

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on December 18, 2024, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

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1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Kinneen, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **SUITS ME ACRES:** The request is to create two lots from Parcel 1, MSB Waiver 82-25-PWm, recorded as 89-6w to be known as Suits Me Acres, containing 6.25 acres +/- . The property is located north of E. Palmer Wasilla Highway, east of Wasilla Lake, and west of N. Seward Meridian Parkway (Tax ID # 17N01W01D015); within the SE ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Marlene & Henry Cottle, Staff: Matthew Goddard, Case #2024-134)*

Platting Officer, Fred Wagner, read the case description into the record.

Ms. Kayla Kinneen provided the mailing report.

- Stated that 15 public hearing notices were mailed out on November 25, 2024.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.


- Invited the petitioner or their representative to provide their comments.

The petitioner, Henry Cottle spoke.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 7 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:31 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA KINNEEN,
Platting Administrative Specialist

**MATANUSKA-SUSITNA BOROUGH
AGRICULTURE ADVISORY BOARD**

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Chairman – LaMarr Anderson (01)	Melanie Glatt (03)	VACANT (06)	Kenneth Hoffman (10)
Vice Chair – Stephen Brown (08)	Alexandria Hoffman (04)	Adam Janski (07)	Thomas Bergey (11)
Amanda Salmon (02)	Jozef Slowik (05)	Misty O'Connor (09)	VACANT (12)

MINUTES

**REGULAR MEETING
DSJ BUILDING
LOWER LEVEL CONFERENCE ROOM**

**November 20, 2024
4:30 P.M.**

I. CALL TO ORDER; ROLL CALL

Mr. Anderson called the meeting to order at 4:33 p.m.

Members present and establishing a quorum were: LaMarr Anderson, Stephen Brown, Amanda Salmon, Melanie Glatt (via phone), Jozef Slowik, Misty O'Connor (@ 4:45 p.m.) and Thomas Bergey (left @5:48 p.m.)

Members absent and excused:

Members absent: Alexandria Hoffman, Adam Janski, Kenneth Hoffman

Staff present: Joseph Metzger, Land Management Division Manager

Suzanne Reilly, Asset Manager

Margie Cobb, Department Administrative Specialist

II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE

Mr. Anderson requested switching the order for items A & B under "Items of Business. Agenda approved as with the change proposed.

III. AUDIENCE PARTICIPATION (Limit 3 minutes)

No audience participation.

IV. APPROVAL OF MINUTES

The October 16, 2024 Minutes were approved as presented.

V. ITEMS OF BUSINESS

A. 2025 Board Schedule

The 2025 Board Meeting Schedule was presented.

B. Staff Report

Ms. Reilly: West Conversion was approved by the Assembly on 11/19.

The Board's newly appointment Youth Intern, Abby Raisanen was present. She will officially be on the board at the December meeting.

**C. Resolution 24-02: A RESOLUTION OF THE MATANUSKA-SUSITNA
BOROUGH (BOROUGH) AGRICULTURE ADVISORY BOARD
RECOMMENDING THE BOROUGH ASSEMBLY ADOPT ORDINANCE
SERIAL NO. 24-115 WHERE THE BOROUGH HOLDS DEVELOPMENT
RIGHTS; SUBDIVIDING TWO AGRICULTURAL PARCELS (320 ACRES)**



INTO THREE; REVISING THE ORIGINAL FARM PLAN AND ADDING A NEW FARM PLAN; CONSTRUCTING A TEMPORARY STRUCTURE ON THE PRIMARY HOME SITE AND A NEW RESIDENCE ON ONE OF THE NEW 40-ACRE PARCELS (MSB008116).

Staff Report: Ms. Reilly summarized the staff report; Ms Reilly & Mr. Metzger answered questions.

Mr. Bergey moved to approve this Resolution; Mr. Brown seconded. Motion passed unanimously.

- D. Work Session Follow up – Title Changes
Investigate the feasibility of smaller parcels and more subdivisions and develop a recommendation to the Assembly while ensuring de minimis loss of agricultural land

At 4:54 p.m. motion was made to go into Committee As A Whole by Mr. Brown; Mr. Bergey seconded.

At 6:01 p.m. motion was made to come out of Committee As A Whole by Ms. Salmon; Ms. O'Connor seconded.

VI. MEMBER COMMENTS (Limit to 3 minutes)

Ms. Glatt: Feels 10 acres is best; concerns regarding soils/ecological perspective, livestock; must have farm plan.

Ms. O'Connor: As the holidays approach, encouraged everyone to buy local gifts.

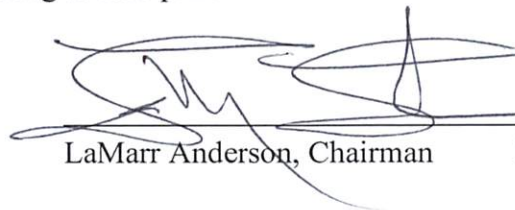
Ms. Salmon: Requested staff to get information from the Attorney on how this Board may be able to request the Assembly to approve the State Farm Tax Relief.

Mr. Metzger: Read the Borough Code relating to the responsibility of this Board; he interprets this as current Borough Ag Program owners (Title 13, Title 15 & Title 23).

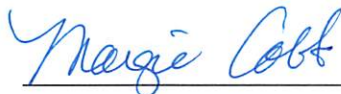
VII. NEXT MEETING: December 18, 2024

VIII. ADJOURNMENT

Mr. Anderson adjourned the meeting at 6:08 p.m.


