Certified Youth Sports Coach, Boys and Girls Clubs, 1990  
Licensed Real Estate Broker, State of Alaska, 1993  
Superior Accomplishment Award, DNR -State of Alaska, 1993  
Residential Contractor Endorsement, State of Alaska, 1996  
Mayor's Award for Public Service, Municipality of Anchorage, 1998  
Certificate of Appreciation, 20 years of Service, State of Alaska, 2005  
Mayor's Award for Public Service, Municipality of Anchorage, 2005  
National Incident Management System (NIMS), Intermediate Incident Command, 2009

### **Organizational Affiliations**

American Association of Professional Landmen (AAPL)

Alaska Association of Professional Landmen

- President, 2008/2009

- Board of Directors, 2009-2011

- National Legislative Committee, 2010-2014

Petroleum Club of Alaska

National Association of Realtors

RECEIVED

DATE RECEIVED:

MAR 05 2026

CLERKS OFFICE

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
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**Board and position for which I am applying:** Board Of Equalization, Member 3

(For example, Board of Equalization, Member 3)

Applicant Name: Dale Hammitt  
Residence Address: 150 South Vix Way Wasilla AK 99654  
Mailing Address: Box 876565 Wasilla AK 99687  
Home/Cell phone: 406-697-0271 Work phone: 406-697-0271 Email: dalehammitt@yahoo.com  
Name and Address of Employer: retired

Can you regularly attend meetings?  Yes  No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: employee, emergency responder, board member, contractor, etc.)

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: RSA or FSA supervisor, board member, etc.)

How long have you lived in the Borough: 40 plus years

Briefly explain why you are interested in serving on the board in which you are applying:  
To give back to my community that I have lived in for over 40 years

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:

In prior years have owned multiple single family residential properties, multiple multi family properties ( duplexes and 4 plexes), multiple commercial properties, and multiple pieces of raw law. I have a basic understanding of the valuations of the properties.

315 emails 301

Applicant Name: Dale Hammitt

List three professional or personal references:

Name: Ken Kincaid Phone: 907-232-1808  
Name: Kevin Crozier Phone: 907-232-7649  
Name: Greg Hutchinson Phone: 907-841-7343

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater? XXX NO \_\_\_\_\_ YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
XXX NO \_\_\_\_\_ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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Applicant Signature: Dale Hammitt Date: 3/05/2026

**PLEASE SIGN APPLICATION**

Office Use Only: Precinct: <u>57-420</u> Assembly District: <u>4</u> Service Area: <u>n/a</u>
Position on Board: <u>BOE, Member 3</u> Term Ends: <u>12/31/28</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
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**Board and position for which I am applying:** Board of Equalization, Member 6  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Martha Grover  
Residence Address: 369 N Chugach St. Palmer, AK 99645  
Mailing Address: same as above  
Home/Cell phone: 907-232-3397 Work phone: \_\_\_\_\_ Email: martha@valleymarket.com  
Name and Address of Employer: self - 603 W. Recon Cir Palmer, AK 99645

Can you regularly attend meetings?  Yes  No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
 Yes  No If yes, list positions or interest: Natasha Heindel - employee  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: ≈ 35 years

Briefly explain why you are interested in serving on the board in which you are applying:  
As a professional real estate licensee I see it as a learning opportunity & a civic duty.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
Real Estate Licensee @ Valley Market Real Estate Since 2019, Associate Broker since 2023  
VCRS Board 2021-2024.

Applicant Name: Martha Grover

List three professional or personal references:

Name: Marty Van Diest Phone: 907-232-7900

Name: Tam Boeve Phone: 907-745-5544

Name: Jordan Elkins Phone: 907-841-8498

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant Signature: Martha Grover Date: 3/5/20

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>25-320</u>	Assembly District: <u>2</u>	Service Area: <u>ala</u>
Position on Board: <u>BOE, Member 6</u>	Term Ends: <u>12/31/28</u>	
Residence Checked: YES <input checked="" type="checkbox"/>	Map Checked: YES <input checked="" type="checkbox"/>	Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

\* I'll be traveling 3/16-3/20 + 4/21-4/28.  
If that isn't an issue then I can be  
available. If that is prohibitive for the  
position then I understand.

-Martha

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

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Board and position for which I am applying: Board of Equalization, Member 07  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Ashley E Dittman  
Residence Address: 5300 E Ironwood Cir, Wasilla, AK 99654  
Mailing Address: P.O. Box 876678, Wasilla, AK 99687  
Home/Cell phone: (907) 232-6710 Work phone: \_\_\_\_\_ Email: dittmanashley@gmail.com  
Name and Address of Employer: Aries Appraisals/P.O. Box 876678, Wasilla, AK 99687

Can you regularly attend meetings?  Yes  No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: 25 years

Briefly explain why you are interested in serving on the board in which you are applying:  
As an appraiser, that relies on Borough information and data, I believe it would be interesting to see a different aspect of process. I would also like to give back, as I have made many phone calls to the Borough for guidance on Code Compliance, etc.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
I have been a certified residential appraiser for 18 years, though I have worked in the industry since 2003.  
My coverage area is the Mat-Su Borough and have appraised land, homes and multi-family properties. I am also a board member for the Mat-Valley Soccer Club, the adult soccer league. I am happy to provide a resume, if necessary.

316 emailed 3067

Applicant Name: Ashley E Dittman

List three professional or personal references:

Name: Andrew Audap Phone: (907) 723-4067  
 Name: Robert Tracy Phone: (907) 521-6347  
 Name: Bonnie Vincent Phone: (907) 242-1526

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

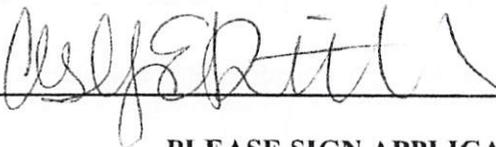
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Applicant Signature:  Date: 03/05/2026

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>29-515</u> Assembly District: <u>6</u> Service Area: <u>n/a</u>
Position on Board: <u>BOE Member 07</u> Term Ends: <u>12/31/28</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

**RECEIVED**  
DATE RECEIVED: **FEB 09 2026**  
**CLERKS OFFICE**

**BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS**

**Complete and sign the application.** Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to [jamie.jokhy@matsugov.us](mailto:jamie.jokhy@matsugov.us) or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675. The information in this document is a public record.

**Board and position for which I am applying:** Board of Ethics, Member 5  
*(For example, Board of Equalization, Member 3)*

**Applicant Name:** Skyler DeBoer  
**Residence Address:** 2340 E Lynx Cir Wasilla AK 99654  
**Mailing Address:** 2340 E Lynx Cir Wasilla AK 99654  
**Home/Cell phone:** 8505325033 **Work phone:** \_\_\_\_\_ **Email:** Skydeboer@msn.com  
**Name and Address of Employer:** USAF/ JBER

**Can you regularly attend meetings?** Yes  No  *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

**Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?**  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

**Do you have a family member, immediate or extended, currently serving on a Borough Board?**  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

**How long have you lived in the Borough:** 2 Years

**Briefly explain why you are interested in serving on the board in which you are applying:**  
I am interested in serving on the Board of Ethics because I value integrity, fairness, and accountability in decision-making.  
My experience in high-responsibility environments has reinforced the importance of ethical standards, transparency, and impartial judgment.

**List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:**

Served in senior non-commissioned leadership roles where ethical decision-making directly impacted human safety.  
Chaired emergency and safety teams responsible for identifying, assessing, and mitigating risks for large-scale operations.  
View things at all viewpoints, assess competing interests, and reach thoughtful conclusions grounded in ethics rather than emotion or convenience.

RECEIVED

Applicant Name: Skyler DeBoer

List three professional or personal references:

Name: <u>Greg Oswald</u>	Phone: <u>17193303684</u>
Name: <u>Patrick Schoonover</u>	Phone: <u>19076929</u>
Name: <u>Jeb Richie</u>	Phone: <u>13026709742</u>

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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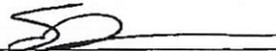


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Applicant Signature: Skyler R. DeBoer



Date: 2/9/2026

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>28-465</u> Assembly District: <u>6</u> Service Area: <u>na</u>
Position on Board: <u>Board of Ethics, Member 5</u> Term Ends: <u>12/31/28</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

DATE RECEIVED: **RECEIVED**  
**DEC 03 2025**  
**CLERKS OFFICE**

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

**Complete and sign the application. Do not leave any blank fields.** Type or print legibly in ink. Specify exactly which board and position you are seeking. Completed applications may be emailed to jamie.jokhy@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675. The information provided in this document is a public record.

