

# MATANUSKA-SUSITNA BOROUGH

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

## BOROUGH MAYOR

Vern Halter

## BOROUGH CLERK

Lonnie R. McKechnie, CMC

## BOROUGH MANAGER

John Moosey

## BOROUGH ATTORNEY

Nicholas Spiropoulos



## BOROUGH ASSEMBLY

Jim Sykes, District 1

Matthew Beck, District 2

George McKee, District 3

Ted Leonard, District 4

Dan Mayfield, District 5

Barbara J. Doty, District 6

Randall Kowalke, District 7

## MEETING MINUTES

### ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, APRIL 3, 2018

## I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, April 3, 2018, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:07 p.m. by Mayor Vern Halter.

## II. ROLL CALL

**Present:** 6 - Assemblymember Jim Sykes, Assemblymember Matthew Beck, Assemblymember George McKee, Assemblymember Dan Mayfield, Assemblymember Barbara J. Doty, and Assemblymember Randall Kowalke

**Excused:** 1 - Assemblymember Ted Leonard

## III. APPROVAL OF AGENDA

Mayor Halter advised that the proclamation for the Colony High School Marching Band was presented at the Joint Assembly/School Board meeting and would not be on the agenda for the regular meeting. Queried if there were any changes to the agenda.

The agenda was approved as amended without objection.

## IV. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by the audience.

## V. MINUTES OF PRECEDING MEETINGS

[18-039](#) A. Regular Meeting Minutes: 03/20/18

**Sponsors:** Borough Manager

Mayor Halter queried if there were any changes to the minutes as presented.

**The minutes were approve as presented by the following vote:**

**Yes:** 6 - Assemblymember Sykes, Assemblymember Beck,  
Assemblymember McKee, Assemblymember Mayfield,  
Assemblymember Doty, and Assemblymember Kowalke

**Excused:** 1 - Assemblymember Leonard

## VI. REPORTS/CORRESPONDENCE

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

#### 1. Reports From Cities

Mr. Nathan Wallace, Palmer City Manager, reported on the activities of the city.

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

There was no report provided.

#### 3. Wastewater And Septage Advisory Board Update

There was no report provided.

### B. SPECIAL ORDERS OF THE DAY

[18-041](#) Mayoral Proclamation In Recognition Of Kids To Parks Day

**Sponsors:** Halter

Mayor Halter read the proclamation into the record.

[18-042](#) Mayoral Proclamation In Recognition Of Resource Awareness Month

**Sponsors:** Halter

Mayor Halter read the proclamation into the record and presented it to Ms. Molly Boyer, Valley Community for Recycling Solutions Executive Director.

[18-052](#) Mayoral Proclamation In Recognition Of Colony High School

**Sponsors:** Halter

[Clerk's Note: This proclamation was removed from the agenda at approval of the agenda.]

## **C. COMMITTEE REPORTS**

### **1. Joint Assembly/School Board Committee On School Issues**

There was no report provided.

### **2. Assembly Public Relations**

There was no report provided.

## **D. MANAGER COMMENTS**

### **1. State/Federal Legislation**

### **2. Strategic Planning Issues**

### **3. Forest Health in the Matanuska-Susitna Valley**

Mr. Jason Moan, Alaska State Forest Health Program Manager, reported on forest health in the Matanuska-Susitna Valley.

Mr. Eric Oien, Denali Timber Management Owner, reported on the Matanuska-Susitna Valley timber harvest proposal.

## **E. ATTORNEY COMMENTS**

There was no report provided.

## **F. CLERK COMMENTS**

Ms. McKechnie reported on the upcoming meeting schedule.

## **G. CITIZEN AND OTHER CORRESPONDENCE**

[18-046](#)

1. Aviation Advisory Board: Resolution No. 18-01
2. Big Lake RSA Board of Supervisors: 10/11/17
3. Central Mat-Su FSA Board of Supervisors: 12/11/17
4. Library Board: 04/15/17, 08/19/17, 09/16/17, Resolution Nos. 18-01, 18-02
5. Local Road Service Area Advisory Board: 02/15/18
6. MSB Fish and Wildlife Commission: 12/21/17, 01/18/18
7. Parks, Recreation, and Trails Advisory Board: 01/15/18, Resolution No. 18-01
8. Planning Commission: 03/05/18, Resolution Nos. 18-05, 18-07
9. Platting Board: 02/01/18
10. Transportation Advisory Board: 11/29/17
11. West Lakes FSA Board of Supervisors: 02/12/18
12. Meadow Lakes Community Council: 02/14/18, Resolution No. 18-01
13. Sutton Community Council: 12/20/17, 01/31/18
14. Trapper Creek Community Council: 01/18/18

**Sponsors:** Borough Manager

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

## H. INFORMATIONAL MEMORANDUMS

[IM 18-039](#)

Reporting Of Conclusion Of Contract For Bid No. 16-057B To Wolverine Supply, Inc. For The Generator And Switch Gear At 9 Schools.