LaMarr Anderson, Chairman 12/18/24
DATE

ATTEST:



Margie Cobb

Department Administrative Specialist

- President: Jodi Riddell
- Vice President: Margaret Billinger (telephonic)
- Secretary: Lisa Behrens
- Treasurer: Irene Crowley (arrived 6:19)
- Director at Large: Ben Tew
- Director at Large: David Haggard (arrived 6:14)
- Director at Large: Lindy Moss



PO Box 520931
Big Lake, AK 99652-0931

**Executive Board Meeting – October 22, 2024 – 6:00 PM
Big Lake Family Restaurant**

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MINUTES

1.) Call to Order/ Determination of Quorum

By: Jodi Riddell Quorum: Yes Time: 6:05pm Guests: none

2.) Pledge of Allegiance

3.) Agenda Approval Motion: Lindy Second: Yes

4.) Previous Meeting Minutes Approval (September 24, 2024)

Motion: Margaret Second: Yes Copy signed:

5.) Presentations none

6.) Treasurer's Report Checking: \$33,471.35 Savings: \$3040.79 Money Market: \$520

7.) Correspondence Bona Fide marijuana facility license renewal

8.) Unfinished Business

1. BLCC Board Election – November 12, 2024, General Membership meeting
 - a. Bios still being collected from candidates until November 5.
 - b. When to send bios to General Membership list?
2. CAPSIS Grant Funding – Jodi working with Bill Gamble & Mike Shower to identify needed projects
 - a.

9.) New Business

1. Future speakers for General Membership meetings
 - a. November
 - a. Alex Strawn – MSB Planning – Water Setback presentation
 - b. Note: Bill Haller scheduled Alex Strawn for December, but no December meeting on the 2024 schedule. Lisa contacted Bill about moving forward to January 2025 but that would be too late for the public comment. Lisa talked with Mr. Strawn who agreed to adjust his meeting schedule and present at the November GM meeting. Jodi will communicate with Steve Amidon and Sue Wolfe re: moving to the January meeting.

New Business – cont'd.

- c. December – No General Membership meeting
- d. January 2025
 - a. Steve Amidon – A-1 Inspections (Irene will notify)
 - b. Sue Wolfe – Alyeska Title (Margaret will notify)
- e. Recommendations for future meetings:
 - i. Cindy Bettine – Parks & Rec, Mat Su Health Foundation.
- 2. 2025 BLCC meeting schedule – form received from MSB Clerk’s office
 - a. GM meeting schedule – same as 2024? Same, no meeting for December
 - b. Board meeting schedule – move to quarterly: February, May, August, November

10.) Persons to be Heard (3 Minute Maximum time per person) none



11.) Announcements Trunk or Treat supplies coming in well, up to 32 trunks for this year so far. Food bank donation update. December 14 Floaters’ auction, December 20 Christmas parade.

12.) Board Member Closing Comments none

- Jodi Riddell:
- Margaret Billinger:
- Lisa Behrens:
- Irene Crowley:
- Dave Haggard:
- Ben Tew:
- Lindy Moss:

13.) Adjournment

Motion: Irene Second: Yes Time: 6:34pm

	11/26/24
Signature – Jodi Riddell, President – Big Lake Community Council	Date
	11/26/24
Attestation – Lisa Behrens, Secretary – Big Lake Community Council	Date

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Reso # 24-06

A RESOLUTION OF ROAD SERVICE AREA #21, BIG LAKE SUBMITTING AN APPROVED 2025 ROAD SERVICE AREA IMPROVEMENT PLAN FOR ROAD IMPROVEMENT PROJECTS TO THE ASSEMBLY FOR REVIEW AND APPROVAL.

WHEREAS, the Annual Road Improvement Project List is developed for road improvement projects in each road service area; and

WHEREAS, the Road Improvement Project List has been presented to area residents by this Road Service Area Board of Supervisors; and

WHEREAS, the Matanuska-Susitna Borough Assembly reviews and approves the Road Improvement Project List; and

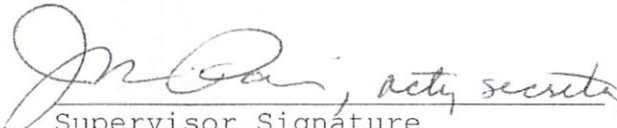
NOW THEREFORE BE IT RESOLVED, that Road Service Area #21, Big Lake Supervisors concur with this Road Improvement Project List and request the Matanuska-Susitna Borough Assembly approve it as submitted.

ADOPTED by Road Service Area #21, Big Lake Board of Supervisors:



Supervisor Signature

Supervisor Signature



Supervisor Signature

Date: 12/09/2024

cm

DRAFT

**MATANUSKA-SUSITNA BOROUGH PUBLIC WORKS DEPARTMENT
2025 ROAD SERVICE AREA ROAD IMPROVEMENT PROJECT LIST
ACCOUNT # 30043**

**ROAD SERVICE AREA #21
BIG LAKE**

**ASSEMBLY: Dist 5, Bill Gamble
ASSEMBLY: Dist 7, Ron Bernier
RSA SUPERINTENDENT: Sky LeDoux
RSA ALT: Garland Morrison
RSA ALT: Andrew Traxler**