**Board and position for which I am applying:** Health And Social Services  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Scott Lindbloom  
Residence Address: 925 S. CHUGACH ST. Apt 9 99645 AK  
Mailing Address: \_\_\_\_\_  
Home/Cell phone: 928-242-7014 Work phone: \_\_\_\_\_ Email: SLM@lindbloom223@gmail.com  
Name and Address of Employer: \_\_\_\_\_

Can you regularly attend meetings?  Yes No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No If yes, list positions or interest: N/A  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: One year

Briefly explain why you are interested in serving on the board in which you are applying:  
It is good for Health and Social Services

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
Hi HAVE Lots of Experiences with Health and Social Services

Applicant Name: Scott Lindbloom

List three professional or personal references:

Name: PATINAT Phone: 907-727-6610  
Name: Jennifer Phone: 907-263-2011  
Name: Rachel Whitz Phone: 817-707-7582

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

N/A

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

N/A

Applicant Signature: Scott Lindbloom Date: 12/3/2023

**PLEASE SIGN APPLICATION**

Office Use Only: Precinct: <u>25-320</u> Assembly District: <u>2</u> Service Area: <u>N/A</u>
Position on Board: <u>Health + Social Services, Member 6</u> Term Ends: <u>12/31/27</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

## Resume

**Scott Lindbloom**  
525 W. 16<sup>th</sup> St., Apt. 12  
Salida, CO 81201  
Phone: 928-242-7014

### Education

Bear Creek High School, Diploma	1991
Red Rocks Community College, Custodian Certificate	April 4, 1994
National American University, AAS Management	May 4, 2001

### Work

**Scottsbluff Middle School**  
2601 Broadway  
Scottsbluff, NE 69361

<b>Volunteer City of Show Low parks and Recreation Department</b> 180 N. 9 <sup>th</sup> St. Show Low, AZ 85901 Contact: Mike Mariscal	2014-2018    928-369-6465
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<b>Volunteer City of Show Low Chamber of Commerce</b> 81 E. Deuce of Clubs AZ 85901 Contact: Jimmy 928-551-0505	2014- 2018
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<b>Volunteer Nebraska Department of Health and Human Services</b> <b>Advisory Committee Development Disabilities Board</b> Position: Board Member P.O. Box 94982 Lincoln, NE 68509-4982 402-471-6038	July 2012 to July 2014
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<b>Supervisor: Tyla Watson</b> <b>AZ Developmental Disabilities planning Council</b> <b>Board member</b> Contact: Mike 602-542-8975	2019-2022
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Volunteer

**Arizona State Vocational Rehabilitation Advisory Council** 2018 to 2022  
**Board Member**  
Contact: Lindy Power 480-640-3208

**Volunteer Behavioral Health Planning Council** 602-417-4706 2018-2022

**Arizona Disability law Council** 2014-2022  
**Board Member**  
Contact: A. J. J. 520-394-4757

**Volunteer City of Show Low ADA Committee Quarterly Meeting**  
Contact: Jay 928-542-4014

**Volunteer Developmental Disability Advisory Committee, District One**  
Contact: Keith 928-358-6843 or Tom O'Halleran, U. S. House of Representatives

**Arizona Statewide independent living Council** 2014 to 2021  
5025 E. Washington St., Ste 214  
Phoenix, AZ 85034  
Contact; Melissa 602-262-2900, ext. 2

**Department of Economic Security**

**Developmental Disabilities Advisory Council** 2019-2022  
2500 E. Cooley St., Ste 410  
Show Low, AZ 85901  
Contact: Nicolina  
480-261-8528

**Denver International Airport** 2024 - present  
Denver Accessibility Advisor's Committee  
Shawn Smith, Senior Vice President  
303-342-2393

**National Independent Living Council** 2014- present  
Sub-committee highway transportation

ADA Federal Regulation

Peter Joshike [Peter@vcil.org](mailto:Peter@vcil.org)

802-224-1815

**Colorado Parks and Wildlife**

**current volunteer**

**District Wildlife Manager**

7405 W. Hwy 50

Salida, CO 81201

719- 530-5520

Tyler [Kersey@state.co.us](mailto:Kersey@state.co.us)

**Colorado Department of Human Services**

**2024**

Rule Making Meeting State Board - public member

Kyle Ainth

720-602-6807

[kylezinth@state.co.us](mailto:kylezinth@state.co.us)

**Colorado Statewide Independent Living Council**

**2024**

Term 10/01/2022 - 09/30/2025

Peter Pike

720-697-4794

[peter.pike@state.co.us](mailto:peter.pike@state.co.us)

**University of Iowa**

**2024**

Term 09/17/2024 - Current

Therapeutic Recreation & Disability Studies

Guest Speaker

Kristina Gordon, MA, CTRS

319-467-1841

[uiowa.edu](http://uiowa.edu)

May 10, 2019

**City of Show Low ADA Committee Quarterly Meeting Minutes**

**1. Welcome**

a. Roll Call

**In attendance:**

Scott Lindbloom

Lisa Robertson

Justen Johnson

Jay Brimhall

**Absent:**

Bill Johnson

**2. Projects/Grants**

- Mr. Tregaskes reported that Culvers submitted plans for construction that included an ADA access route from the sidewalk along White Mountain Road to their entrance.
- The 8<sup>th</sup> and McNeil sidewalk project was completed since the group's last meeting in November 2018.
- Arizona State Parks awarded the City of Show Low a grant to construct 2000 linear feet of trail in the Meadow along Show Low Creek. Part of the project includes the construction of ADA fishing nodes into Show Low Creek.
- The project from 11<sup>th</sup> to White Mountain Road will include an ADA compliant sidewalk
- The Arizona Department of Housing monitoring visit in April 2018 showed 100% compliance with respect to the ADA

**3. Transit**

- Ms. Robertson discussed new buses for the Four Seasons Connection that will be procured soon. Per the City's Agreement with the Arizona Department of Transportation, the buses will be outfitted with all standard ADA accessible features.

**4. Other Discussion**

- Snow removal discussion
- Mr. Lindbloom discussed with the others what he had seen in a recent trip to Trinidad, Colorado, including a trolley and other transit related items.
- Staff to present to the City Council at a future council meeting
- Next meeting will be on August 8, at 3pm in the Heritage Conference room at Show Low City Hall, 180 N. 9<sup>th</sup> St. Show Low, AZ 85901

**5. Adjournment**

# COLORADO PARKS & WILDLIFE



## ADA Accommodation Permits for Hunters with Disabilities

Colorado Parks and Wildlife offers reasonable hunting accommodation permits to customers with disabilities, as defined by the Americans with Disabilities Act (ADA). These accommodations are granted to individuals who have significant impairments to their daily major life functions, not on their ability to participate in specialized activities such as hunting.

### Important facts about ADA Accommodation Permits:

- Colorado Parks and Wildlife does not honor accommodation permits or applications from other states and/or countries. Customers wishing to utilize an accommodation in Colorado must be approved through our application process to be granted an accommodation.
- Accommodation permits are not licenses; permit holders must still purchase hunting and fishing licenses to participate in these activities.
- Possession of an accommodation permit does not exempt the permit holder from obeying all hunting, fishing, and property-use laws.
- Accommodations may be granted on either a temporary or lifetime basis, depending on the information provided by the applicant's medical provider.

### How to request an Accommodation Permit:

Hunters who wish to request an accommodation permit(s) should complete the ADA Accommodation Permit Application. Please note that applications may take up to 30 days to be processed.

### Completed applications may be submitted by:

Mail <b>SHALAMA</b>	Email: <b>720 602-6422</b>
Colorado Parks and Wildlife Attn: ADA Accommodation Permits 6060 Broadway Denver, CO 80216	disability.apps@state.co.us  <b>720-602-6422</b>

### Commonly Requested Accommodations

Note: this list is not all-inclusive and other accommodations may be requested for specific disabilities.

- Crossbow or Draw-Loc during archery season.
  - Conditions that typically qualify include: inability to reach above head, limited range of motion in arms and/or shoulders, decreased grip strength, decreased finger/hand coordination, inability to push

or pull, etc.

- **Shoot from motor vehicle/OHV**
  - Conditions that typically qualify you to shoot from a vehicle include: use of a prescribed mobility device such as a wheelchair, crutches, braces, etc., documented severe difficulty getting in/out of a vehicle, problems with standing or balancing, and/or a medically valid need for controlled temperature and environment. CPW does not grant accommodations to shoot from a public road.
- **Assistant to track and dispatch wounded game**
  - If you cannot track and retrieve wounded game, this accommodation allows an assistant to do it for you. CPW does not grant accommodations allowing off road OHV access for the purposes of game retrieval.
- **Scopes with magnification greater than 1X on crossbow**
  - Requires documentation of a visual disability in Section 2 as defined by the Americans with Disabilities Act (ADA). Hyperopia, myopia, and presbyopia are not considered disabilities under the ADA and will not qualify for an accommodation. Age-related visual impairments will not qualify. NOTE: CPW allows the use of non-magnifying scopes and red dot sights that magnify 1X or less with a Crossbow/Draw-Loc permit. This accommodation does NOT allow laser or battery operated/electronically powered devices that are attached to or incorporated into the crossbow which aid in range finding and/or aiming or a sighting device that emits light from a crossbow to the animal. The intent of these seasons is to provide a “primitive” style recreational opportunity for hunters.
- **Scopes on Muzzleloader**
  - Requires documentation of a visual disability in Section 2 as defined by the Americans with Disabilities Act (ADA). Hyperopia, myopia, and presbyopia are not considered disabilities under the ADA and will not qualify for an accommodation. Age-related visual impairments will not qualify. For example, this accommodation may be appropriate if you have a visual disability that does not allow you to focus on the front sight, rear sight, and animal at the same time.

