

MATANUSKA-SUSITNA BOROUGH

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

BOROUGH MAYOR
Edna DeVries

BOROUGH CLERK
Lonnie R. McKechnie, CMC

BOROUGH MANAGER
Michael Brown

BOROUGH ATTORNEY
Nicholas Spiropoulos



BOROUGH ASSEMBLY
Tim Hale, District 1
Stephanie Nowers, District 2
Dee McKee, District 3
Maxwell Sumner, District 4
Bill Gamble, District 5
Dmitri Fonov, District 6
Ron Bernier, District 7

ASSEMBLY AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, JULY 15, 2025

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

[25-106](#)

A. Assembly Clerk Evaluation Meeting Minutes: 06/17/25

B. Assembly Regular Meeting Minutes: 06/17/25

Attachments: [07/15/25 - Minutes for the Packet](#)

VI. REPORTS/CORRESPONDENCE

A. AGENCY REPORTS (MSB 2.12.082; Seven Minutes Per Person)

- 1. Reports From Cities**
- 2. Matanuska-Susitna Borough School District**
- 3. State of Alaska**

B. COMMITTEE REPORTS

- 1. Joint Assembly/School Board Committee On School Issues**
- 2. Assembly Public Relations**

C. MANAGER COMMENTS

- 1. State/Federal Legislation**
- 2. Strategic Planning Issues**

D. ATTORNEY COMMENTS

E. CLERK COMMENTS

F. CITIZEN AND OTHER CORRESPONDENCE

[25-104](#)

1. Enhanced 911 Advisory Board: 04/08/25
2. Greater Talkeenta RSA Board of Supervisors: 05/08/25
3. Parks, Recreation, and Trails Advisory Board: 03/24/25, 5/19/25,
4. Platting Board: 05/01/25
5. Talkeetna Sewer & Water SSA Board of Supervisors: 05/07/25
6. Trapper Creek Community Council: 05/15/25
7. Water and Wastewater Advisory Board: 03/19/25
8. West Lakes FSA Board of Supervisors: 05/12/25
9. Willow Area Community Organization: 05/07/25

Attachments: [07/15/25 - Citizen and Other Correspondence](#)

G. INFORMATIONAL MEMORANDUMS

[IM 25-152](#)

Informing The Assembly Of The Submittal Of A Safe Streets For All Grant Application Requesting \$12,818,160 For Transportation Projects To Improve Safety Around Schools.

Attachments: [IM 25-152](#)

[IM 25-153](#)

Informing The Assembly Of The Submittal Of A Commercial - Property Assessed Clean Energy And Resilience Application (C-Pacer) By Wasilla HS Holdings, LLC And The Managers Signature On The Associated Funding Documents.

Attachments: [IM 25-153](#)

[IM 25-158](#)

Reporting The Manager Waivers Of Formal Bidding Procedures In Accordance With MSB 3.08.320(B).

Attachments: [IM 25-158](#)

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 25-061](#) An Ordinance Creating Yarrow Road Natural Gas Local Improvement District No. 664, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.

Attachments: [OR 25-061](#)
[IM 25-113](#)
[07/15/25 - Ballot Tally](#)

[OR 25-068](#) An Ordinance Amending MSB 2.38.Community Development Department; Title 18, Related To The Port District; And Title 23, Related To Land Management, To Reassign Responsibility For Administering Land Selection, Management And Development For Port MacKenzie.

Sponsors: Gamble

Attachments: [OR 25-068](#)
[IM 25-121](#)

[OR 25-076](#) An Ordinance Enacting MSB 3.80, Areawide Fuel Excise Tax, In The Amount Of Seven Cents Per Gallon.

Sponsors: Borough Manager

Attachments: [OR 25-076](#)
[IM 25-136](#)
[07/15/25 - Sumner Proposed Amendment No. 1](#)
[07/15/25 - Sumner Proposed Amendment No. 2](#)

[OR 25-077](#) An Ordinance Approving An Appropriation Of \$146,973 From The Enhanced 911 Fund Balance To A Project To Allow The City Of Wasilla To Obtain Reimbursement From The Enhanced 911 Surcharge Funding For Priority Dispatch Law Enforcement Protocol Software.

RS 25-064: A Resolution Approving The Scope Of Work And Budget For A Project To Allow The City Of Wasilla To Obtain Reimbursement From The Enhanced 911 Surcharge Funding For Priority Dispatch Law Enforcement Protocol Software.

Attachments: [OR 25-077](#)
[RS 25-064](#)
[IM 25-140](#)

[OR 25-078](#) An Ordinance Accepting And Appropriating \$38,777.21 From The Mat-Su Trails And Parks Foundation For The Matanuska Greenbelt Trails Signage And Trailhead Improvements.
RS 25-065: A Resolution Approving The Scope Of Work And Budget For The Matanuska Greenbelt Trails Signage And Trailhead Improvements.

Attachments: [OR 25-078](#)
[RS 25-065](#)
[IM 25-141](#)

[OR 25-080](#) An Ordinance Approving An Appropriation Of \$200,000 From The West Lakes Fire Service Area No. 136 Fund Balance To The Central Mat-Su Fire Service Area No. 130 Fund Balance For The Purchase Of A Used Fire Engine.