**Fiscal Year 2025 Appropriation
\$125,000**

**RSA PRIMARY: Pat Daniels
RSA ALT: Jill Parson
RSA ALT: Terry Gorlick**

PRIORITY STATUS	ROADS / LOCATION	DESCRIPTION OF WORK	ESTIMATED COST	Target Design	Target Construction
N/A	RSA-WIDE	ROAD RECONDITIONING - Funding for Add'l Maintenance List	\$120,000	N/A	Annually
N/A	RSA-Wide	DUST CONTROL	\$50,000	N/A	Annually
N/A	RSA-WIDE	PAVEMENT MAINTENANCE	\$25,000	N/A	Bi-annually
1	Jolly Creek Drainage & Cherrywood Dr.	Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$310,000	In Design	TBD 2025
2	S. Horse Shoe Lake Rd (0.50 mi)	Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$500,000	In Design	2025 TBD
3	Muskrat (0.20 mi) Musk Ox (0.20 mi) Martin (0.20 mi) Fox (0.14 mi)	Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$950,000	Design Complete	2035 TBD
4	Echo Lake Road (0.91 mi)	Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$1,000,000	Design Complete	TBD
5	Papoose Twins Rd Phase 2 (0.36 mi)	Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$500,000	2024	TBD
4 6	Henry Aaron (0.31 mi) Lotus (0.12 mi) Shotgun (0.22 mi) Lodge (0.55 mi)	Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$1,100,000	In Design	TBD
7	S. Lake View Loop (0.90 mi)	Design / Utility Relocate / ROW Acquisition / Construct improvements	\$840,000	2025	TBD
5 8	Burma Rd.	Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$300,000	2026	TBD

1/09/24

MATANUSKA-SUSITNA BOROUGH
Enhanced 911 ADVISORY BOARD MINUTES

October 8, 2024

The regular meeting of the Enhanced 911 Advisory Board was called to order at 9:00 a.m. by Chairman, Casey Cook.

Advisory Board members in attendance establishing a quorum were:

Joel Butcher, Mat-Com
Casey Cook, MSB EM
Andrew Gorn, AST

Dwayne Shelton, Palmer Police
Lori Criqui, Mat-Com
Jared Eison, City of Houston

Also in attendance were: Nick Srebernak and Ken Kleewein, MSB GIS; Earl Almdale, MSB IT; Hillary Palmer, Dewberry and Assoc.; Rusty Belanger, MSBSD; Aleeha Travis, MTA; Ken Barkley, DES; Anna Gabriel, Palmer Dispatch; and Erika Bishop, DPS.

A quorum was present, and due notice had been published.

APPROVAL OF AGENDA: The agenda was approved as presented.

APPROVAL OF MINUTES: There was no objection to the approval of the August 13, 2024 minutes as presented.

PERSONS TO BE HEARD

None

REPORTS

GIS

Mr. Srebernak stated:

1. The imagery for this year was delivered yesterday. They will begin processing it and get it updated with dispatch as soon as possible, hopefully early November.
2. He's been working with the Clerk's office on the Willow/Caswell FSA consolidation.

Telecommunication Service Priority Program (TSP)

Mr. Cook stated: We haven't made any progress on this since the last meeting. We are waiting on information from the FCC and to see how much this program would cost to implement in the borough.

OLD BUSINESS

Interior Digital Mapping of School Buildings

Ms. Palmer stated: She and her company Dewberry did a pilot project for the Mat-Su Borough School District where they demonstrated the benefits of creating a digital twin and used Palmer High School. She proposed that this project serve as a phase II of the activities that have been ongoing with Kenny and Nick in GIS. Using a digital twin of a building layout is an incredible tool for dispatchers. She verbally proposed that to map all of the Mat-Su Borough schools, it would cost \$500,000. She asked if the E-911 fund could pay for it, or if the funding could be transferred to the school district to pay for it.

Mr. Balinger from the school district stated that from what he's seen, it looks like an incredible tool and would not only help the district, but all of emergency services.

Ms. Laughlin stated that the borough attorney would need to weigh in on the eligibility of using the fund, and whether or not it would be transferrable. In addition, any project of this dollar amount would need to go out for formal bidding through the borough purchasing office.

Chairman Cook stated that there is a lot of interest in this project and there may be other funding available such as grants.

NEW BUSINESS

New Representative Seats

Chairman Cook stated: We are considering adding two new representative seats to the board; Borough GIS/IT, and MTA. Both of which would be on the technology side of things. All voting members were in favor of adding the two new representative seats, with none opposed.

Next Gen 911 Call Handling System and Core System Services for Mat-Com and Palmer Dispatch

Ms. Criqui stated: They are still looking at what options are available. They had a meeting with ACS to talk about Intrado and their product. They also had a discussion with Motorola. It's time to bring other stakeholders in and see what they want to do about a new call handling system.

Capt. Gorn asked if there have been any questions put to Solacom about the number of dispatch center outages that coincide with power outages. He feels that they seem to be happening more regularly and appear to be related. He is hoping to see some solutions to this issue.

Ms. Criqui advised that they have implemented Rapid SOS, which helped them to see the 911 calls coming in, and they were able to return the incoming 911 calls at that time. Solacom has been asked to give a root cause analysis but they haven't done it yet.

Mr. Barkley asked if the telephone number MatCom provides during a 911 outage can be publicly advertised at all times so people are aware of it in general, and not just during outages. Mr. Criqui stated that she is working with their IT folks to build their MatCom page and will put that information on it.

Mr. Almdale stated that he and his team would like to assist in helping MatCom from a technology perspective. They would like to attend some of the meetings MatCom is having and bring their expertise and skill sets to be able to assist in identifying what the root causes of the outages may be and look for a path forward. Ms. Criqui stated she would add them to the meetings.

Mr. Kleewein stated: They would like to see MatCom's network architecture so they can have visibility into the system. As MatCom is a contractor for the Mat-Su Borough, the borough would like to have a more proactive approach and be involved, so that when incidences and questions about the 911 system arise, the borough can answer those questions. They want to see how it is supposed to work and how redundancies can be built in to make sure it's functioning the way it's supposed to, as per the dispatch contract.

