

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, AUGUST 18, 2026

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

IN WRITING:

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

TELEPHONIC TESTIMONY:

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

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

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

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

[26-118](#)

1. Chase Community Council: 04/15/26, 06/10/26
2. Joint North Lakes and Fishhook Community Council: Resolution No. NLCC 26-003/FHCC 26-04
3. Knik Fairview Community Council: 04/15/26, 05/20/26, 06/17/26
4. Parks, Recreation, and Trails Advisory Board: 04/27/26, Resolution No. 26-01
5. Planning Commission: 06/15/26, Resolution Nos. 26-15, 26-16
6. Platting Board: 06/18/26, 07/02/26
7. Sutton Community Council: 08/27/25, 09/24/25, 10/29/25, 11/19/25
8. Transportation Advisory Board: 05/29/26
9. Trapper Creek Community Council: 05/28/26

Attachments: [08/18/26 - Citizen and Other Correspondence](#)

G. INFORMATIONAL MEMORANDUMS

[IM 26-157](#)

Informing The Assembly Of The Managers Signature On Five Grant Applications For The Online With Libraries Grants Through The Alaska State Library.

Attachments: [IM 26-157](#)

[IM 26-161](#)

Reporting The Conclusion Of Contract For Bid 25-007B With Steppers Construction, Inc. For A Final Contract Amount Of \$6,776,465.36 For The Construction Of The Gateway Visitor Center Project.

Attachments: [IM 26-161](#)

[IM 26-169](#)

Informing The Assembly Of The Submittal Of A Statement Of Interest In Submitting A Match And Gap Funding Grant Application To The Denali Commission.

Attachments: [IM 26-169](#)

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

Sponsors: Fonov, McKee and Bernier

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

[OR 26-031](#) An Ordinance Amending MSB 17.73, Multifamily Development Design Standards, To Align Permitting And Design Standards With The Scale And Complexity Of Development Projects.

Sponsors: Sumner

Attachments: [OR 26-031](#)
[IM 26-045](#)

[OR 26-067](#) An Ordinance Conveying And Merging The Borough's Development Rights Interest With The Agricultural Rights Title For Fee Simple Title With Agricultural Covenants For Tax Id Nos. 8537000L002 And 8537000L003, To Paul And Margaret Cook, And Cook Raevsky Ezra LK, LLC., Respectively.

Attachments: [OR 26-067](#)
[IM 26-110](#)

[OR 26-088](#) An Ordinance To Retain For Public Purpose Three Parcels Which Were Acquired By The Borough Through Tax Foreclosure.

Attachments: [OR 26-088](#)
[IM 26-144](#)

[OR 26-089](#) An Ordinance Accepting And Appropriating \$300,000 From The Rasmuson Foundation For The Matanuska River Park And Campground Upgrades; And The Alaska Long Trail Gateway Installation.

RS 26-072: A Resolution Approving The Scope Of Work And Budget For The \$300,000 Grant From The Rasmuson Foundation For The Matanuska River Park And Campground Upgrades; And The Alaska Long Trail Gateway Installation.

Attachments: [OR 26-089](#)

[RS 26-072](#)

[IM 26-145](#)

[OR 26-090](#) An Ordinance Accepting And Appropriating \$1,537.50 From The Alaska State Department Of Fish And Game, Passed Through The Palmer Soil And Water Conservation District.

RS 26-073: A Resolution Approving The Amended Budget Of The Caswell Creek/Caswell Lake Rehabilitation Project.

Attachments: [OR 26-090](#)

[RS 26-073](#)

[IM 26-148](#)

[OR 26-091](#) An Ordinance Approving The Land Classification Of A Borough-Owned Property (Tax Id No. 27N05W18A001) Near Milepost 123 Of The Parks Highway, As Reserved Use Land For The Purpose Of A Shooting Range.

Sponsors: Bernier

Attachments: [OR 26-091](#)

[IM 26-150](#)

[OR 26-092](#) An Ordinance Approving The Land Classification Of A Borough-Owned Property (Tax Id No. 20N04W08A001) Near Milepost 77 Of The Parks Highway, As Reserved Use Land For The Purpose Of A Shooting Range.

Sponsors: Bernier

Attachments: [OR 26-092](#)

[IM 26-151](#)

[OR 26-093](#) An Ordinance Accepting And Appropriating A Grant In The Amount Of \$100,000 From The Alaska State Department Of Natural Resources, Division Of Forestry And Fire Protection, For A Project For Disposal Of Debris From Firewise Clearing Projects.
RS 26-075: A Resolution Approving The Scope Of Work And Budget For An Alaska State Department Of Natural Resources, Division Of Forestry And Fire Protection Grant, For A Project For Disposal Of Debris From Firewise Clearing Projects.