## Frequently Asked Questions

1. **How do I check on the status of an application I submitted?**
  - A. Applications submitted less than 30 days ago will not receive status updates due to the volume of applications we receive. If an application was submitted more than 30 days ago and the applicant has not received any notice, please reach out to us via email ([disability.apps@state.co.us](mailto:disability.apps@state.co.us)) or by phone (303-291-7235) for assistance.
2. **When should requests for temporary accommodation permits be submitted?**
  - A. 30-60 days before the start of the desired hunting season.
3. **Can previously submitted paperwork that was approved for a temporary accommodation permit be used to re-submit a temporary permit for this year’s hunting seasons?**
  - A. No. Temporary accommodation permits must be resubmitted each year with an updated application and information from the applicant’s doctor.
4. **Can CPW accommodate other disabilities with needs that may not be met by one of the above-mentioned permits?**
  - A. Colorado Parks and Wildlife may provide such accommodations if they are reasonably required to allow the customer to participate in wildlife recreation and do not significantly alter the purpose of the Division property or program for which the accommodation is requested, jeopardize the safety of the applicant or any other person, or pose undue hardship to the Division.
5. **Can a customer utilize their crossbow accommodation permit from another state while hunting in Colorado during archery season?**
  - A. No. Colorado does not honor crossbow, or any other accommodation permits, issued from other states or countries. The customer must be approved through the CPW application process to utilize a crossbow during archery season in Colorado.

6. **Can customers with a Shoot from Vehicle/OHV permit use their vehicle/OHV on any roads while in the field?**
  - A. Vehicle access and use is regulated by the specific land management agency or landowner of properties you wish to hunt. CPW cannot grant vehicle access, off-road access, or off-trail use on property not managed by CPW. Contact the appropriate land management agency (i.e. US Forest Service, BLM, etc) to obtain information on travel use and restrictions within their jurisdiction.
7. **When utilizing the Aid to Track/Dispatch accommodation permit, does the permit holder's assistant have to use the same method of take as the permit holder?**
  - A. Yes. The assistant must use the same method of take as the issued license and/or permit. For example, if the permit holder is utilizing a crossbow permit, the assistant must use either a crossbow or standard compound bow to dispatch the animal.



United States  
of America

# Congressional Record

PROCEEDINGS AND DEBATES OF THE 115<sup>th</sup> CONGRESS, SECOND SESSION

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## *House of Representatives*

HONORING SCOTT LINDBLOOM

HON. TOM O'HALLERAN  
of Arizona  
in the House of Representatives

Tuesday, July 10, 2018

Mr. Speaker, I rise today to acknowledge Mr. Scott Lindbloom of Show Low, Arizona. Scott dedicates a significant part of his life to improving the lives of people like himself who have an intellectual or developmental disability. This week, the National Association of Councils on Developmental Disabilities is honoring Scott for his work to empower people with intellectual and developmental disabilities. I would like to offer my congratulations to him.

I met Scott at the Arizona Developmental Disabilities Planning Council booth at "Show Low Days" in June 2017. We spoke about Scott's work to advocate for critical legislation to meet the needs of people with developmental disabilities in my district. Scott believes, as I do, that every person, regardless of ability, should be able to participate fully in their community.

Our initial meeting helped kickstart the Disability Advisory Council in my district, the aim of which is gathering information from my constituents about whether federal programs and proposed legislation meets the needs of rural Northern Arizona residents with disabilities. The group now meets quarterly in the Arizona White Mountains.

In addition to his participation in the Disability Advisory Council, Scott also volunteers at the Show Low Chamber of Commerce, where he has helped to create internships for high school students with developmental disabilities so that they can gain workplace skills and experience.

I wholeheartedly congratulate Scott for receiving the Champion of Equal Opportunity Start Your Journey award and thank him for his work to improve the lives of people with intellectual and developmental disabilities.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

**RECEIVED**  
DATE RECEIVED:  
**FEB 18 2026**  
**CLERKS OFFICE**

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
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**Board and position for which I am applying:** Labor Relations Board, Member 2  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Danielle Kerfeld  
Residence Address: 5061 W Clarion Ave, Wasilla AK 99623  
Mailing Address: 5061 W Clarion Ave, Wasilla AK 99623  
Home/Cell phone: (507) 404-0075 Work phone: (507) 404-0075 Email: danielle.kerfeld@gmail.com  
Name and Address of Employer: State of Alaska, DCCED; 550 W 7th Ave, Ste 1500, Anchorage AK 99501

Can you regularly attend meetings? Yes  No  *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: 6 years, 4 months

Briefly explain why you are interested in serving on the board in which you are applying:  
I am interested in serving on the Board because I am committed to promoting fair labor relations that balance employee rights with effective public service.

My background in civilian law enforcement, federal investigations, the armed services, and legal studies equips me to contribute thoughtful, principled oversight under MSB 2.55.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:

Air Force and law enforcement veteran with experience in interpreting policy/statutes/regulations, and ensuring fair, consistent application of standards.

Master's-level Legal Studies education focused on statutory interpretation, administrative procedures, and adherence to due process.

State Investigator conducting regulatory investigations, preparing cases for administrative hearings, and applying statutory standards to ensure fair, evidence-based findings consistent with due process.

Applicant Name: Danielle Kerfeld

List three professional or personal references:

Name: Elizabeth Richardson Phone: (443) 987-2022  
Name: Jenny Johnson Phone: (907) 414-4824  
Name: Emme Peavy Phone: (907) 759-5806

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

n/a

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

n/a

Applicant Signature: *Danielle Kerfeld*

Date: 02/17/2026

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>26-370</u> Assembly District: <u>5</u> Service Area: <u>n/a</u>
Position on Board: <u>Labor Relations, Member 2</u> Term Ends: <u>12/31/28</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

**Danielle D. Kerfeld**  
danielle.kerfeld@gmail.com | 507-404-0075  
linkedin.com/in/daniellekerfeld

### PROFESSIONAL SUMMARY

State of Alaska Investigator, former U.S. Air Force Investigator, and former municipal police officer with experience conducting investigations, interpreting and applying statutory standards to ensure fair, evidence-based determinations. Graduate education in Legal Studies with emphasis on legal interpretation, due process, and ethical decision-making.

### PROFESSIONAL EXPERIENCE

<b>Investigator II, State of Alaska, Anchorage, AK</b>	June 2025 – present
<b>United States Department of the Air Force (various locations)</b>	Mar 2019 – July 2025
<b>Criminal Investigator, JBER, Anchorage, AK</b>	Feb 2024 – July 2025
<b>Operations Support Manager, JBER, Anchorage, AK</b>	Nov 2022 – Feb 2024
<b>Police Services Manager, JBER, Anchorage, AK</b>	Aug 2020 – Nov 2022
<b>Law Enforcement Desk Sergeant, JBER, Anchorage, AK</b>	May 2020 – Aug 2020
<b>Patrol Officer, JBER, Anchorage, AK</b>	Oct 2019 – May 2020
<b>Police Officer, Floodwood Police Department, Floodwood, MN</b>	Jan 2017 – Oct 2017
<b>Police Officer, Duluth Police Department, Duluth, MN</b>	Jun 2015 – Nov 2015
<b>Police Officer, Springfield Police Department, Springfield, MN</b>	Nov 2014 – Jun 2015

### EDUCATION AND TRAINING

<b>American Public University System, Charles Town, WV</b> <b>Master of Arts in Legal Studies</b>	In progress
--	-------------

33 of 36 semester hours completed

Minnesota State University, Mankato, MN 2012-2014  
**Bachelor of Science in Law Enforcement**  
2.95 GPA

Hibbing Community College, Hibbing, MN 2014  
**Professional Peace Officer Education and Training Certification**

**Professional Development**

- Peace Officer License, Minnesota Peace Officer Standards and Training Dec 2014/Jun 2026
- Certified in Open Source Intelligence, McAfee Institute Dec 2024/Dec 2026
- Regional Crisis Negotiation, Federal Bureau of Investigation 2024
- Principle of Instruction, Air Education and Training 2023
- Basic Elements of Evidence Management, Evidence Management Institute 2022
- Rescue Task Force Instructor, Threat Suppression Inc. 2021
- TASER Energy Weapons Instructor, Axon Academy Mar 2021/Mar 2023
- Leadership and Supervision Course, Professional Military Education 2020, 2022

**AWARDS**

Earned multiple achievement commendations for performance and dedication

- Air and Space Commendation Medal for Meritorious Service 2024
- ASYMCA Alaska Service Person of the Year 2023
- Staff Support Airman of the Year 2022
- Airman Leadership School Distinguished Graduate 2022
- Air Force Achievement Medal for Outstanding Achievement 2022
- Arctic Warrior of the Week 2020
- Security Forces Academy Distinguished Graduate 2019
- Basic Military Training Distinguished Graduate 2019

**CIVIC & VOLUNTEER EXPERIENCE**

Red Ribbon Week, Drug Demand Reduction Outreach, Anchorage, AK 2022 – 2023  
Military Law Enforcement Coordinator

Twin Cities Pride, Minneapolis, MN 2011 - 2016  
Security & Surveillance

New Ulm Police Department, New Ulm, MN 2013 – 2015  
Police Reserve Sergeant

Community Emergency Response Team (CERT), Mankato, MN 2013 – 2015  
CERT Team Member

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

RECEIVED  
DATE RECEIVED: SEP 11 2025  
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

**Complete and sign the application.** Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to [jamie.jokhy@matsugov.us](mailto:jamie.jokhy@matsugov.us) or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675.

**Board and position for which I am applying:** Library Board - Trapper Creek  
(For example, Board of Equalization, Member 3)

Applicant Name: Jennie Goetsch

Residence Address: 23935 S. Ronsam Dr. Trapper Creek, Ak 99683

Mailing Address: PO Box 13297 Trapper Creek, Ak 99683

Home/Cell phone: 907-232-1845 Work phone: N/A Email: jennie.earles@yahoo.com

Name and Address of Employer: Retired

Can you regularly attend meetings?  Yes  No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: employee, emergency responder, board member, contractor, etc.)