Ms. Criqui stated that she would get Mr. Kleewein and Mr. Almdale the system drawings.

INFORMATIONAL ITEMS

- A. FY24 Surcharge Revenue Chart
 - No questions heard.
- B. FY24 E-911 Budget Performance Report
 - No questions heard.
- C. 911 Quarterly Dispatch Call Reports (Mat-Com and Palmer)
 - No questions heard.

COMMENTS

Ms. Criqui stated: They are actively working on solutions to the 911 outages. They do need a new call taking system and their current system contract expires in October 2025. They need to go Next Gen and will get the borough folks included in the meetings and look for options and solutions.

Mr. Almdale and Mr. Kleewein stated: They look forward to more collaboration and getting to where we need to be with 911.

NEXT MEETING DATE

Chairman Cook announced the next regularly scheduled board meeting would be December 10, 2024, at 9:00 a.m.

ADJOURNMENT



Casey Cook, Chairman

ATTEST:



Casey Laughlin, Secretary

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**Greater Talkeetna Road Service Board of Supervisors
Minutes of Regular Meeting
November 14, 2024**

A regular meeting of the Greater Talkeetna Road Service Area Board of Supervisors (RSA 29) was held via Zoom at 6:30 pm on November 14, 2024. Board members John Strassenburgh and Robert Gerlach attended, as did Dustin Spidal, Operational Branch Manager for Roads, Borough Road Superintendent Wade Lyndaker, and Dawn Harris, D&S Road Maintenance Services. Community Members Kai Leddy, Sheena Fort, and KTNA News Reporter Jenny Willoughby also attended.

- I. There was a quorum, and the meeting was called to order at 6:34 pm.
- II. Minutes of the October 10, 2024 RSA 29 meeting were approved as written.
- III. John welcomed and introduced our new Borough Road Superintendent, Wade Lyndaker. We are looking forward to working with Wade.
- IV. Community Member and resident of the Mastodon Road area Kai Leddy provided an overview of the problems with snowplowing of the Mastodon parking lots. Dawn explained that the lots, under the new contract, would be plowed at approximately 8" of snow, which is expected to be every other time the plow clears Mastodon Road itself. Wade noted that after 5 plowings (per the new contract), the RSA would be charged (likely through Additional Maintenance) for each additional plowing. Will try this and see how it works.
- V. Discussion continued from last month's meeting regarding the application and implications of Davis Bacon. It appears that Davis Bacon kicks in when the aggregate total of Public Construction projects exceeds \$25,000. Discussion then turned to the definition of "maintenance" versus "construction". This is relevant because "maintenance" is not subject to Davis Bacon, while "construction" is. Some of our projects (e.g., use of rock crusher operation to grade the roads) appear to be "maintenance" and yet they are included as Public Construction. If the use of the rock crusher is in fact "maintenance" it should be exempted from Davis Bacon. Follow-up is needed on this point.
- VI. Brief discussion on the use of sand for winter traction on the newly paved Woodpecker. The road is flat and straight, and serrating should be sufficient. Chips are available as a last resort.
- VII. John pointed out that the TIPs 23 Yoder Road project description contained a mileage discrepancy and is unclear as to the nature and scope of the project. The RSA 29 Board realizes that the project is in the concept stage, but asks that it

be provided the opportunity to offer input on the scope of the project as it moves forward.

- VIII. Regarding Public Construction, there is no deadline for the Board to submit project recommendations to the Borough and no further Assembly approval is required. In light of the confusion over Davis Bacon, the Board is unclear of what projects can and cannot be done. The Board asks that the Borough and D&S sort things out, and inform the Board accordingly.
- IX. The Baldy Lake Airpark Condo development project, located near the intersection of Birch Creek Blvd and Mastodon, was then discussed. The Board is concerned about the potential damage of construction traffic to Birch Creek Blvd and the accompanying burden on the RSA taxpayer, the need to upgrade Gries Strasse to at least residential street standard, and the implications of the airstrip overlaying a section corner, which would block public access along both the east-west and north-south section line easements. Accordingly, the Board voted to write a letter to the Borough Planning Department expressing these concerns.
- X. Calcium chloride ordering was discussed briefly. The Board approved the application to the road sections recommended in 2023, with the exception that G Street will be applied at 100% concentration, as follows.
- 2nd Street (.18 mi Between D and Spur) 100%
 - D Street (.24 mi end of pavement to Veteran's Way) 100%
 - C Street (.14 mi Main St. to 2nd) 100%
 - G Street (.50 mi Second St and Beaver Rd.) 100%
- Total = 1.06 to 1.25 mi
- XI. There being no further business, the meeting was adjourned at 8:02 pm.

Sincerely,



John Strassenburgh
RSA 29 Primary Supervisor

Attested to by RSA 29 Board Members Robert Gerlach and Billy Fitzgerald at our December 12, 2024 Regular Meeting



Minutes

RSA 20 Advisory Board Meeting

October 9 2024

GR Willow Community Center

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I. CALL TO ORDER:

Meeting Called openf at 7:03 PM by Tom Phillips

II. Pledge OF ALLEGIENCE

Tom Phillips

III. DETERMINATION OF QUORUM— QUORUM

A; Tom Phillips, Todd Smoldon, Wes Maclure

Others in attendance; Dawn Harris, , Nick Keller and M. Klawitter

IV. APPROVAL OF AGENDA— Approved

V. APPROVAL OF MINUTES— December 28 2023 approved

VI. AGENCY REPORTS — None

VII. Staff Report— Erica ROW< Utilities and clearing complete.

Erica to be paved next season weather permitting.