**Sponsors:** Borough Manager

[IM 18-040](#)

Reporting Of Conclusion Of Contract For Bid No. 17-076B To AXYS, LLC. For The Public Safety Building 3-2 Addition And Parking Area.

**Sponsors:** Borough Manager

[IM 18-041](#)

Reporting Of Conclusion Of Contract For Bid No. 17-004B To Valley General Construction, Inc., For Country Lane, Meadow Drive, and Country Circle.

**Sponsors:** Borough Manager

[IM 18-042](#)

Reporting Of Conclusion Of Contract For Bid No. 16-127B To Western Construction & Equipment, LLC. For 2017 Road Paving.

**Sponsors:** Borough Manager

[IM 18-043](#)

Reporting Of Conclusion Of Contract For Bid No. 17-128B To  
Northstar Excavation & Asphalt, Inc. For 2017 Summer Road Paving.

**Sponsors:** Borough Manager

The informational memorandums were presented and no comments were noted.

## **VII. SPECIAL ORDERS**

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

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

There were no persons to be heard.

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

[OR 18-014](#) An Ordinance Repealing MSB 3.04.045, And Enacting MSB 3.04.046, Pertaining To Local Education Funding.

**Sponsors:** Kowalke

Ms. McKechnie read the legislation into the record.

Mayor Halter opened the public hearing.

The following persons spoke in support of Ordinance Serial No. 18-014: Ms. Kara Kusche, Mr. Susan Dunham, Ms. Julie Harvey, Ms. Brittany Allen, Ms. Kathleen Squire, Mr. Sean Riley, Ms. Beth Fread, Ms. Kimberley Evans, Mr. Ben Wargo, Mr. Alan Prosser, Ms. Kim Strassel, Ms. Diane Shibe, Mr. Jason Rice, Mr. Gregory Shulin, and Ms. Cathy Bryer.

The following persons spoke in opposition to Ordinance Serial No. 18-014: Mr. Brian Endle, Ms. Gina Ritacco, Mr. Dan Vannoy, Mr. Pat Martin, Mr. Will McAllister, Mr. John Nelson, Mr. Nick Rockett, Mr. Lauren Means, Mr. Simon Johnson, and Ms. Carol Carmen.

The following person spoke to concerns with the public process: Mr. Eugene Carl Haberman.

Mayor Halter queried if there was any objection to continuing the public hearing to April 17, 2017.

There was no objection noted.

[OR 18-015](#) An Ordinance Repealing MSB 3.04.075, And Enacting MSB 3.04.076,  
To Establish A New Tax Cap.

**Sponsors:** Kowalke

The meeting recessed at 7:43 p.m. and reconvened at 7:53 p.m.

Ms. McKechnie read the legislation into the record.

Mayor Halter opened the public hearing.

The following person spoke to concerns with the public process: Mr.  
Eugene Carl Haberman.

The following person spoke in support of Ordinance Serial No. 18-015:  
Mr. Jim Colver, former Assembly Member.

The following persons spoke in opposition to Ordinance Serial No.  
18-015: Ms. Beth Fread, Mr. Bill Spencer, and Mr. Joe Schlanger.

Mayor Halter queried if there was any objection to continuing the public  
hearing to May 1, 2018.

**Assemblymember Doty moved a primary amendment by  
striking "May 1" and inserting "April 17" in its place. The  
primary amendment passed by the following vote:**

**Yes:** 6 - Assemblymember Sykes, Assemblymember Beck,  
Assemblymember McKee, Assemblymember Mayfield,  
Assemblymember Doty, and Assemblymember Kowalke

**Excused:** 1 - Assemblymember Leonard

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

**Yes:** 6 - Assemblymember Sykes, Assemblymember Beck,  
Assemblymember McKee, Assemblymember Mayfield,  
Assemblymember Doty, and Assemblymember Kowalke

**Excused:** 1 - Assemblymember Leonard

[OR 18-016](#)

An Ordinance Approving An Appropriation Of \$1,200,000 And A Reappropriation Of \$200,000 From Fund 100, To Fund 425, Project No. 45286, For The Land Preparation And Construction, Furnishings And Equipment For A New Emergency Medical Services Station 11-9, In Talkeetna.  
RS 18-011: A Resolution Approving The Scope Of Work And Budget For Project No. 45286, To Allow For The Land Preparation And Construction, Furnishings And Equipment For A New Emergency Medical Services Station 11-9, In Talkeetna.