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: RSA or FSA supervisor, board member, etc.)

How long have you lived in the Borough: 29 years

Briefly explain why you are interested in serving on the board in which you are applying:  
Libraries are essential services for our communities. I want to help ensure they continue to meet the needs of the people of the Borough.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications: Lifelong Library Patron.

1996-2000 Volunteer & Board member Trapper Creek Library Association

2000-2003 Librarian - Trapper Creek Library - Trapper Creek Library Association

2003-2022 Librarian/Director - Trapper Creek Library - Matanuska Susitna Borough

2022 - Present - Volunteer Trapper Creek Library

2025 - Board member Trapper Creek Library Association

9/11 emailed 325

Applicant Name: Jennie Goetsch

List three professional or personal references:

Name: Virginia Robson Phone: 907-354-1393  
Name: Marita Crosby Phone: 907-355-1578  
Name: Marie Berry Phone: 907-952-7992

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater? X NO \_\_\_ YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
X NO \_\_\_ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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Applicant Signature: Jennie Goetsch Date: 9/10/25

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>30-590</u> Assembly District: <u>7</u> Service Area: <u>n/a</u>
Position on Board: <u>LIB, Trapper Creek</u> Term Ends: <u>12/31/28</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

DATE RECEIVED: **RECEIVED**  
**NOV 21 2025**  
**CLERKS OFFICE**

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

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**Board and position for which I am applying:** MSB Fish & Wildlife Commission, Member 3  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Crosby Morrow

Residence Address: 851 N Upstream Pl. Palmer, AK 99645

Mailing Address: 851 N Upstream Pl. Palmer, AK 99645

Home/Cell phone: 905-775-5244 Work phone: 905-775-5244 Email: crosby.morrow@gmail.com

Name and Address of Employer: Prism Design & Construction 7620 W. Marigold Wasilla, AK

Can you regularly attend meetings? Yes  No  *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: 34 Years

Briefly explain why you are interested in serving on the board in which you are applying:  
I would like to be more involved to help safeguard hunting, fishing, trapping, and overall wildlife management.  
I am very passionate about the outdoors and would love to be afforded the opportunity to be able to do my part.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:

I am a lifelong Alaskan, and resident of the Mat-Su Borough. I work very well as a team player, but am also comfortable in a leadership role. I have been employed by the same company for nearly 15 years, and hope to continue my career growth as the company itself grows. I spend as much time as I possibly can hunting and trapping in Alaska. I have always taken pride in having a strict moral compass and feel that you should always do the right thing, even when it is a hard choice.

My job and my passion for hunting both require me to be aware of and strictly follow rules and regulations and I feel confident in my ability to understand and abide by them.

Applicant Name: Crosby Morrow

List three professional or personal references:

Name: <u>Tim Gossett</u>	Phone: <u>907-841-2338</u>
Name: <u>Gabe Kitter</u>	Phone: <u>907-232-5870</u>
Name: <u>Shaun Campbell</u>	Phone: <u>907-203-6434</u>

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

(1) 3AN-16-06310CI (2) Automobile Tort (but not wrongful death) (3) 05/19/2017

(4) I had worked a long shift and was almost stopped at a red light and accidentally fell asleep and rear ended a pickup truck. No one seemed to be hurt at the time but later there was a civil suit filed against me and the company I work for. There was a judgment against us for the sum of \$120,000 paid by the insurance company.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Applicant Signature: Crosby Morrow Date: 11/21/2025

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>28-475</u>	Assembly District: <u>3</u>	Service Area: _____
Position on Board: <u>MSB Fish+Wildlife, Member 3-Hunting Rep.</u>	Term Ends: <u>12/31/27</u>	
Residence Checked: YES <input checked="" type="checkbox"/>	Map Checked: YES <input checked="" type="checkbox"/>	Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

DATE RECEIVED: **RECEIVED**  
**NOV 18 2025**  
**CLERKS OFFICE**

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to jamie.jokhy@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675.

Board and position for which I am applying: Fish and Game Advisors  
(For example, Board of Equalization, Member 3) Member 3, Hunting Rep

Applicant Name: Mark Johnson

Residence Address: 22022 East Tempest Circle, Palmer

Mailing Address: 22022 East Tempest Circle, Palmer, AK 99645

Home/Cell phone: 907 745 7425 Work phone: 907 354 0786 Email: mrj@mtaonline.net

Name and Address of Employer: Retired

Can you regularly attend meetings?  Yes  No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
 Yes  No If yes, list positions or interest: Mike Bowles, Assembly, SIK  
(For example: employee, emergency responder, board member, contractor, etc.)

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: RSA or FSA supervisor, board member, etc.)

How long have you lived in the Borough: 43 years

Briefly explain why you are interested in serving on the board in which you are applying:  
I am an active hunter, trapper and fisherman.  
I am very interested in responsible fish and game management

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
I am a lifelong Alaskan, 43 year MATSU resident.  
I understand hunting, fishing and trapping and the interaction between various land user groups.

11/18 emailed 329

Applicant Name: Mark Johnson

List three professional or personal references:

Name: Wynne Flee Phone: 9078411058  
 Name: Karin Barker Phone: 9077955712  
 Name: Michael Bowles Phone: 9073551335

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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Applicant Signature:  Date: 11/18/25a

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>25-305</u>	Assembly District: <u>1</u>	Service Area: <u>n/a</u>
Position on Board: <u>MSB Fish &amp; Wildlife Commission, Member 3</u>		Term Ends: <u>12/31/27</u>
Residence Checked: YES <input checked="" type="checkbox"/>		Map Checked: YES <input checked="" type="checkbox"/>
		Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845



BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

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**Board and position for which I am applying:** Parks, Recreation, and Trail Advisory (District 3)  
*(For example, Board of Equalization, Member 3)*

Applicant Name: John Spaulding  
Residence Address: 3720 W Chestnut Lane, Wasilla, AK 99654  
Mailing Address: Same  
Home/Cell phone: 425-443-5643 Work phone: 907-357-4311 Email: johnaspaulding@outlook.com  
Name and Address of Employer: Three Bears Alaska. 500 Triple B St, Wasilla, AK 99623

Can you regularly attend meetings? Yes  No  *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: 3 yrs

Briefly explain why you are interested in serving on the board in which you are applying:  
My wife and I are regular users of the Matsu Parks trail system (in particular the Coastal Trail).  
I would love to be able to contribute in some way to this incredible resource that we share.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
Avid walker/hiker/mountain biker. Accountant by profession.

RECEIVED  
Applicant Name: John Spaulding

List three professional or personal references:

Name: Karleen Anderson Phone: (928) 303-3797  
Name: Corey Brown Phone: (425) 287-7185  
Name: Brett Bryant Phone: (907) 232-6046

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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Applicant Signature: \_\_\_\_\_

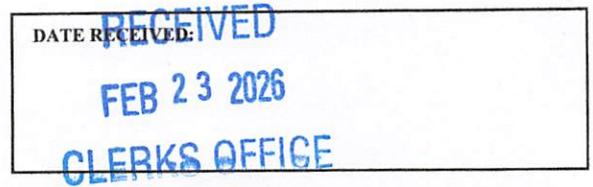


Date: 2/18/2026

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>26-380</u> Assembly District: <u>3</u> Service Area: <u>NA</u>
Position on Board: <u>PR+TAB, District 3</u> Term Ends: <u>12/31/26</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845



BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
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**Board and position for which I am applying:** Parks, Recreation & Trails District #3  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Tammy Schmidt  
Residence Address: 6800 E Lonesome Drive, Palmer AK 99645  
Mailing Address: 6800 E Lonesome Drive, Palmer AK 99645  
Home/Cell phone: 907-350-8768 Work phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Name and Address of Employer: Boiler Man Plumbing & Heating Inc.

Can you regularly attend meetings? Yes  No  *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: I am currently serving on RSA Board #9.  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: 25 Years

Briefly explain why you are interested in serving on the board in which you are applying:  
As a parent, resident and business owner in the Mat Su, I have a vested interest in the maintenance & development of our parks and recreational opportunities. An advisory role would allow me to contribute to this endeavor.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:

As a business owner, I would our area to continue to attract new residents and visitors to our beautiful Mat Su. Rasing our children, we have very much enjoyed the local parks and hiking experiences. We value maintaining active lifestyles thru these opportunities.  
As a member at large of the Palmer Little League, we have appreciated the development of the Palmer ball fields and the surrounding area.

Applicant Name: Tammy Schmidt

List three professional or personal references:

Name: Kathy Mc Collum Phone: 907-232-6991  
Name: Tamara Finley Phone: 306-640-1240  
Name: Mike Stoll Phone: 907-355-2744

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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**Applicant Signature:** *Tammy Schmidt* **Date:** 2/23/26

**PLEASE SIGN APPLICATION**

Office Use Only: Precinct: <u>28-475</u>	Assembly District: <u>3</u>	Service Area: <u>n/a</u>
Position on Board: <u>PR+TAB, District 3</u>	Term Ends: <u>12/31/26</u>	
Residence Checked: YES <input checked="" type="checkbox"/>	Map Checked: YES <input checked="" type="checkbox"/>	Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

**RECEIVED**  
DATE RECEIVED:  
**JAN 26 2026**  
**CLERKS OFFICE**

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
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**Board and position for which I am applying:** Parks and Recreation and Trails, District 5  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Dennis Vau Dell  
Residence Address: 2025 S Kyrsten Cir  
Mailing Address: 2025 S Kyrsten Cir. Wasilla, 99623  
Home/Cell phone: 9076314011 Work phone: \_\_\_\_\_ Email: vaudell@gmail.com  
Name and Address of Employer: retired

Can you regularly attend meetings? Yes  No  *(Pursuant to (MSB 4.05.030). "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: 14 years

Briefly explain why you are interested in serving on the board in which you are applying:  
I enjoy the use of trails and the outdoors

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
I have no experience other than camping, riding and hiking.