Attachments: [OR 26-093](#)

[RS 26-075](#)

[IM 26-152](#)

[OR 26-094](#) An Ordinance Approving A Reappropriation Of \$125,000 From Solid Waste Project Fund No. 25048-2400-2429; And \$158,000 From Solid Waste Project Fund No. 25020-2400-2414; And \$978,320 From The Solid Waste Enterprise Fund To Solid Waste Project Fund No. 25007 For The Design And Build Of The Central Landfill Household Hazardous Waste Facility.
RS 26-076: A Resolution Approving The Amended Scopes Of Work And Budgets For The Solid Waste Project Fund No. 25048-2400-2429; The Solid Waste Project Fund No. 25020-2400-2414; And The Solid Waste Enterprise Fund To Solid Waste Project Fund No. 25007 For The Design And Build Of The Central Landfill Household Hazardous Waste Facility.

Attachments: [OR 26-094](#)

[RS 26-076](#)

[IM 26-153](#)

[OR 26-095](#) An Ordinance Amending MSB 3.04.077(A) To Lower The Areawide Real Property Tax Cap From 9.5 Mills To 7 Mills.

Sponsors: Bowles

Attachments: [OR 26-095](#)

[IM 26-154](#)

[08/18/26 - Tax Cap Reduction Proposal](#)

[OR 26-097](#) An Ordinance Reappropriating \$26,376.35 From The Pioneer Peak Trailhead Project Fund And \$23,589 From The Big Lake Lions Recreation Center Project Fund, To A Wasilla Pool Repair Project Fund.

RS 26-079: A Resolution Approving The Scope Of Work And Budget For The Wasilla Pool Repair Project.

Attachments: [OR 26-097](#)

[RS 26-079](#)

[IM 26-159](#)

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 26-074](#) A Resolution Authorizing The Manager To Sell The Goose Creek Salvage Timber Harvest.

Attachments: [RS 26-074](#)

[IM 26-149](#)

[RS 26-083](#) A Resolution Amending The Scope Of Work And Budget Within Project No. 30047-6600, Meadow Lakes Road Service Area, To Reallocate Funds From Saska's Meadows Subdivision And Sylvan Road Pavement Preservation Projects To North Edgewater Drive Pavement Preservation Project.

Attachments: [RS 26-083](#)

[IM 26-165](#)

[RS 26-085](#) A Resolution Amending The Scope Of Work And Budget Within Project No. 30047-6600, For Meadow Lakes Road Service Area, To Reallocate Funds From Treasure Island Subdivision Roadway Improvements To Herkimer Drive And Spring Drive Improvement Project.

Attachments: [RS 26-085](#)

[IM 26-167](#)

[RS 26-086](#) A Resolution Amending The Scope Of Work And Budget Within The South Colony Road Service Area To Reallocate Funds From France Road Improvements To Crimsonview And Heavenly Meadows Street Improvements Project.

Attachments: [RS 26-086](#)
[IM 26-168](#)

2. ACTION MEMORANDUMS

[AM 26-103](#) Authorizing The Manager To Enter Into A Memorandum Of Agreement With The Alaska State Department Of Transportation And Public Facilities Regarding The Transfer Of Stringfield Road.

Attachments: [AM 26-103](#)

[AM 26-104](#) Authorizing The Manager To Sign An Amendment To A Memorandum Of Agreement With The Alaska State Department Of Transportation And Public Facilities Regarding The Transfer Of Local Roads In Connection With Installation, Operation, And Maintenance Of Lighting As Part Of The Glenn Highway Milepost 34-42 Project.

Attachments: [AM 26-104](#)

[AM 26-105](#) Approval Of Additional Utility Relocation Costs Of \$57,914.10 To Enstar Natural Gas For Fern Street Upgrade And Pathway, Phase I, In The Fairview Road Service Area.

Attachments: [AM 26-105](#)

[AM 26-106](#) Approval Of Additional Utility Relocation Costs Of \$220,624.38 To Enstar Natural Gas For Crimsonview And Heavenly Meadows Street Improvements In The South Colony Road Service Area.

Attachments: [AM 26-106](#)

[AM 26-107](#) Approval To Provide The Christmas Friendship Dinner, Inc. \$5,000 For The Annual Christmas Dinner From The Assembly Reserve.

Sponsors: McKee

Attachments: [AM 26-107](#)

[AM 26-108](#) Approval Of Additional Utility Relocation Costs Of \$31,527.37 To Enstar Natural Gas For The Knik View Drive And Knik View Circle Improvements Project In The Greater Butte Road Service Area.

Attachments: [AM 26-108](#)

[AM 26-109](#) Approval Of Additional Utility Relocation Costs Of \$80,277.67 To Enstar Natural Gas For The West Herkimer Drive And South Spring Drive Improvements Project In The Meadow Lakes Road Service Area.