**Sponsors:** Borough Manager

Ms. McKechnie read the legislation into the record.

Mayor Halter opened the public hearing.

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

**Assemblymember Kowalke moved to adopt Ordinance Serial No. 18-016 and Resolution Serial No. 18-011. The motion passed by the following vote:**

**Yes:** 6 - Assemblymember Sykes, Assemblymember Beck, Assemblymember McKee, Assemblymember Mayfield, Assemblymember Doty, and Assemblymember Kowalke

**Excused:** 1 - Assemblymember Leonard



[OR 18-017](#)

An Ordinance Authorizing The Manager To Enter Into A New Chijuk Creek Timber Sale Contract With Charles Nash For The Sale Of Boroughowned Timber Resources For A Contract Period Of Five Years (MSB007375).

OR 18-019: An Ordinance Authorizing The Manager To Enter Into A Lease At Port Mackenzie With Eric Oien, Denali Timber Management, LLC. For A Period Of Five Years And Limited Exclusive Commodity Franchise.

**Sponsors:** Borough Manager

Ms. McKechnie read the legislation into the record.

Mayor Halter opened the public hearing.

The following persons spoke in support of Ordinance Serial Nos. 18-017 and 18-019: Mr. Frank Chivers, Mr. Rick Johndro, Mr. Don Dyer, Mr. Mike Stahl, Mr. Steve Agni, Mr. Jeff Lentfer, Mr. John Sturgeon, Mr. Kelley Bond, Mr. Ben Moore, Mr. Justin Greene, and Mr. Greg Bell.

The following person spoke to concerns with the public process: Mr. Eugene Carl Haberman.

The following person spoke to concerns with Oilwell Road being suitable for logging trucks: Ms. Donna Massay.

Mayor Halter queried if there was any objection to continuing the public hearing to April 17, 2017.

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

**Yes:** 4 - Assemblymember Sykes, Assemblymember Beck, Assemblymember McKee, and Assemblymember Doty

**No:** 2 - Assemblymember Mayfield, and Assemblymember Kowalke

**Excused:** 1 - Assemblymember Leonard

### C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

The following persons spoke to the need for the Borough to acquire police powers: Mr. Huhnskie Lee and Mr. Michael Fernandez.

The following person requested that Palmer Pool hours be extended during the Wasilla Pool renovation in order to accommodate additional users: Mr. Tom Roberson.

The following person spoke to concerns with property taxes: Mr. David Bartels.

The following person spoke to concerns with the public process: Mr. Eugene Carl Haberman.

The following person spoke in opposition to any tax increases: Ms. Amy Henry.

### D. CONSENT AGENDA

#### 1. RESOLUTIONS

[RS 18-014](#) A Resolution Approving The Amended Scope Of Work For Project No. 47500, Purchase Of Self Contained Bullet Heater 2/Light Tower And Diagnostic Tool For Fleet Maintenance (50 percent) And A Tire Changer And A Rotary Lift, To Include The Purchase Of A Four-Post Lift And Accessories For The Four-Post Lift, Project No. 47500.

**Sponsors:** Borough Manager

[RS 18-016](#) A Resolution Approving The Amended Scope Of Work For Project No. 47500, Purchase Of The Diagnostic Tool For Fleet Maintenance (50 percent), To Include The Purchase Of The Four-Post Lift And Accessories For The Four-Post Lift, Project No. 47500.

**Sponsors:** Borough Manager

#### 2. ACTION MEMORANDUMS

[AM 18-019](#) Award Of Bid No. 18-098B To Valley General Construction, LLC. In The Contract Amount Of \$202,371 For Michelle Drive, Gina Circle, And Getts Place Improvements.

**Sponsors:** Borough Manager

[AM 18-020](#) Award Of Proposal No. 18-088P To Diversified Construction, Inc. In The Contract Amount Of \$693,544 For The Big Lake Iron Dog Trail Bridges Design Build.

**Sponsors:** Borough Manager

[AM 18-021](#) Award Of Bid No. 18-094B To Phillips Scales, LLC. In The Contract Amount Of \$204,958 For Unattended Commercial Scale Upgrades.

**Sponsors:** Borough Manager

Ms. McKechnie read the consent agenda into the record.