*1/27 email 335*

Applicant Name: Dennis Yau Dell

List three professional or personal references:

Name: Mike Corbin Phone: 9072297076  
Name: Bonnie Crosby Phone: 9077958188  
Name: Lee Gage Phone: 9073506353

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or matter?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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Applicant Signature:  Date: 1/25/26

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>26-360</u> Assembly District: <u>5</u> Service Area: <u>n/a</u>
Position on Board: <u>PR+TAB, District 5</u> Term Ends: <u>12/31/28</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

DATE RECEIVED: **RECEIVED**  
**DEC 16 2025**  
**CLERKS OFFICE**

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**Board and position for which I am applying:** Platting Board, <sup>District</sup> Member 7  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Jared Prewett  
Residence Address: 13403 North Willow Lake Dr. Willow AK, 99688  
Mailing Address: P.O Box 940345 Houston AK, 99694  
Home/Cell phone: (907)203-5754 Work phone: \_\_\_\_\_ Email: jared.prewett@alumni.ou.edu  
Name and Address of Employer: Arrowhead Land Company

Can you regularly attend meetings? Yes  No  *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: 8 months

Briefly explain why you are interested in serving on the board in which you are applying:  
I want to serve on the platting board to be a direct steward of my community's future, ensuring its growth and true to our shared vision. It's where I can help turn land into thriving, well-planned neighborhoods.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
Real Estate or Land Development: Direct involvement in property transactions, site planning, zoning processes, or subdivision development.

Applicant Name: Jared Prewett

List three professional or personal references:

Name: Rich Boothby Phone: (907)354-3246  
Name: Sidney Bertz Phone: (907)854-1570  
Name: Wayne Phillips Phone: (580)399-3922

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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Applicant Signature: JARED PREWETT

Date: 12-16-2025

**PLEASE SIGN APPLICATION**

Office Use Only: Precinct: <u>30-605</u> Assembly District: <u>7</u> Service Area: <u>W/A</u>
Position on Board: <u>Planning Board, District 7</u> Term Ends: <u>12/31/26</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

RECEIVED  
DATE RECEIVED: **JAN 15 2026**  
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

**Complete and sign the application.** Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to [jamie.jokhy@matsugov.us](mailto:jamie.jokhy@matsugov.us) or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675. The information in this document is a public record.

**Board and position for which I am applying:** Platting Board, District 7  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Reginald E Carney Jr  
Residence Address: 1370 S Jewel St in Palmer, Ak 99645  
Mailing Address: Same as above.  
Home/Cell phone: NA Work phone: 907-355-8226 Email: reginalcarneyjr@gmail.com  
Name and Address of Employer: Owner of Ark Realty and Ark Home Builders

Can you regularly attend meetings? Yes  No  *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: I have lived in the Borough for 28yrs.

Briefly explain why you are interested in serving on the board in which you are applying:  
I am interested in serving because I care about the Mat-Su Borough and want to support responsible development. My background in real estate, homebuilding, and land development combined with a reputation for integrity, would allow me to contribute effectively and work well with the current board.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
Attached Resume :).

Applicant Name: Reginald E Carney Jr

List three professional or personal references:

Name: Gary Larouso Phone: 907-355-6780  
Name: Kayla Kinnean Phone: 907-521-9193  
Name: Kerri Stevens (Stevens Glass) Phone: 907-232-8002

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

NA

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

NA

Applicant Signature: 

Date: 1-15-2026

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>25-320</u>	Assembly District: <u>2</u>	Service Area: <u>na</u>
Position on Board: <u>Planning Board, District 7</u>	Term Ends: <u>12/31/26</u>	
Residence Checked: YES <input checked="" type="checkbox"/>	Map Checked: YES <input checked="" type="checkbox"/>	Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

# **Reginald Eugene Carney Jr**

Palmer/Wasilla, Alaska | Phone: 907-355-8226 | Email: reginaldcarneyjr@gmail.com

## **PROFESSIONAL SUMMARY**

Real estate broker/owner, homebuilder (Owner of Ark Home Builders, LLC) with land development experience in the Matanuska-Susitna Borough. Proven record of ethical leadership, community involvement, and practical knowledge of platting-related considerations including access, utilities, drainage, and long-term neighborhood impact.

## **RELEVANT EXPERIENCE**

**Broker/Owner — Carney Real Estate Group, DBA Ark Realty | Mat-Su Borough, AK | (2012–Present)**

- Leads real estate operations with a focus on responsible development and long-term community value
- Works with buyers, sellers, and property owners through complex land and subdivision-related transactions
- Coordinates with lenders, title, surveyors, and professionals involved in land use and development process

**Owner/Builder — Ark Home Builders | Mat-Su Borough, AK | (2022–Present)**

- Oversees residential construction projects from planning through completion
- Experienced with permitting workflows, site considerations, and coordination with trades and inspectors
- Focused on quality, compliance, and practical decision-making that supports safe, functional growth

**Land Development Experience | Mat-Su Borough, AK | 2022–Present)**

- Experience evaluating land potential and development feasibility
- Familiar with common platting issues such as access, easements, drainage, utilities, and lot layout
- Works with survey, engineering, and related professionals as needed

## **COMMUNITY & PUBLIC SERVICE**

- Strong interest in local planning, growth, and community standards within the Mat-Su Borough
- Committed to fair, transparent decision-making and respectful collaboration

## **CORE STRENGTHS**

- Ethical leadership and accountability
- Extensive understanding of real estate + building + land development
- Sound judgment and detail-oriented review

- Professional collaboration and communication
- Community-minded approach to growth

## **REFERENCES**

Available upon request

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

DATE RECEIVED: **RECEIVED**  
**JAN 13 2026**  
**CLERKS OFFICE**

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

**Complete and sign the application.** Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to **jamie.jokhy@matsugov.us** or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675.

**Board and position for which I am applying:** Board of Supervisors - FSA  
*(For example, Board of Equalization, Member 3)* West Lakes 136,  
Member 2

Applicant Name: Jessica Deanice Warner  
Residence Address: 1331 Brass Ring Dr. Wasilla, Alaska 99623  
Mailing Address: PO Box 871037 Wasilla, Alaska 99687  
Home/Cell phone: 907-715-4423 Work phone: N/A Email: jessie7688@gmail.com  
Name and Address of Employer: N/A

Can you regularly attend meetings?  Yes  No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
 Yes  No If yes, list positions or interest: Thomas Warner (Emergency Responder)  
*(For example: employee, emergency responder, board member, contractor, etc.)*  
Sarah Warner (Emergency Responder)

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: 11 years

Briefly explain why you are interested in serving on the board in which you are applying:  
I am currently the president of the West Lakes Auxiliary and would love to volunteer my time in the emergency services more. To help support the emergency Responder of my community.  
List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:

2024- Current - President of West Lakes Auxiliary  
2023-2024- Administrative Assistant (Fleet)  
1998-2003- Business Owner

Applicant Name: Jessica Deanice Warner

List three professional or personal references:

Name: Bandy Newcomb Phone: 907-355-1518  
Name: Lawmya Higtower Phone: 907-982-4948  
Name: Jessica Young Phone: 907-982-4948  
414-2652

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant Signature: Jessica D. Warner Date: 01-12-2026

PLEASE SIGN APPLICATION

Office Use Only: Precinct: <u>27-415</u> Assembly District: <u>7</u> Service Area: <u>FS A186</u>
Position on Board: <u>West Lakes FSA, member 2</u> Term Ends: <u>12/31/08</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845

DATE RECEIVED: **RECEIVED**  
**OCT 08 2025**  
**CLERKS OFFICE**

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
**RE-APPOINTMENT**  
INSTRUCTIONS

**Complete and sign the application. Do not leave any blank fields.** Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to jamie.jokhy@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675.

**Board and position for which I am applying:** Willow-Caswell FSA Board No. 140, Member 3  
(For example, Board of Equalization, Member 3)

Applicant Name: Tamara Boeve  
Residence Address: 25957 W. Phido St, Willow AK 99688  
Mailing Address: HC 89 Box 124, Willow AK 99688  
Home/Cell phone: 907-354-6744 Work phone: 907-745-5544 Email: gntboeve@hotmail.com  
Name and Address of Employer: VCRS, 9465 E. Charlyut Circle, Palmer AK 99645

Can you regularly attend meetings?  Yes  No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
 Yes  No If yes, list positions or interest: 2 daughters are Emergency responders  
(For example: employee, emergency responder, board member, contractor, etc.)

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: RSA or FSA supervisor, board member, etc.)

