

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
Jesse Sumner, District 6
Tam Boeve, District 7

ASSEMBLY AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, AUGUST 6, 2019

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

[19-094](#)

- A. Special Meeting Minutes: 06/04/19
- B. Regular Meeting Minutes: 06/04/19
- C. Regular Meeting Minutes: 06/11/19
- D. Special Meeting Minutes: 06/18/19
- E. Special Meeting Minutes: 07/03/19

Attachments: [060419 - SIGNED - Assembly Special Meeting Minutes](#)
[060419 - SIGNED - Assembly Regular Meeting Minutes](#)
[061119 - SIGNED - Assembly Regular Meeting Minutes](#)
[061819 - SIGNED - Assembly Special Meeting Minutes](#)
[070319 - SIGNED - Assembly Special 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

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

3. Sonic Traffic Pattern

[19-108](#) Larry Clark Presentation

Attachments: [08/06/19 - Sonic Traffic Plan](#)

4. Governor Dunleavy's Office Update

5. Budget for Board of Fisheries Meeting

[19-104](#) Board of Fisheries Meeting Request

Attachments: [08/06/19 - Memorandum](#)

6. Proposed Timber Project Presentation by JA International

[19-107](#) JA International Presentation

Attachments: [08/06/19 - Don Dyer Presentation](#)
[08/06/19 - JA International Inc. Company Profile](#)

D. ATTORNEY COMMENTS

E. CLERK COMMENTS

F. CITIZEN AND OTHER CORRESPONDENCE

19-098

1. Big Lake RSA Board of Supervisors: 03/13/19
2. Butte FSA Board of Supervisors: 03/14/19
3. Central Mat-Su FSA Board of Supervisors: 04/08/19
4. Enhanced 911 Advisory Board: 04/09/19
5. Ethics Board: Advisory Opinion No. 19-01
6. Fairview RSA Board of Supervisors: 02/12/19
7. Greater Palmer FSA Board of Supervisors: 02/01/19
8. Greater Talkeetna RSA Board of Supervisors: 04/11/19
9. Greater Willow RSA Board of Supervisors: 05/14/19
10. Historical Preservation Commission: 01/31/19
11. Knik RSA Board of Supervisors: 04/11/19
12. Local Road Service Area Advisory Board: 05/16/19
13. Planning Commission: 05/20/19, 06/03/19, Resolution Nos. 19-16, 19-17
14. Platting Board: 05/02/19
15. Port Commission: 05/20/19
16. South Colony RSA Board of Supervisors: 04/10/19
17. Transportation Advisory Board: 02/26/19, Resolution No. 19-03
18. West Lakes FSA Board of Supervisors: 04/08/19, 06/10/19
19. Chase Community Council: 04/17/19
20. Glacier View Community Council: 02/28/19, 03/28/19
21. Knik-Fairview Community Council: 01/16/19, 02/20/19, 03/20/19, 04/17/19, 05/01/19, 05/15/19, Resolution No. 19-01
22. Louise/Susitna/Tyone Community Association: 03/10/19
23. Susitna Community Council: 05/02/19, 06/06/19
24. Talkeetna Community Council: 05/06/19, 06/03/19
25. Trapper Creek Community Council: 05/16/19, 06/20/19, Resolution No. 19-004
26. Willow Area Community Organization: 05/01/19, 05/07/19

Attachments: [08/06/19 - Citizen and Other Correspondence](#)

G. INFORMATIONAL MEMORANDUMS

IM 19-094

Reporting The Conclusion Of Contract For Bid No. 18-060B With FE Contracting, Inc. For The Brett Memorial Ice Arena Improvements Project No. 15042 For The Final Contract Amount Of \$3,338,436.

Attachments: [2019-IM-094](#)

[IM 19-124](#) Reporting Of Conclusion Of Contract For Bid No. 19-078B To Alaska Sealcoating, Inc. For The Final Contract Amount Of \$424,440.05.

Attachments: [2019-IM-124](#)

[IM 19-132](#) Reporting The Conclusion Of Contract For Bid No. 18-066B With Northstar Excavation & Asphalt, Inc. For The Palmer High School Locker Replacement, Project No. 40195, For The Final Contract Amount Of \$377,320.

Attachments: [2019-IM-132](#)

[IM 19-133](#) Reporting The Conclusion Of Contract For Bid No. 16-094B With FE Contracting, Inc. For The Matanuska-Susitna Borough School District Heating, Ventilation, And Air Conditioning Upgrades, Project No. 40199, For The Final Contract Amount Of \$1,814,542.

Attachments: [2019-IM-133](#)

[IM 19-137](#) Report And Recommendation On The Commercial Outdoor Shooting Facility Working Group.

Attachments: [2019-IM-137](#)

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.)