VIII. Contractor - Dawn Harris Reported fairly good winter. Clearing and grading of Lynx Lake Road as requested.

Submitted a list of roads to up grade from 3 to 2, a total of 16 miles.

CM

IX. BOARD MEMBER REPORTS: .

Todd requested a work session top look at unmaintained roads regarding impact of residents.

Special meeting to work on unmaintained roads.

Todd met with planning commission to review TIP projects of collector level roads, Hidden Hills is the only road certified rod for TIP in RSA20.

X. OLD BUSINESS: Erica pavement is now on the RIP list, estimated total cost at \$250,000.

Resolution to assembly to fund Lynx Lake Road development being worked on . Also address the substandard railway crossing of Lynx Lake Road.

Mr. Grenier concerned about the RR crossing meeting proper standards.

A church group has completed substantial up grade on Lynx Lake Road near the end.

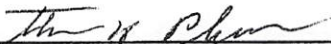
XI. NEW BUSINESS: Received a request to add Giggly Girls Road to the maintenance list. What's the statues?

Winter maintenance contract?


XIII. CORRESPONDENCE. none

XIV. Next meeting is scheduled for December 11 2024

XV. Motioned to adjourn, 8:00 pm Todd



RSA Supervisor



Date.

Reso # 24-2

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A RESOLUTION OF ROAD SERVICE AREA #20, WILLOW SUBMITTING AN APPROVED 2025 ROAD SERVICE AREA IMPROVEMENT PLAN FOR ROAD IMPROVEMENT PROJECTS TO THE ASSEMBLY FOR REVIEW AND APPROVAL.

WHEREAS, the Annual Road Improvement Project List is developed for road improvement projects in each road service area; and

WHEREAS, the Road Improvement Project List has been presented to area residents by this Road Service Area Board of Supervisors; and

WHEREAS, the Matanuska-Susitna Borough Assembly reviews and approves the Road Improvement Project List; and

NOW THEREFORE BE IT RESOLVED, that Road Service Area #20, Willow Supervisors concur with this Road Improvement Project List and request the Matanuska-Susitna Borough Assembly approve it as submitted.

ADOPTED by Road Service Area #20, Willow Board of Supervisors:

Thomas H. Phillips
Supervisor Signature
Thomas H. Phillips

[Signature]
Supervisor Signature

Supervisor Signature

Date: 12 / 16 / 2024

[Handwritten mark]

DRAFT

**MATANUSKA-SUSITNA BOROUGH PUBLIC WORKS DEPARTMENT
2025 ROAD SERVICE AREA ROAD IMPROVEMENT PROJECT LIST
ACCOUNT # 30042**

**ROAD SERVICE AREA #20
GREATER WILLOW**

Fiscal Year 2025 Appropriation
\$467,500

**ASSEMBLY: Dist 7, Ron Bernier
RSA SUPERINTENDENT: Sky LeDoux
RSA PRIMARY: Tom Phillips
RSA ALT: William Dale
RSA ALT: Tod Smoldon**

PRIORITY STATUS	ROADS / LOCATION	DESCRIPTION OF WORK	ESTIMATED COST	Target Design	Target Construction
N/A	RSA-WIDE	ROAD RECONDITIONING		N/A	Annually
N/A	RSA-WIDE	PAVEMENT MAINTENANCE		N/A	Annually
1	Erica Drive (0.40)	Design / Utility Relocate / ROW Acquisition / Construct improvements / Paving		In-Design	In-Construction
2	Sand Pile Storage Development	Develop Sand Storage Area	\$50,000	2024	2025
1	Honeybee Lake Drive (1.0)	Design / Utility Relocate / ROW Acquisition / Construct Improvements / Paving	\$1,300,000	In Design	2026
2	Crystal Shores Rd (1.0) Clover Dr (0.37)	Design / Utility Relocate / ROW Acquisition / Construct Improvements / Paving	\$1,500,000	2027	2029
3	Michigan Rd. (0.50) From Shirley Lake to just past the Y	Design / Utility Relocate / ROW Acquisition / Construct Improvements / Paving	\$650,000	2028	2030
4	Shirley Lake Rd (0.50)	Design / Utility Relocate / ROW Acquisition / Construct Improvements / Paving	\$500,000	2029	2031
5	Lynx Lake Road	Construct to Borough Standards 1,050,000			

w/ Denali Commission Standing if possible

*move to adopt
2nd* Tom Phillips } Approved
w/ enclosure

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on November 18, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan called the meeting to order at 6:00 p.m.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

- Mr. Doug Glenn, Assembly District #1
- Mr. Richard Allen, Assembly District #2
- Ms. C. J. Koan, Assembly District #3
- Mr. Andrew Shane, Assembly District #4
- Ms. Linn McCabe, Assembly District #5
- Mr. Curt Scoggin, Assembly District #7

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Planning Commission members absent and excused were:

- Mr. Wilfred Fernandez, Assembly District #6

Staff in attendance:

- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Lacie Olivieri, Planning Department Admin. Specialist/ Planning Commission Clerk
- Ms. Peggy Horton, Current Planner

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Koan inquired if there were any changes to the agenda.

GENERAL CONSENT: The Agenda was approved without objection

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner McCabe.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: October 21, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 24-32 A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 – Multifamily Development Design Standards, To Change Notification Requirements And Process For Multifamily Developments. (Staff: Alex Strawn, Planning And Land Use Director)

GENERAL CONSENT: The consent agenda was approved without objection.