Attachments: [OR 25-080](#)
[IM 25-144](#)

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 25-066](#) A Resolution Waiving Landfill Fees For The Alaska State Adopt-A-Highway Program For Fiscal Year 2026.

Attachments: [RS 25-066](#)
[IM 25-145](#)

[RS 25-067](#) A Resolution To Specify Roles And Responsibilities For Federal Transit Administration Grant Applications And Agreements.

Attachments: [RS 25-067](#)
[IM 25-150](#)

[RS 25-068](#) A Resolution Directing The Borough Manager To Prepare Future Budgets Utilizing The Fuel Excise Tax Revenue To Reduce The Areawide Mill Rate And Create A Proportional Increase In The 16 Road Service Area Mill Rates And Allocate An Amount Equal To 70 Percent Of The Excise Tax Revenues To A Capital Project For Voter Approved Transportation Projects.

Sponsors: Sumner

Attachments: [RS 25-068](#)
[IM 25-151](#)

[RS 25-070](#) A Resolution Authorizing The Borough Manager To Sell The Zero Lake Road Salvage Timber Harvest.

Attachments: [RS 25-070](#)
[IM 25-155](#)

2. ACTION MEMORANDUMS

[AM 25-074](#) Authorizing The Borough Manager To Enter Into A Grant Agreement For Fiscal Year 2026 With Valley Community For Recycling Solutions In The Amount Of \$200,000.

Attachments: [AM 25-074](#)

[AM 25-075](#) Approval Of Utility Relocation Costs Of \$166,500 To Matanuska Electric Association For The Crimsonview Drive, South Vermillion Drive, South Thalo Drive, South Ochre Drive Reconstruction Project In South Colony Road Service Area No. 16; And Extend The Completion Date To July 15, 2026.

Attachments: [AM 25-075](#)

[AM 25-076](#) Acceptance Of Late Filed And Retroactive Senior Citizen And Disabled Veteran Exemption Applications For The Period Of May And June 2025.

Attachments: [AM 25-076](#)

[AM 25-077](#) Award Of Bid No. 25-190B To Bradley Son Enterprises, LLC. For The Annual Contract Amount Of \$123,760 To Provide Equipment Maintenance For Solid Waste.

Attachments: [AM 25-077](#)

[AM 25-078](#) Authorization To Renew A 3-Year License Agreement For The Borough's Financial Software, New World, With Tyler Technologies In The Total Amount Of \$801,680.04.

Attachments: [AM 25-078](#)

[AM 25-079](#) Award Of Bid No. 25-191B To Valley General Construction, LLC. For The Contract Amount Of \$1,291,458 To Construct Crimsonview And Heavenly Meadows Street.

Attachments: [AM 25-079](#)

[AM 25-080](#) Award Of Bid No. 25-192B To Bob's Service, LLC. For The Contract Amount Of \$121,879 To Purchase And Install A Thaw Truck Boiler.

Attachments: [AM 25-080](#)

[AM 25-081](#) Award Of Bid No. 25-176B To Roger Hickel Contracting, Inc. For The Contract Amount Of \$14,283,754 To Construct American Charter Academy.

Attachments: [AM 25-081](#)

[AM 25-082](#) Authorizing The Borough Manager To Enter Into A Lease Agreement For A Communication Tower Site, Known As Bald Mountain, With The Alaska State Department Of Natural Resources, Division Of Mining Land And Water, For A 10-Year Term. (MSB007172 & ADL 223117).

Attachments: [AM 25-082](#)

VIII. UNFINISHED BUSINESS

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 08/05/25 Assembly Chambers)

[OR 25-081](#) An Ordinance Enacting A Tax Cap Under MSB 3.04.077 And Establishing An Areawide Real Property Tax Cap Of 10 Mills And A Non-Areawide Tax Cap Of 0.55 Mills.

Sponsors: Sumner, Fonov and Bernier

Attachments: [OR 25-081](#)
[IM 25-146](#)

[OR 25-082](#) An Ordinance Naming The Story Walk Pathway At Sutton Library In Honor Of Nancy Bertels.

Sponsors: Hale

Attachments: [OR 25-082](#)
[IM 25-147](#)

[OR 25-084](#) An Ordinance Adopting MSB 3.15.037(E) To Allow For Prorated Senior And Disabled Veteran Residential Real Property Tax Exemption When A Qualifying Individual Moves Their Permanent Residence Mid-Year, And Submitting The Question To The Voters.

Sponsors: Gamble

Attachments: [OR 25-084](#)
[IM 25-157](#)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

[25-105](#) Mayoral Requests for Confirmation

Attachments: [07/15/25 - Vacancy Report](#)

C. OTHER NEW BUSINESS

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

[OR 25-066](#) An Ordinance Amending MSB 17.23, Port Mackenzie Special Use District, Repealing The Port Development Permit And Associated Standards.

Sponsors: Gamble

Attachments: [OR 25-066](#)
[IM 25-118](#)

XI. RECONSIDERATION

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

Disabled Persons Needing Reasonable Accommodation In Order To Participate At An Assembly Meeting Should Contact The Borough ADA Coordinator At (907) 861-8432 At Least One Week In Advance Of The Meeting.