B. PUBLIC HEARINGS (Three Minutes Per Person.)

[OR 19-087](#) An Ordinance Reappropriating \$124,250 From The 2018 Capital Budget Areawide Appropriation Fund 480, To Fund 410, Project No. 30114, For The Required Match To The Big Lake Area Fish Passage Improvements Grant, Project No. 30114.

Attachments: [2019-OR-087](#)
[2019-IM-117](#)

[OR 19-089](#) An Ordinance Establishing An Areawide Tax Credit Or Rebate In The Event The State Of Alaska Provides School Debt Reimbursement In An Amount Over \$9,200,000.

Sponsors: Leonard and Sumner

Attachments: [Sykes - Reconsideration](#)
[Memo re School Bond Debt Reimbursement](#)
[School Bond Debt Reimbursement Schedule](#)
[OR 19-089 - Mayoral Veto](#)

[OR 19-091](#) An Ordinance Amending MSB 2.08.060, Compensation And Reimbursement For The Mayor.

Attachments: [2019-OR-091](#)
[2019-IM-122](#)

[OR 19-092](#) An Ordinance Adopting MSB 3.35, Two Percent Areawide Sales Tax For Property Tax Relief, To Adopt A Two Percent Sales Tax Within The Entire Matanuska-Susitna Borough.
OR 19-093: An Ordinance Authorizing The Borough To Enact MSB 1.10.170, Two Percent Areawide Sales Tax For Property Tax Relief, To Grant The Borough The Power To Enact A Tax Not To Exceed Two Percent On Sales, Services, And Rentals Within The Entire Matanuska-Susitna Borough; And Submitting The Question To The Qualified Areawide Voters At The November 5, 2019, Regular Borough Election.

Sponsors: Sykes

Attachments: [OR 19-092](#)
[OR 19-093](#)
[IM 19-123](#)
[Possible Amendment Nos. 1 and 2](#)
[Possible Amendment No. 3](#)
[Possible Amendment No. 4](#)
[Possible Amendment No. 5](#)
[Possible Amendment No. 6](#)

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 19-072](#) A Resolution Amending The Scope Of Work For Project No. 47525 To Allow For Communication Sites Infrastructure And Environmental Maintenance And Upgrades.

Attachments: [2019-RS-072](#)
[2019-IM-135](#)

[RS 19-073](#) A Resolution In Support Of Census 2020.

Attachments: [RS 19-073](#)
[IM 19-136](#)
[Possible Amendment to RS 19-073](#)

[RS 19-074](#) A Resolution To Continue Developing Provisions For Supplemental Wetland Mitigation For Large-Scale Development Projects That Impact Wetlands And Salmon Habitat In The Borough.

Sponsors: Sykes

Attachments: [2019-RS-074](#)
[2019-IM-138](#)
[MSB Fish and Wildlife RS 19-03](#)

2. ACTION MEMORANDUMS

[AM 19-071](#) Approval Of Contract Amendment To Contract No. 17-085P With HDR Alaska, Inc. To Extend The Project Completion Time To December 31, 2019, For Construction Management Of The Leachate And Septage Facility.

Attachments: [AM 19-071](#)

[AM 19-073](#) Authorizing The Borough Manager To Enter Into A Lease Agreement For A Communications Site Known As Bald Mountain With Alaska Communications For A Five-Year Lease Agreement With Four, Five-Year Renewals.

Attachments: [2019-AM-073](#)

[AM 19-074](#) Authorization To Purchase Sodium Chloride From Bering Marine Corporation In The Amount Of \$752,415.

Attachments: [2019-AM-074](#)

- [AM 19-075](#) Authorization To Purchase From Alaska Safety, Inc. In The Amount Of \$299,441 Self-Contained Breathing Apparatus Upgrades And Related Equipment.
- Attachments:** [2019-AM-075](#)
- [AM 19-076](#) Acceptance Of Late Filed And Retroactive Senior Citizen And Disabled Veteran Exemption Applications.
- Attachments:** [2019-AM-076](#)
- [AM 19-077](#) Approval Of Change Order To Contract No. 18-064P To F-E Contracting Inc. In The Amount Of \$156,750 For Construction Manager/General Contractor (CM/GC) At Station 6-2.
- Attachments:** [2019-AM-077](#)
- [AM 19-078](#) Award Of Bid No. 20-025C To Yukon Equipment, Inc. In The Contract Amount Of \$118,608 For The Purchase Of A 120-Cubic Yard Walking Floor Transfer Trailer.
- Attachments:** [2019-AM-078](#)
- [AM 19-080](#) Authorization To Purchase From Government Computer Sales IT In The Amount Of \$165,707 For Digital Pager System Equipment For The Emergency Services Department.
- Attachments:** [2019-AM-080](#)
- [AM 19-081](#) Award Of Proposal No. 19-123P To Wolf Architecture, Inc. In The Contract Amount Of \$384,418 For Design Station 6-1 Improvements And Addition.
- Attachments:** [2019-AM-081](#)
- [AM 19-082](#) Requesting To Reinstate The Geographical Information System Cadastral Specialist Position And To Remove One Of The Geographical Information System Cartography Specialist Positions In The Fiscal Year 2020 Geographical Information Systems Division Personnel Budget.
- Attachments:** [2019-AM-082](#)
- [AM 19-083](#) Approval Of Contract Extension For Contract No. 19-021B With Dirt Works, Inc. For Ryan's Creek And Lazy Lake Drive Improvements To Extend The Completion Time To September 15, 2019.
- Attachments:** [2019-AM-083](#)