- V. COMMITTEE REPORTS -** *(There were no committee reports.)*
- VI. AGENCY/STAFF REPORTS -** *(There were no Agency/Staff Reports.)*
- VII. LAND USE CLASSIFICATIONS -** *(There were no land use classifications.)*
- VIII. AUDIENCE PARTICIPATION (Three minutes per person.)**

There being no persons to be heard audience participation was closed without objection.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-31 A Conditional Use Permit In Accordance With MSB 17.30 — Conditional Use Permit For Earth Material Extraction Activities, For The Extraction Of Approximately 7,500,000 Cubic Yards Of Earth Material From An Extraction Site Of 153 Acres Within Three Parcels Totaling 235 Acres On 7955 E. Bogard Road, 3182 N. Trunk Road, 7801 E. Glade Court, Tax ID#S 18N01E27A002, 18N01E27D001, 18N01E27D002. (Applicant: Dan Steiner, P.E. For Central Gravel Products; Staff: Peggy Horton, Current Planner)

Chair Koan read the resolution title into the record.

Chair Koan read the ex-parte memo asking questions of the Planning Commissioners.

Ms. Peggy Horton presented their staff report.

Commissioners had no questions for staff.

Mr. Alex Strawn clarified the options that the Commissioners have.

Discussion ensued.

MOTION: Commissioner Shane moved to postpone the public hearing to the requested date of February 3, 2025. The motion was seconded by commissioner McCabe.

Discussion ensued

VOTE: The main motion to postpone until February 3, 2025 passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 24-29 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 To Clarify That Mobile Home Parks Are Not Permitted In The Matanuska-Susitna Borough. (Staff: Alex Strawn, Planning And Land Use Director)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 24-29:
Rod Hanson, North Lakes Community Council.

There being no other persons to be heard audience participation was closed without objection.

MOTION: Commissioner Glenn moved Planning Commission Resolution 24-29. The motion was seconded by Commissioner Allen.

Discussion ensued.

VOTE: The main motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION
(There was no correspondence and information.)

XII. UNFINISHED BUSINESS - *(There was no unfinished business.)*

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Glenn: No comment

Commissioner McCabe: No comment

Commissioner Scoggins: No Comment

Commissioner Shane: No comments


Commissioner Allen: No Comment

Alex Strawn: We are losing another pillar to the Planning Department, Maija DiSalvo. Jason Ortiz has been promoted to Deputy Director of the planning department.

Commissioner Koan: Hopefully election season will be done this week.

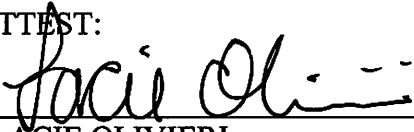
XVI. ADJOURNMENT

The regular meeting adjourned at 6:35 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 12/2/24

RECEIVED

DEC 17 2024

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

CLERKS OFFICE

**REGULAR MEETING
December 2, 2024**

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on December 2, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan called the meeting to order at 6:00 p.m.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

- Mr. Doug Glenn, Assembly District #1
- Mr. Richard Allen, Assembly District #2
- Ms. C. J. Koan, Assembly District #3
- Mr. Andrew Shane, Assembly District #4
- Ms. Linn McCabe, Assembly District #5
- Mr. Wilfred Fernandez, Assembly District #6
- Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

None

Staff in attendance:

- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Lacie Olivieri, Planning Department Admin. Specialist/ Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Koan inquired if there were any changes to the agenda.

Alex Strawn announced that there would be no Transit update. There were no objections to removing the transit update.

GENERAL CONSENT: The Agenda was approved without objection

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Fernandez

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: November 18, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-33 A Conditional Use Permit In Accordance With MSB 17.17 – Denali State Park Special Land Use District For The Construction And Operation Of An RV Campground Resort Within The Park's Boundaries. The Site Is Located At Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4 (Staff: Peggy Horton,

Current Planner)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS - *(There were no committee reports.)*

VI. AGENCY/STAFF REPORTS - *(There were no Agency/Staff Reports.)*

VII. LAND USE CLASSIFICATIONS - *(There were no land use classifications.)*

Resolution 24-34 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying A Portion Of Land Located In The Core Area Known As Tax Account 18N01E31C013 As Reserved Use Land For The Purpose Of An Emergency Services Facility. (MSB008097) (Staff: Lisa Gray, Land Management Agent)

Chair Koan read the resolution title into the record.

Lisa Gray provided a staff report.

Chair Koan opened the public hearing.

There being no persons to be heard, audience participation was closed without objection.

MOTION: Commissioner Fernandez moved Planning Commission Resolution 24-34. The motion was seconded by Commissioner Mccabe.

Discussion ensued.

VOTE: The main motion passed without objection.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

There being no persons to be heard audience participation was closed without objection.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 24-32 A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 – Multifamily Development Design Standards, To Change Notification Requirements And Process For Multifamily Developments. (Staff: Alex Strawn, Planning And Land Use Director)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Chair Koan opened the public hearing.

There being no persons to be heard, audience participation was closed without objection.

MOTION: Commissioner Scoggin moved Planning Commission Resolution 24-32. The motion was seconded by Commissioner McCabe.

Discussion ensued.

VOTE: The main motion failed unanimously.

XI. CORRESPONDENCE AND INFORMATION
(There was no correspondence and information.)

XII. UNFINISHED BUSINESS - *(There was no unfinished business.)*

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. 2025 PC Schedule
Schedule approved

B. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Glenn: No Comment

Commissioner McCabe: Agreed with Scoggin that it is better to keep the process moving because the building calendar is so short in Alaska.

Commissioner Scoggin: With the permit, it was a good comment about the standards. If the standards are the same it is just costing time and money to the borough, the builder, and the homeowner.