**Assemblymember Beck moved to approve the consent agenda as read into the record by the Clerk. The motion passed by the following vote:**

**Yes:** 6 - Assemblymember Sykes, Assemblymember Beck, Assemblymember McKee, Assemblymember Mayfield, Assemblymember Doty, and Assemblymember Kowalke

**Excused:** 1 - Assemblymember Leonard

## **VIII. UNFINISHED BUSINESS**

There was no unfinished business.

## **IX. VETO**

There were no vetoes presented.

## **X. NEW BUSINESS**

### **A. INTRODUCTIONS (For Public Hearing 04/17/18 Assembly Chambers)**

[OR 18-010](#) An Ordinance Authorizing The Extension Of The Emergency Services Commercial Tower Lease As Negotiated Under The Existing Terms Of The Lease (MSB007258).

[OR 18-022](#) An Ordinance Accepting And Appropriating \$4,078 From The Alaska State Department Of Natural Resources, Division Of Parks And Outdoor Recreation, Office Of History And Archaeology, To Fund 480, Project No. 20394, For The Certified Local Government Training And Travel Grant: NAPC Forum 2018.  
RS 18-015: A Resolution Establishing The Scope Of Work And Budget For The Certified Local Government Training And Travel Grant: NAPC Forum 2018.

**Sponsors:** Borough Manager

Ms. McKechnie read the legislation into the record.

**Assemblymember Beck moved to introduce the legislation as read into the record by the Clerk and to set the public hearings for April 17, 2018. The motion passed by the following vote:**

**Yes:** 6 - Assemblymember Sykes, Assemblymember Beck,  
Assemblymember McKee, Assemblymember Mayfield,  
Assemblymember Doty, and Assemblymember Kowalke

**Excused:** 1 - Assemblymember Leonard

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

### **1. VACANCY REPORT**

[18-040](#) 04/03/18 - Vacancy Report

**Sponsors:** Borough Manager

Emergency Medical Services Board

Joseph Starbuck

**Assemblymember Beck moved to confirm the Mayor's  
appointments. The motion passed by the following vote:**

**Yes:** 6 - Assemblymember Sykes, Assemblymember Beck,  
Assemblymember McKee, Assemblymember Mayfield,  
Assemblymember Doty, and Assemblymember Kowalke

**Excused:** 1 - Assemblymember Leonard

## **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)**

There were no referrals.

## **XI. RECONSIDERATION**

There were no reconsiderations presented.

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

Mr. Spiropoulos advised that he will need an executive session on April 17, 2018, to discuss a potential lawsuit.

Ms. McKechnie noted that if there was no objection, that Assemblymember Leonard would like to share his travel budget with Assemblymember Kowalke.

Mayor Halter queried if there was any objection.

There was no objection noted.

Assemblymember McKee spoke to concerns with the unemployment rate in the Borough. Advised that although he has concerns, that he is not opposed to the timber sale.

Assemblymember Sykes opined that the timber sale contract and lease are very complex issues. Stated that he is not opposed to selling timber. Noted the concerns raised by the public about Ordinance Serial No. 18-014, that the Assembly is trying to raise taxes, which is not the case. Stated that the Assembly is trying to guarantee a minimum funding level to the School District. Spoke to the Borough's tax relief programs. Opined that it was a good meeting.

Assemblymember Kowalke wished everyone a good evening.

Assemblymember Mayfield expressed his condolences to the family of Ms. Jay Nolfi, as she passed away last Tuesday. Noted that Ms. Nolfi was a former member of the Assembly and worked tirelessly on Borough projects throughout her life.

Assemblymember Beck stated that he is thankful for the testimony provided by the public and noted that he was moved by some of it. Expressed his thanks for Borough staff. Related that he is grateful to be a small part of what is done to serve the public. Stated that he is looking forward to a new timber sale.

Mayor Halter noted that he learned a lot today. Summarized his intent for Ordinance Serial Nos. 18-014 and 18-015. Stated that the debt that is paid by the Borough for new school buildings is part of the way schools are funded. Stated that he understands the frustration of the School District when trying to plan their budget without all the information they need. Spoke to the need to be cautious with the timber sale contract. Stated that he would like to see it go forward. Spoke to concerns with the current lease

holder. Summarized the history and difficulty with that lease holder. Spoke to concerns with how the timber sale will impact Oilwell Road. Spoke to his appreciation of Mr. Oein providing answers to questions the body had, which helped him be more confident. Noted that he wants to make sure this project goes forward without the complications of contracts in the past.

### **XIII. EXECUTIVE SESSION**

There was no executive session.

### **XIV. ADJOURNMENT**

The meeting adjourned at 9:30 p.m.