How long have you lived in the Borough: 28 years

Briefly explain why you are interested in serving on the board in which you are applying:  
My property burned in the Sockeye wildfire. I value emergency services and want to support the work they do in our community.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
Willow FSA No. 35A auxiliary 2015-16. Willow FSA Board 2016-18, 2023-current.  
Mat-Su Borough Assembly District 7 Representative 2018-2021  
McKinley Wildfire Recovery Team 2019-2020

**R**

10/8 emailed **345**

Applicant Name: Tamara Boeve

List three professional or personal references:

Name: Dan Tucker Phone: 907-863-1313  
Name: Vern Halter Phone: 907-495-6868  
Name: Mike Klawitter Phone: 907-903-0211

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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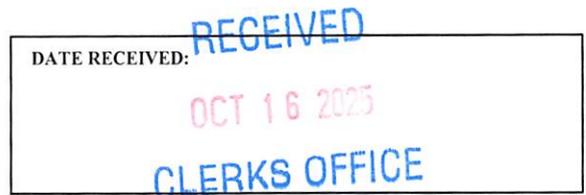
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**Applicant Signature:** Tamara Boeve **Date:** 10-4-25

**PLEASE SIGN APPLICATION**

Office Use Only: Precinct: <u>30-605</u> Assembly District: <u>7</u> Service Area: <u>FSA 140</u>
Position on Board: <u>FSA Millon-Caswell No. 140, Member 3</u> Term Ends: <u>12/31/28</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845



BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
**RE-APPOINTMENT**  
INSTRUCTIONS

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**Board and position for which I am applying:** Meadow Lakes RSA<sup>27</sup> primary, Member 1  
(For example, Board of Equalization, Member 3)

Applicant Name: Stephen Edwards  
Residence Address: 3847 N Gunflint trl Wasilla, Alaska 99623  
Mailing Address: 7362 W Parks hwy PMB528 Wasilla, Alaska 99623  
Home/Cell phone: 907 521 0178 Work phone: \_\_\_\_\_ Email: Sledwards4959@gmail.com  
Name and Address of Employer: Retired

Can you regularly attend meetings?  Yes  No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: employee, emergency responder, board member, contractor, etc.)

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: RSA or FSA supervisor, board member, etc.)

How long have you lived in the Borough: 23 years

Briefly explain why you are interested in serving on the board in which you are applying:  
Continue serving RSA residents and help them with maintenance concerns.  
Also keep moving forward with road upgrades as funding allows. Everyone  
benefits from better roads.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:

Approx 18 yrs on RSA board. Several years LRSAB chair.  
Development experience with creating a subdivision including construction of  
borough road - Heavy equipment operator - grader, dozer, excavator, plowing equipment  
Experience working with borough staff - RMS - supervisors - directors.  
Community Council President

10/16 emailed 347

Applicant Name: Stephen Edwards

List three professional or personal references:

Name: Martin Hinkew Phone: 907 947 4052

Name: Robert Cassel Phone: 907 354 4611

Name: Chris Dennicks Phone: ~~907~~  
623-451-6373

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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Applicant Signature:  Date: 10-10-2025

**PLEASE SIGN APPLICATION**

Office Use Only: Precinct: <u>27-415</u> Assembly District: <u>7</u> Service Area: <u>RSA 27</u>
Position on Board: <u>RSA Meadowlakes No. 27, Member 1</u> Term Ends: <u>12/31/28</u>
Residence Checked: YES <input checked="" type="checkbox"/> Map Checked: YES <input checked="" type="checkbox"/> Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE  
350 E. Dahlia Avenue Palmer, AK 99645  
Phone: 907-861-8683 Fax: 907-861-7845



RECEIVED  
DATE RECEIVED: JAN 19 2013  
CLERK'S OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to [jamie.jokhy@matsugov.us](mailto:jamie.jokhy@matsugov.us) or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675.

Board and position for which I am applying: RSA #9  
*(For example, Board of Equalization, Member 3)*

Applicant Name: Dr Lisa L Harrison

Residence Address: 1001 S Serrano Drive

Mailing Address: same

Home/Cell phone: 907-354-3694 Work phone: 907-373-9453 Email: lisah\_ak@hotmail.com

Name and Address of Employer: Wild Iris LLC

Can you regularly attend meetings?  Yes  No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: employee, emergency responder, board member, contractor, etc.)*

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
*(For example: RSA or FSA supervisor, board member, etc.)*

How long have you lived in the Borough: 21 years

Briefly explain why you are interested in serving on the board in which you are applying:  
keep my neighborhood safe for those who live here, prevent misuse of tax monies

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



1/19 emailed 349

Applicant Name: Dr Lisa L Harrison

List three professional or personal references:

Name: Bruck Clift MD Phone: 907-887-9340  
 Name: Alyssa Kay Phone: 907-7950208  
 Name: Andrea McGuire Phone: 907-727-5794

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater?  NO  YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
 NO  YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

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Applicant Signature: \_\_\_\_\_

Date: 1/18/2026, 4:17:02 PM

**PLEASE SIGN APPLICATION**

Office Use Only: Precinct: <u>28-470</u>	Assembly District: <u>3</u>	Service Area: <u>RSA 9</u>
Position on Board: <u>RSA Midway No 9, Member 2</u>	Term Ends: <u>12/31/28</u>	
Residence Checked: YES <input checked="" type="checkbox"/>	Map Checked: YES <input checked="" type="checkbox"/>	Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>



DATE RECEIVED **RECEIVED**  
**JAN 22 2026**  
**CLERKS OFFICE**

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM  
INSTRUCTIONS

**Complete and sign the application.** Do not leave any blank fields. Type or print legibly in ink. Specify exactly which board and position you are seeking. Completed applications may be emailed to jamie.jokhy@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 907-861-7845. If you have questions, please call 907-861-8675. The information provided in this document is a public record.

**Board and position for which I am applying:** RSA North Colony #23, RSA 23 Member 2  
(For example, Board of Equalization, Member 3)

Applicant Name: William T. Foster III (Skip)  
Residence Address: 13451 E. Soapstone Road  
Mailing Address: P.O. Box 955  
Home/Cell phone: 907-745-8901 Work phone: 907-355-8904 Email: williamt.foster.iii@gmail.com  
Name and Address of Employer: Retired

Can you regularly attend meetings?  Yes  No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or a family member, immediate or extended, have a personal or financial interest with the Borough?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: employee, emergency responder, board member, contractor, etc.)

Do you have a family member, immediate or extended, currently serving on a Borough Board?  
Yes  No  If yes, list positions or interest: \_\_\_\_\_  
(For example: RSA or FSA supervisor, board member, etc.)

How long have you lived in the Borough: 48 years

Briefly explain why you are interested in serving on the board in which you are applying:  
I was previously a supervisor for RSA 23 when the LRSAB was first established. I would like to help the other supervisors keep the road maintained.

List professional or personal experiences that qualify you for membership on the board. You may attach a brief resume to highlight your qualifications:  
Retired ASD School Teacher  
General Contractor  
Construction Supervisor for MMI Construction Contractor

Applicant Name: \_\_\_\_\_

List three professional or personal references:

Name: Ernst Krueger Phone: 907-745-4433  
 Name: Barbara Gerard Phone: 907-841-5704  
 Name: Frank Hoffman Phone: 907-982-4249

1. Do you have any civil judgments against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or mater? X NO \_\_\_\_\_ YES

If yes, please provide on a separate page with the following: (1) case name, (2) nature of actions, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?  
X NO \_\_\_\_\_ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Applicant Signature:**  **Date:** 1/21/26

**PLEASE SIGN APPLICATION**

Office Use Only: Precinct: <u>29-505</u>	Assembly District: <u>1</u>	Service Area: <u>RSA 23</u>
Position on Board: <u>North Colony RSA No 23, Member 2</u>		Term Ends: <u>12/31/28</u>
Residence Checked: YES <input checked="" type="checkbox"/>	Map Checked: YES <input checked="" type="checkbox"/>	Code Checked: 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/>

CODE ORDINANCE            Sponsored by: Assemblymembers Fonov and McKee  
                                 Introduced: 02/03/26  
                                 Public Hearing: 02/17/26  
                                 Amended: 02/17/26  
                                 Adopted: 02/17/26  
                                 Reconsideration Filed: 02/18/26  
                                 Reconsideration Failed: 03/03/26  
                                 Pulled from the agenda at  
                                 approval of the agenda and no  
                                 action was taken: 03/17/26

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 26-020**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY  
ESTABLISHING AN EXEMPTION TO WEIGHT RESTRICTIONS ON BOROUGH ROADS.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 11.08.010 is hereby amended as follows:

(A) The Manager is authorized to restrict use of or close any road, street or other public way maintained by the borough, including those maintained through service areas, whenever the manager considers such closures or restriction of use necessary for the protection of the public, or for the protection of the road or street from damage during storms, floods, thawing conditions or during construction or maintenance operations.

(B) When the Manager has restricted the use of  
public rights-of-way, the Manager may authorize a

vehicle operator to exceed weight limit restrictions one round trip per day upon payment of a fee. The fee for the exemption shall be set by the Assembly.

11.08.025 Road Weight Restrictions

(A) This section establishes a process to allow limited exemptions from road weight restrictions for the transportation of non-divisible equipment.

(B) An application for exemption from the road weight restrictions shall be filed on a form provided by the Borough. The application shall include:

(1) appropriate filing fee as established by the assembly;

(2) date of travel and starting point and where traveling to.

(3) information identifying the subject vehicle, including the make, model, color, and license plate number; and

(4) information identifying the vehicle, load, or equipment which is non-divisible.

11.08.040 Definitions

(A) For the purpose of this chapter, the following definitions shall apply unless the context clearly

indicates or requires a different meaning.

- "Non-divisible equipment" means a vehicle, load, or piece of machinery that cannot be readily dismantled, reduced, or separated into smaller components to comply with applicable road weight limits without:

1. Compromising the structural integrity or intended operation of the load or equipment;  
or
2. Requiring more than eight work hours to dismantle using appropriate tools and equipment.