Commissioner Shane: Worried about people looking to push certain regulations that add more costs to people looking for affordable housing.

Commissioner Allen: This is one of those instances in which he has changed his mind because of the commission's discussion.

Commissioner Fernandez: Informing everyone that he has formally rescinded his resignation and intends on serving until his term is up.

Alex Strawn: There are two new planners starting.

Commissioner Koan: Thank you for the healthy debate. It is good to hear all of the sides and everyone participating.

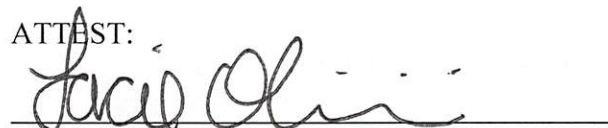
XVI. ADJOURNMENT

The regular meeting adjourned at 6:45 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 12/16/24

By: L. Gray
Public Hearing: December 2, 2024
Action: Approved

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DEC 05 2024

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-34**

CLERKS OFFICE

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING A PORTION OF LAND LOCATED IN THE CORE AREA KNOWN AS TAX ACCOUNT 18N01E31C013 AS RESERVED USE LAND FOR THE PURPOSE OF AN EMERGENCY SERVICES FACILITY. (MSB008097)

WHEREAS, a portion of tax parcel 18N01E31C013, is proposed for land classification for purpose of reserving land for a future emergency services facility site; and

WHEREAS, the attached Best Interest Finding provides information specific to the parcel to include proposed purpose, and classification, map, site investigation report, inter-department and public comments; and

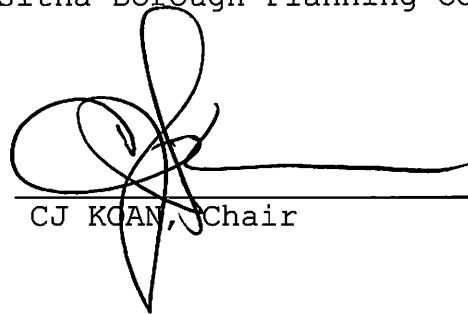
WHEREAS, a Borough inter-departmental review was conducted, along with 30-day public notice in accordance with Title 23 and Land and Resource Management Policy and Procedures adopted by the Matanuska-Susitna Borough; and

WHEREAS, through land classification, the parcel identified for specific future purpose which cannot be changed without Assembly approval; and

am

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of land classification for a portion of tax parcel 18N01E31C013, as "Reserved Use Lands (ESF)" for purpose of future emergency services facility.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 2nd day of December 2024.


CJ KOAN, Chair

ATTEST


LACIE OLIVIERI, Planning Clerk

(SEAL)

YES: 7 Glenn, Allen, Koan, Shane, McCabe, Fernandez, Scoggin

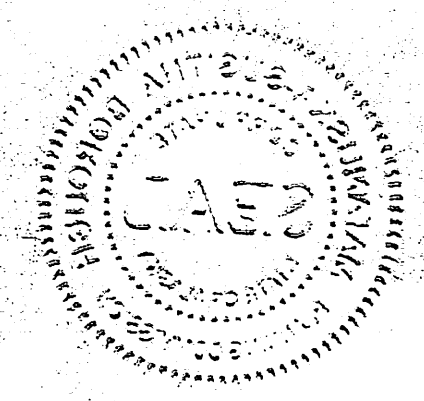
NO: 0



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Tanaina Community Council
PO Box 870236
Wasilla, AK 99687

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DEC 20 2024
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tanainacommunity@gmail.com Facebook as "Tanaina Community Council"

MEETING MINUTES General Membership Meeting Tuesday November 26, 2024

Location: Curtis Menard Sports Complex Meeting Room or via Zoom.com meeting ID: 898 6138 3709

Called to Order: 7:02 pm AKST by Amanda

Attendance: Corine Hickey, Rachel Lund, Mary Ravetta, Amanda Kern, Velinda Brooks, Senate David Wilson, Assemblyman Dmitri Fonov

I. Motion to approve of agenda as written and previous meeting minutes dated October 22, 2024 by Rachel 2nd by Corine and passed unanimously

II. Treasurer's Report: Corine Hickey postponed

III. Guest Speaker and/or Assembly Representative:

- Senate representative - Wilson attend today but because of elections our new senate rep is Robert Yundt
RobertYundt@gmail.com and 907-232-8340
 - i. Transportation fair jan 30th Raven hall (borough, state, city) upcoming project on display including Beverly Lake Connections and No plan to add shoulder or make Schrock road wider in 2025. There will be a Big culvert for canoe/ Kayak on the seaward meridian project estimated
- Assemblyman District 6 Fonov voted in for 4 more years
 - i. Heather Way clean has been completed!!! WAHOO! The foundation is intact. Clean up occurred from November 13th to November 16th. Property is clear of junk/debris and a berm was erected.
 - ii. Fonov reports MSB has cleaned up dozens of properties at no cost to property owners working with groups like Adult and Teen Challenge. MSB clean up coordinator working with compliant property owners to continue clean up property and remove junk cars
 - iii. Free dump days- Fonov would like community support to speak at borough meetings in support of free dump days.
 - iv. District 6 is a very large area compared to other districts
 - v. Bond package for three charter schools, Expand midnight sun and two new building for charter schools
 - vi. Coal mine that will produce 500 jobs and a local affordable energy alternative

IV. Old Business

- Heather Way Update: TCC is planning to attend MSB meeting on January 21, 2025 (third week) The property is cleaned up but stills Attempts to enter property by unauthorized individuals are occurring. Discussion on signage and barrier to prevent dumping estimate \$750 a piece