[AM 19-084](#) Authorizing The Manager To Upgrade One Planner I Position To A Planner II position Using Existing Operating Funds Within The Department Of Planning And Land Use.

Attachments: [2019-AM-084](#)

[AM 19-085](#) Authorization For The Deputy Clerk To Accrue 11.6378 Hours Of Personal Leave Per Pay Period.

Attachments: [2019-AM-085](#)

VIII. UNFINISHED BUSINESS

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 08/20/19, Assembly Chambers)

[OR 19-058](#) An Ordinance Amending MSB 17.29, Flood Damage Prevention, To Adopt The Most Recent Flood Insurance Study And Flood Insurance Rate Map.

Attachments: [OR 19-058](#)
[IM 19-076](#)

[OR 19-090](#) An Ordinance Limiting The Terms Of Office Of The Matanuska-Susitna Borough Assembly Members And Mayor To A Maximum Of One Full Term And Submitting The Issues To The Qualified Voters At The November 5, 2019, Regular Borough Election.

Sponsors: Sumner

Attachments: [OR 19-090](#)
[IM 19-121](#)
[Sykes - Possible Amendment](#)

[OR 19-094](#) An Ordinance Accepting And Appropriating A \$10,000 Grant From The Mat-Su Trails And Parks Foundation For The Wasilla Creek Headwaters Trail Project, Phase I, To Fund 440, Project No. 15043.

RS 19-068: A Resolution Approving The Scope Of Work And Budget And Authorizing The Manager To Enter Into A Grant Agreement With The Mat-Su Trails And Parks Foundation For The Wasilla Creek Headwaters Trail Project, Phase I.

Attachments: [OR 19-094](#)

[RS 19-068](#)

[IM 19-125](#)

[OR 19-095](#) An Ordinance Accepting And Appropriating A \$5,000 Donation From Mr. Ryan Schlueter, Fund 430, Project No. 35468; And Approving The Scope Of Work And Budget For An Extension Of The East Nelson Road Pedestrian/Bike Path, Phase II Project.
RS 19-069: A Resolution Approving The Scope Of Work And Budget For An Extension Of The East Nelson Road Pedestrian/Bike Path, Phase II Project.

Attachments: [OR 19-095](#)

[RS 19-069](#)

[IM 19-126](#)

[OR 19-097](#) An Ordinance Adopting The 2019 Update To The Asset Management Plan: Natural Resource Management Units; And Amending MSB 15.24.030, Comprehensive Plan And Purposes.

Attachments: [OR 19-097](#)

[IM 19-128](#)

[OR 19-098](#) An Ordinance Accepting And Appropriating \$529,100 In Anticipated Project Income During Fiscal Year 2020 For The Rail Extension Project From Port MacKenzie To The Mainline, Project No. 75001.
RS 19-070: A Resolution Approving The Scope Of Work And Budget For Anticipated Project Income During Fiscal Year 2020 For The Rail Extension Project From Port MacKenzie To The Mainline.

Attachments: [OR 19-098](#)

[RS 19-070](#)

[IM 19-129](#)

[OR 19-099](#) An Ordinance Amending MSB 2.52.410, Discipline And Discharge; And MSB 2.52.690, Discipline And Discharge Of Executive And Exempt Employees, To Require Legal Review Where An Employee Is Being Dismissed From Employment.

Sponsors: Leonard

Attachments: [OR 19-099](#)
[IM 19-130](#)

[OR 19-100](#) An Ordinance Amending MSB 3.36.020, Renewal And Duration; And MSB 3.36.040, Fee, To Increase The Time Period Of Renewal For Business Licenses From Every Two Years To Every Four Years.

Sponsors: Sumner

Attachments: [OR 19-100](#)
[IM 19-131](#)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

[19-095](#) Vacancy Report

Sponsors: Halter

Attachments: [08/06/19 - 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

XIV. ADJOURNMENT

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