

**SUBJECT:** Ordinance authorizing financing and confirming the assessment roll for Yarrow Road natural gas Local Improvement District No. 664.

**AGENDA OF:** January 6, 2026

**ASSEMBLY ACTION:**

Adopted with Assemblymember Bowles opposed 01/20/26 - EMW

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing on January 20, 2026.

Route To	Signatures
Originator	Marcia vonEhr
Finance Director	<input checked="" type="checkbox"/> _____ <small>Signed by: Cheyenne Heindel 12/10/2025</small>
Borough Attorney	<input checked="" type="checkbox"/> _____ <small>Signed by: Nicholas Spiropoulos 12/10/2025</small>
Borough Manager	<input checked="" type="checkbox"/> _____ <small>Signed by: Mike Brown 12/16/2025</small>
Borough Clerk	<input checked="" type="checkbox"/> _____ <small>Signed by: Estelle Wiese 12/16/2025</small>

**ATTACHMENT (S) :** Ordinance Serial No. 26-002 (4 pp)  
 Ordinance Serial No. 26-003 (10 pp)  
 Exhibit A (4 pp)  
 Map (1 pp)

**SUMMARY STATEMENT:**

On July 15, 2025 the Assembly adopted Ordinance Serial No.25-061 creating Yarrow Road Natural Gas Local Improvement District. The construction has been completed and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 26-002 confirms the assessment roll and Ordinance Serial No. 26-003 authorizes the financing for Yarrow Road Local Improvement District No. 664 as required by MSB 3.28.080 and MSB 3.28.120. Both ordinances are necessary to complete the process

for this local improvement district.

The total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting MSB 3.28.080(B) criteria.

The Yarrow Road Natural Gas Local Improvement District is located in Assembly District #1

**RECOMMENDATION OF ADMINISTRATION:**

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: January 6, 2026

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FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED NTE \$113,105	FUNDING SOURCE Revolving Loans LIDS
FROM ACCOUNT # 620.000.000 4xx.xxx	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY:  X <u>Liesel Zanto</u> 1 2 / 1 0 / 2 0 2 5 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	113.1					
<b>TOTAL OPERATING</b>	<b>113.1</b>					

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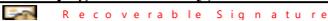
**FUNDING: (Thousands of Dollars)**

General Fund						
State/Federal Funds						
Other	113.1					
<b>TOTAL</b>	<b>113.1</b>					

**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

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

APPROVED BY:	 X <u>Cheyenne Heindel</u> Signed by: Cheyenne Heindel
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LID664 E Yarrow Road map



IM 26-003  
 OR 26-002  
 OR 26-003

**SPECIAL ASSESSMENT PER LOT \$8,078.93**

**Matanuska-Susitna Borough**

December 8, 2025

*Real Property Selection List by Account Number*

LID664 YARROW ROAD

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
56390B01L004 STEPHENSON JOHN & DANA PO BOX 3543 PALMER AK 99645	0023	4	RAVEN'S HL	\$42,300.00	\$0.00	\$42,300.00	4.70
56390B02L001 ROBINSON JANEEN MARCOTT LVG TR PO BOX 922 PALMER AK 99645	0023	4	RAVEN'S HL	\$42,300.00	\$296,800.00	\$339,100.00	4.70
56390B02L002 KARFONTA MARK A 11601 E YARROW RD PALMER AK 99645-9474	0023	4	RAVEN'S HL	\$42,300.00	\$430,700.00	\$473,000.00	4.70
56390B02L003 BRADO LOUIS EDWARD JR PO BOX 876005 WASILLA AK 99687-6005	0023	4	RAVEN'S HL	\$42,300.00	\$93,900.00	\$136,200.00	4.70
56390B02L004 BOYER MICKY D & ROMA L	0023	4	RAVEN'S HL	\$42,300.00	\$729,800.00	\$772,100.00	4.70

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11401 E YARROW RD PALMER AK 99645-9424							
56390B02L005 JOHNSON BRIAN S&MUKKOVE P 11301 E YARROW RD PALMER, AK 99645	0023	4	RAVEN'S HL	\$42,300.00	\$360,700.00	\$403,000.00	4.70
56390B02L006 LEA DONALD & CINDY 11201 E YARROW RD PALMER AK 99645-9461	0023	4	RAVEN'S HL	\$42,300.00	\$626,100.00	\$668,400.00	4.70
56390B04L001 BRADO LOUIS E III BRADO CYNTHIA PO BOX 1177 PALMER AK 99645	0023	4	RAVEN'S HL	\$40,400.00	\$214,700.00	\$255,100.00	4.38
56390B04L002 JENSEN CHARLES & JODIE 11200 E YARROW RD PALMER, AK 99645	0023	4	RAVEN'S HL	\$42,300.00	\$449,200.00	\$491,500.00	4.70

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56390B05L004 HOLLADAY FAMILY TRUST 11700 E YARROW RD PALMER AK 99645	0023	4	RAVEN'S HL	\$42,300.00	\$44,500.00	\$86,800.00	4.70
56390B05L005 KLINK JENNIFER S 11650 E YARROW RD PALMER AK 99645	0023	4	RAVEN'S HL	\$42,300.00	\$72,500.00	\$114,800.00	4.70
56390B05L006 AGRE CARRIE E 11500 E YARROW RD PALMER AK 99645-9424	0023	4	RAVEN'S HL	\$42,300.00	\$0.00	\$42,300.00	4.70
56390B05L007 AGRE JAMES 11500 E YARROW RD PALMER AK 99645	0023	4	RAVEN'S HL	\$42,300.00	\$52,700.00	\$95,000.00	4.70
56390B05L008 RICHTER ROXANNE R MCFARLAND MONTE W	0023	4	RAVEN'S HL	\$42,300.00	\$0.00	\$42,300.00	4.70

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December 8, 2025

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4314 VALLHALLA DR SITKA, AK 99835							
<b>Total Parcels in LID664: 14</b>				<b>\$590,300.00</b>	<b>\$3,371,600.00</b>	<b>\$3,961,900.00</b>	<b>65.48</b>

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