Section 3. Amendment of subsection. MSB 1.45.100(C) is hereby amended by adding the following to the schedule of fines:

(C) The following schedule of minimum fines shall apply to the violation of the specified codes and may not be judicially reduced:

Code	Description	Fine Amount
<u>11.08.010</u>	<u>Exceeding weight limit</u> <u>restrictions on a borough</u> <u>road without a valid</u> <u>exemption</u>	<u>\$1,000</u>

Section 4. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 17 day of February, 2026.

REMOVED AT THE APPROVAL OF THE AGENDA

**Reconsideration Vote:**

YES: Bowles, Nowers, and Gamble

NO: McKee, Sumner, Fonov, and Bernier

**02/18/26 vote:**

YES: Bowels, McKee, Sumner, Gamble, Fonov, and Bernier

NO: Nowers

Introduced: 02/03/26  
Public Hearing: 02/17/26  
Amended: 02/17/26  
Adopted: 02/17/26  
Reconsideration Filed: 02/18/26  
Reconsideration Failed: 03/03/26  
Pulled from the agenda at approval  
of the agenda and no action was taken: 03/17/26

**MATANUSKA-SUSITNA BOROUGH  
RESOLUTION SERIAL NO. 26-010**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY  
ESTABLISHING A FEE FOR PROCESSING REQUESTS FOR AN EXEMPTION TO  
WEIGHT RESTRICTIONS ON BOROUGH ROADS.

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WHEREAS, Ordinance Serial No. 26-020 establishes a process  
for requests for an exemption to weight restrictions on Borough  
roads; and

WHEREAS, MSB 11.08.010 requires the petitioner to pay a filing  
fee when requesting an exemption to the weight restrictions on  
Borough roads; and

WHEREAS, the Borough fee schedule must be revised to establish  
a fee for this process.

NOW, THEREFORE, BE IT RESOLVED, the Assembly adopts a flat  
fee of \$100 for processing requests for weight restriction  
exemptions under MSB 11.08.

REMOVED AT THE APPROVAL OF THE AGENDA

**Reconsideration Vote:**

YES: Bowles, Nowers, and Gamble

NO: McKee, Sumner, Fonov, and Bernier

**02/18/26 vote:**

YES: Bowles, McKee, Sumner, Gamble, Fonov, and Bernier

NO: Nowers

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ESTABLISHING AN EXEMPTION TO WEIGHT RESTRICTIONS ON BOROUGH ROADS.

**AGENDA OF:** February 3, 2026

**ASSEMBLY ACTION: Adopted with Assemblymember Nowers opposed 02/17/26 - EMW**  
**Reconsideration filed: 02/18/26 - BJH**  
**Reconsideration failed 03/03/26 - BJH**  
**Removed from other new business at approval of agenda and no action taken. 03/17/26 - EMW**

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator	1 / 2 1 / 2 0 2 6 X     A l e x   S t r a w n Signed by: Alex
Planning Director	1 / 2 1 / 2 0 2 6 X     A l e x   S t r a w n Signed by: Alex
Public Works Director	X     T o m   A d a m s ,   P E Signed by: Tom Adams
Finance Director	X     C h e y e n n e   H e i n d e l Signed by: Cheyenne Heindel
Borough Attorney	1 / 2 2 / 2 0 2 6 X     N i c h o l a s   S p i r o p o u l o s Signed by: Nicholas Spiropoulos
Borough Manager	1 / 2 2 / 2 0 2 6 X     M i c h a e l   B r o w n Signed by: Mike Brown
Borough Clerk	1 / 2 3 / 2 0 2 6 X     L o n n i e   M c K e c h n i e Signed by: Lonnie McKechnie

**ATTACHMENT (S) :** Ordinance Serial No. 26-020 (2 pp)  
 Resolution Serial No. 26-010 (1 pp)  
 MSB 11.08 (1 p)  
 Fiscal Note (1 p)

**SUMMARY STATEMENT:** This ordinance is at the request of Assemblymembers Fonov and McKee.

This amendment adds a new provision authorizing the manager to issue a one-time per day exemption allowing a vehicle operator to exceed applicable weight limits during periods of weight restriction. The exemption may be issued only upon application and payment of a fee established by the Assembly.

The ordinance also amends MSB 1.45.100(C) to establish a \$1,000 fine for exceeding weight limit restrictions on a borough road without a valid exemption.

**RECOMMENDATION OF ADMINISTRATION:** Introduce and set for public hearing.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: 2/3/2026

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ESTABLISHING AN EXEMPTION TO WEIGHT RESTRICTIONS ON BOROUGH ROADS.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED *	FUNDING SOURCE Fees/Fines
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 100.xxx.xxx. 3xx.xxx	PROJECT #
VERIFIED BY: _____ X <u>Liesel Zanto</u> 1 / 2 1 / 2 0 2 6 Signed by: Liesel Zanto	

**EXPENDITURES/REVENUES:**

(Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE	*					
---------	---	--	--	--	--	--

**FUNDING:**

(Thousands of Dollars)

General Fund	*					
State/Federal Funds						
Other						
TOTAL	*					

**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

**ANALYSIS: (Attach a separate page if necessary) \*Amount depends on applications received as well as enforcement and payment of fines.**

APPROVED BY:	_____ X <u>Cheyenne Heindel</u> 1 / 2 2 / 2 0 2 6 Signed by: Cheyenne Heindel
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**OR 26-020**  
**RS 26-010**  
**IM 26-027**  
**361**

**CHAPTER 11.08: CLOSURES**

Section

[11.08.010 Authorized when](#)

[11.08.020 Notification](#)

[11.08.030 Violations, enforcement, and penalties](#)

**11.08.010 AUTHORIZED WHEN.**

The manager is authorized to restrict use of or close any road, street or other public way maintained by the borough, including those maintained through service areas, whenever the manager considers such closures or restriction of use necessary for the protection of the public, or for the protection of the road or street from damage during storms, floods, thawing conditions or during construction or maintenance operations.

(Ord. 78-21, § 3, 1978)

**11.08.020 NOTIFICATION.**

To notify the public of a closure or restricted use, the manager may direct the placement of suitable barriers, obstructions, warnings, signs, or other appropriate devices.

(Ord. 94-001AM, § 11 (part), 1994; Ord. 78-21, § 4, 1978)

**11.08.030 VIOLATIONS, ENFORCEMENT, AND PENALTIES.**

(A) Except as otherwise specified in this chapter violations of this chapter are infractions.

(B) Remedies, enforcement actions, and penalties shall be consistent with the terms and provisions of MSB 1.45.

(Ord. 95-088(SUB)(am), § 21 (part), 1995)

SOMEHING PRIVIOUSLY ADOPTED

I am amending Ordinance 26-020 to clarify that exemptions are to be made for emergencies only, and to better protect taxpayers from undue financial burden caused by the actions of others. Specifically, to add new subsections (C) and (D) to 11.08.010 to specify permits are limited emergencies only. Additionally, to amend 11.08.025 to add stipulations that ensure information is provided to determine the nature of the emergency and ensure the route taken will minimize damage. Specifically, by amending B (2) to list the route and adding requirements for applicants to identify the parcel involved and the nature of the emergency.

I MOVE to amend Ordinance 26-020 as follows:

- MSB 11.08.010 by inserting new subsection (C) and (D) to read:
  - (C) Exemptions shall be issued only where a specific property, household, business, or public facility is experiencing emergency life, health or safety conditions that cannot reasonably be addressed by a vehicle within posted weight limits, or addressed at a later time when weight restrictions are no longer in place. Permits shall not be issued for economic convenience.
  - (D) Exemptions must be made in writing by the Manager or their designee, in consultation with the Road Maintenance Supervisor for the affected area, and the Road Service area chair for the affected area shall be notified of any granted exemptions; and
- MSB 11.08.025, as follows:
  - In (B)(2), by changing the language to read: date of travel, route, and starting point and ending point.
  - To insert a (B)(5) to read: Identify the specific address or parcel involved; and
  - To insert a (B)(6) to read: State the nature of the emergency, and reason(s) why no other option to address the situation is available.

**Reason for amendments**

Northern roads are especially vulnerable during breakup when the freeze-thaw cycle weakens the underlying road base. Allowing heavy loads to run across these weakened bases causes serious damage and shortens the road's lifespan, which leads to a significant financial burden borne by taxpayers. The following amendments protect taxpayers from unnecessary costs by ensuring exemptions are for true emergencies only — not for convenience.

CODE ORDINANCE

Sponsored by: Assemblymember Nowers  
and Bowles

Introduced: 02/17/26

Public Hearing: 03/03/26

Amended: 03/03/26

Defeated: 03/03/26

Reconsideration Filed: 03/04/26

Reconsideration Passed: 03/17/26

Postponed to 4/21/26: 03/17/26

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 26-027**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 3.28 TO INCREASE THE PROPERTY OWNER BALLOT THRESHOLD FOR CONTIGUOUS LOCAL IMPROVEMENT DISTRICTS FROM 54 PERCENT TO 67 PERCENT AND REMOVE THE PROVISIONS THAT ONLY RETURNED BALLOTS ARE CONSIDERED IN TABULATION.