Attachments: [AM 26-109](#)

[AM 26-110](#) Approval Of Additional Utility Relocation Costs Of \$65,716.44 To Enstar Natural Gas For The Adele Circle And August Circle Improvements Project In The Midway Road Service Area.

Attachments: [AM 26-110](#)

[AM 26-111](#) Approval Of Additional Utility Relocation Costs Of \$94,928.86 To Enstar Natural Gas For The Jolly Creek Drainage Improvements In The Big Lake Road Service Area; And Extend The Completion Date To December 31, 2027.

Attachments: [AM 26-111](#)

[AM 26-112](#) Approval Of Additional Utility Relocation Costs Of \$98,749.57 To Enstar Natural Gas For The Birch Harbor Drive Improvements Project In The Knik Road Service Area; Including An Extension Of The Project Completion Date To December 31, 2027.

Attachments: [AM 26-112](#)

[AM 26-113](#) Approval Of Utility Relocation Costs Of \$100,867 To GCI Communication, Inc. For The Mayflower Lane Improvements Project In The Bogard Road Service Area; And Extension Of The Project Completion Date To December 31, 2027.

Attachments: [AM 26-113](#)

[AM 26-114](#) Approval Of Utility Relocation Costs Of \$231,637.59 To MTA Communications, LLC. For The Birch Harbor Drive Improvements Project In The Knik Road Service Area; And Extension Of The Project Completion Date To December 31, 2027.

Attachments: [AM 26-114](#)

[AM 26-115](#) Award Of Bid No. 27-006B To Frawner Corporation In The Contract Amount Of \$455,000 To Repair The Nutritional Services Steam System.

Attachments: [AM 26-115](#)

[AM 26-116](#) Approval Of Additional Utility Relocation Costs Of \$44,207.49 To Enstar Natural Gas For The Helen Lane Reconstruction Project In The Bogard Road Service Area.

Attachments: [AM 26-116](#)

[AM 26-117](#) Award Of Bid No. 27-007B To Swalling General Contractors, LLC. In The Contract Amount Of \$1,770,440 To Construct Bradley Road Bridge Replacement.

Attachments: [AM 26-117](#)

VIII. UNFINISHED BUSINESS

[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.

Sponsors: Bernier

Attachments: [OR 26-016](#)

[IM 26-022](#)

[06/02/26 - Photos](#)

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 09/01/26 Assembly Chambers)

[OR 26-096](#) An Ordinance Accepting And Appropriating 2025 Late August Storm Disaster Relief Funds In The Amount Of \$665,000 From The Alaska State Division Of Homeland Security And Emergency Management, To Fund 445, Project No. 55023.
RS 26-078: A Resolution Approving The Scope Of Work And Budget For Revetment And Dike Repairs As A Result Of The 2025 Late August Storm, Fund 445, Project No. 55023.

Attachments: [OR 26-096](#)
[RS 26-078](#)
[IM 26-158](#)

[OR 26-098](#) An Ordinance Approving A Less Than Fair Market Value Sale Of The Borough-Owned Matthews Public Safety Building, Station 1-5 In The Lake Louise Area, For \$13,176 To The Louise/Susitna/Tyone Community Association For A Public Purpose.

Attachments: [OR 26-098](#)
[IM 26-160](#)

[OR 26-099](#) An Ordinance Accepting And Appropriating Matanuska-Susitna Borough School District Funds Totaling \$400,000 To Support Design Of The Academy Charter School Project
RS 26-080: A Resolution Approving The Scope Of Work And Budget To Support Design Of The Academy Charter School Project.

Attachments: [OR 26-099](#)
[RS 26-080](#)
[IM 26-162](#)

[OR 26-100](#) An Ordinance Reappropriating \$122,895.23 From The Brett Rubber Floor Replacement Project To The Ice Arena And Pool Project Fund For The Purchase Of An Ice Resurfacing Machine.
RS 26-081: A Resolution Approving The Scope Of Work And Budget For The Purchase Of An Ice Resurfacing Machine.

Attachments: [OR 26-100](#)
[RS 26-081](#)
[IM 26-163](#)

[OR 26-101](#) An Ordinance Accepting And Appropriating \$565,900 From The Talkeetna Airmen's Association.
RS 26-084: A Resolution Approving Scope Of Work And Budget For The Talkeetna Village Airstrip Revetment Reconstruction.

Attachments: [OR 26-101](#)
[RS 26-084](#)
[IM 26-166](#)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

[26-120](#) Mayoral Request for Confirmation

Attachments: [08/18/26 - Vacancy Report](#)

C. OTHER NEW BUSINESS

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

XI. RECONSIDERATION

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

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

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

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.