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WHEREAS the intent and rationale of this ordinance is found in the accompanying Information Memorandum No. 26-039.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 3.28.010(C) is hereby amended to read as follows:

(C) A proposal for a contiguous improvement district may be initiated by:

- (1) petition to the assembly by the owners of  
[:] 50 percent in value of the property to be benefited, and property that will bear more than 50 percent of the estimated cost of the improvement;

or

[(A) FIFTY PERCENT IN VALUE OF THE PROPERTY TO BE BENEFITED, AND PROPERTY THAT WILL BEAR MORE THAN 50 PERCENT OF THE ESTIMATED COST OF A NATURAL GAS DISTRIBUTION LINE IMPROVEMENT; OR

(B) FIFTY PERCENT IN VALUE OF THE PROPERTY TO BE BENEFITED, AND PROPERTY THAT WILL BEAR MORE THAN 50 PERCENT OF THE ESTIMATED COST OF ANY OTHER IMPROVEMENT;  
OR]

(2) the assembly.

Section 3. Amendment of section. MSB 3.28.020(C) is hereby amended to read as follows:

(C) The clerk shall certify a petition to form a local improvement district only if the petition contains:

(1) signatures, dated within 90 calendar days preceding submission of the petition to the finance director, of record owners, according to the borough's tax assessment records.

(a) For contiguous improvement projects[:], not less than 50 percent of the appraised value of all property in a proposed local improvement district, and property that will bear more than 50

percent of the estimated cost of the improvement.

[(I) NOT LESS THAN 50 PERCENT OF THE APPRAISED VALUE OF ALL PROPERTY IN ANY OTHER PROPOSED LOCAL IMPROVEMENT DISTRICT; AND

(II) PROPERTY THAT WILL BEAR MORE THAN 50 PERCENT OF THE ESTIMATED COST OF THE IMPROVEMENT; OR

(III) NOT LESS THAN 50 PERCENT OF THE APPRAISED VALUE OF ALL PROPERTY IN A PROPOSED NATURAL GAS DISTRIBUTION LINE LOCAL IMPROVEMENT DISTRICT, AND PROPERTY THAT WILL BEAR MORE THAN 50 PERCENT OF THE ESTIMATED COST OF THE IMPROVEMENT.]

(b) For noncontiguous improvement projects, 100 percent in value of the property that will bear 100 percent of the estimated cost of the capital improvement.

(2) All of the information required in subsection (B) of this section.

Section 4. Amendment of section. MSB 3.28.050(B)(2)(d) is hereby amended to read as follows:

(d) a ballot with a return envelope addressed to the borough finance department. The ballot shall request the property owner to indicate approval or disapproval of the local improvement district by marking a vote of "yes" or "no" on the ballot, and shall state that the assembly will not proceed with the improvement unless, within 30 days after mailing notice of the public hearing, the borough receives ballots marked "yes" from owners of property bearing more than [54] 67 percent of the estimated cost of a natural gas distribution line improvement; or more than 54 percent of the estimated cost of any other the improvement, except that for noncontiguous improvement districts, the borough must receive ballots marked "yes" from 100 percent of property owners bearing 100 percent of the estimated cost of the improvement. [FOR CONTIGUOUS LOCAL IMPROVEMENT DISTRICT PROPOSALS, THE PERCENTAGE CALCULATION WILL BE CALCULATED BASED UPON THE TOTAL NUMBER OF

BALLOTS RETURNED. UNRETURNED BALLOTS WILL NOT  
AFFECT THE CALCULATION.]

Section 5. Amendment of section. MSB 3.28.062(B) is hereby  
amended to read as follows:

(B) The assembly may not proceed with the  
improvement unless ballots approving a contiguous local  
improvement district are timely filed by owners of  
property bearing more than [54] 67 percent of the  
estimated cost of a natural gas distribution line  
improvement; or more than 54 percent of the estimated  
cost of any other the improvement; or for a noncontiguous  
local improvement district, by owners of property  
bearing 100 percent of the estimated cost of the  
improvement. If sufficient ballots are not timely filed,  
the assembly may not proceed with the improvement unless  
it revises the plan, and a new balloting of owners of  
property in the local improvement district results in  
the timely filing of ballots approving the local  
improvement district by owners of property bearing more  
than [54] 67 percent of the estimated cost of [A NATURAL  
GAS DISTRIBUTION LINE IMPROVEMENT; OR MORE THAN 54  
PERCENT OF THE ESTIMATED COST OF ANY OTHER] the  
improvement; or for a noncontiguous local improvement  
district, of owners of property bearing 100 percent of

the estimated cost of the improvement. A revised plan shall be approved and adopted as an original plan as provided in MSB 3.28.050. For contiguous local improvement district proposals, the percentage calculation will be calculated based upon the total number of ballots returned. Unreturned ballots will not affect the calculation.

Section 6. Effective date. This ordinance shall take effect upon adoption.

DEFEATED by the Matanuska-Susitna Borough Assembly this 3 day of March, 2026.

RECONSIDERATION PASSED this 17 day of March, 2026.

**Reconsideration Vote:**

YES: Bowles, Nowers, McKee, Gamble, Bernier

NO: Sumner and Fonov

**Original Vote:**

YES: Nowers, McKee, and Gamble

NO: Bowles, Sumner, Fonov, and Bernier

**SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 3.28 TO INCREASE THE PROPERTY OWNER BALLOT THRESHOLD FOR CONTIGUOUS LOCAL IMPROVEMENT DISTRICTS FROM 54 PERCENT TO 75 PERCENT, AND REMOVE THE PROVISIONS THAT ONLY RETURNED BALLOTS ARE CONSIDERED IN TABULATION.**

**AGENDA OF: February 17, 2026**

**ASSEMBLY ACTION: Defeated unanimously 03/03/26 - BJH**  
 Reconsideration Filed 03/04/26 - EMW  
 Reconsideration Passed and Postponed to 4/21/26. 03/17/26 - EMW

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator	2 / 4 / 2 0 2 6 X N S f o r A s s y m N o w e r s a n d . . . Signed by: Nicholas Spiropoulos
Finance Director	X C h e y e n n e H e i n d e l Signed by: Cheyenne Heindel
Borough Attorney	2 / 4 / 2 0 2 6 X N i c h o l a s S p i r o p o u l o s Signed by: Nicholas Spiropoulos
Borough Manager	2 / 5 / 2 0 2 6 X M i c h a e l B r o w n Signed by: Mike Brown
Borough Clerk	X L o n n i e M c K e c h n i e Signed by: Lonnie McKechnie

**ATTACHMENT (S):** Ordinance Serial No. 26-027 (5 pp)

**SUMMARY STATEMENT:** This legislation is sponsored by Assemblymembers Nowers and Bowles to change the property owner ballot threshold percentage required for the creation of contiguous local improvement districts ("LIDs") which most often involve either paving roads, or installing natural gas to serve properties.

Currently, LIDs can be created where ballot voting by property owners garners more than 54 percent of the property owners to be assessed, or by the Assembly. This legislation would change the ballot vote threshold by property owners from 54 percent to 75 percent. Additionally it would treat any unreturned ballots as NO votes.

By increasing the threshold for the final ballot and counting unreturned ballots as NO votes, it will mean that the proposed LID has an overwhelming majority of support from the people who must actually pay the assessment. This will help to minimize neighbor conflicts and therefore be less likely a proposed LID will be highly controversial

In the case of a local improvement districts, a supermajority is an absolute must. Local improvement districts benefit the community by allowing groups of homeowners to band together to share the cost of extending services such as natural gas or paving roads to their properties. They also prevent "free riders" ensuring those who benefit from the service pay their fair share. However, there is a downside. Because LIDs mandate payment from all households - and give the government the power to foreclose for non-payment - those who don't want the service face serious consequences if they do not wish to pay. For those reasons, a supermajority (not a simple majority but also not 100%) is the appropriate requirement, balancing the benefits of contiguous districts while avoiding "free riders" who would seek to benefit but not pay, and protecting against the government allowing a small majority to force a large minority to pay for an unwanted service at their home.

**RECOMMENDATION OF ADMINISTRATION:** Introduce and set for public hearing.

**From:** [Lonnie McKechnie](#)  
**To:** [Bill Gamble](#); [Dee McKee](#); [Fonov](#); [Edna DeVries](#); [Maxwell Sumner](#); [Michael Bowles](#); [Ron Bernier](#); [Stephanie Nowers](#)  
**Cc:** [Nicholas Spiropoulos](#); [Mike Brown](#); [Cheyenne Heindel](#); [Estelle Wiese](#); [Brenda Henry](#)  
**Subject:** FW: Motion to reconsider OR 26-027  
**Date:** Wednesday, March 4, 2026 1:28:04 PM

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Mayor and Assembly:

Please see below motion to reconsider OR 26-027 – LIDs. This will be placed under reconsideration on the 3/17 meeting agenda.

Thank you,  
Lonnie

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**From:** Michael Bowles <Michael.Bowles@matsugov.us>  
**Sent:** Wednesday, March 4, 2026 1:14 PM  
**To:** Lonnie McKechnie <Lonnie.McKechnie@matsugov.us>  
**Subject:** Motion to reconsider OR 26-027

Lonnie,

I move to reconsider OR 26-027 at the next regular assembly meeting.

The reason behind this motion for reconsideration:

1. I feel we need more time to discuss this issue as it pertains to property right infringements of tax paying residents and government overreach at the benefit of a private company.
2. I would like borough staff to give a report to the assembly on the foreclosure process with LID's.

Respectfully,  
Michael Bowles  
Assemblyman  
Mat-Su Borough, District 1  
(907) 355-1355