V. New Business

- Community outreach to generate membership in TCC ideas include: instagram, Twitter, Next door app, MSB mailer
 - o subscription based outreach and or communication via a text about \$150/mth
 - o outreach include QR code to sign up
- Concerns broached by community members.
 - a. S curves on Schrock between E. McAdoo Way and Wilmington Dr. have been a concern
 - b. email Andy Mills, DOT andy.mills@alaska.gov and CC Showers and ask pull accident data for Schrock and McAdoo and Wilmington. Also ask when scheduled maintenance for that area because that would be a good time to add a sign. Another question is to get regulations for signage. Proposed solution flashing light, reflective signs 'S' curve ahead,
- Ideas for future community clean up events. Purposed idea to improve clean up: more signage
- Access to email need provided to president
- MOTION- to approve purchase of plaque for MSB up to \$100 by Corine and 2nd by Rachel 2nd passed unanimously

A. Roundtable Discussion-None

Our next TCC Community meeting is 4th Tuesday of the Month January 28th, 2025

8:29 pm meeting Adjournment

Rachel Lund TCC Secretary 12-18-24

Amy M TCC President
12-15-24

am



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WILLOW AREA COMMUNITY ORGANIZATION MONTHLY MEETING

DATE 11/06/2024 7:00 p.m.

Call to order 7:00 p.m.

Board quorum was established. **Community quorum** was not established.

Board members present: Tryg Erickson, Greg Jones, Maura Shea, Sophia Boufidou, Rodney McCambridge, Barbara Ensley, Matt Elkins

Board members absent: Linda Oxley, Talon Boeve

Pledge of allegiance led by Tryg Erickson.

10/2/24 Meeting Minutes were approved.

Agenda approved.

BOARD REPORTS

A. **Chair:** none.

B. **Vice Chair:**

- a. Add Bleachers topic to New Business.
- b. Will not be able to stay on the WACO Board after April 2025 due to other commitments.

C. **Treasurer:**

- a. Add the following topics to the agenda:
 - Church on the Rock New Year Eve
 - Picnic tables
 - Fire retardant for CC curtains

b. Financial review:

Statement of Financial Position:

Looking at the 2 Credit Union accounts above the line. Shows the Balances for the first 4 months of the FY.

Willow Area Community Organization

Statement of Financial Position

As of October 31, 2024

ASSETS	JUL 2024	AUG 2024	SEP 2024	OCT 2024
Current Assets				
Bank Accounts				
10000 Cash				
10010 General Account	86,066.56	87,726.13	81,863.54	87,231.78
10040 Gaming Account	6,438.54	5,920.89	4,844.62	2,388.89
10050 Youth Forum	8,000.81	3,487.67	3,474.61	2,378.47
10060 Willow Trails Committee	86,170.55	86,274.40	78,906.44	74,885.44
10090 Recycle Committee	4,697.70	4,697.70	4,806.88	4,796.88
10100 CERT	2,869.20	2,424.32	2,102.97	2,103.11
Total 10000 Cash	193,233.48	190,429.81	184,000.07	175,416.28
Total Bank Accounts	\$193,233.48	\$190,429.81	\$184,000.07	\$175,416.28
Other Current Assets				
12000 Other Current Assets				1,000.00
12010 Prepaid Expenses				1,000.00
Total 12000 Other Current Assets				1,000.00
Total Other Current Assets	\$0.00	\$0.00	\$0.00	\$1,000.00
Total Current Assets	\$193,233.48	\$190,429.81	\$184,000.07	\$176,416.28
Fixed Assets	\$1,446.04	\$1,446.04	\$1,446.04	\$1,446.04
TOTAL ASSETS	\$194,679.52	\$191,875.85	\$185,446.11	\$177,862.32
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
20020 Deferred Revenue	0.00	1,100.00	1,920.00	2,065.00
Total Other Current Liabilities	\$0.00	\$1,100.00	\$1,920.00	\$2,065.00
Total Current Liabilities	\$0.00	\$1,100.00	\$1,920.00	\$2,065.00
Total Liabilities	\$0.00	\$1,100.00	\$1,920.00	\$2,065.00
Equity				
Opening balance equity	267,736.56	267,736.56	267,736.56	267,736.56
Retained Earnings	-80,388.35	-80,388.35	-80,388.35	-80,388.35
Net Revenue	7,329.31	3,425.84	-3,824.10	-11,552.89
Total Equity	\$194,679.52	\$190,775.85	\$183,525.11	\$175,797.32
TOTAL LIABILITIES AND EQUITY	\$194,679.52	\$191,875.85	\$185,446.11	\$177,862.32

Statement of Activity - October:

Revenue

- \$1,000 contribution from Willow Museum.
- \$3750 payment on Library cleaning contract.
- \$810 event rentals from wedding and republican debate.
- \$410 in class rentals from Pickleball and Wasilla Area Senior Workouts.
- \$400 from kitchen rental by the Jonesers.
- \$851 in gaming revenue from Pulltabs.
- \$40.50 in other revenue is interest.

Expenditures

- \$144 in Postage is for PO Box.

\$245 in Licenses and Permits is for the annual commercial Kitchen permit.
\$500 in Contract and Professional fees is payment to Veit&Veit for tax return.
Occupancy expenses are quarterly payments to MBS for shared utilities.
October Revenue was \$7,300 while Expenses were \$13,500.

Willow Area Community Organization

Statement of Activity

October 2024

Revenue	TOTAL
40000 Contributions	1,000.00
41000 Contracts	3,750.00
43000 Rental Revenue	
43010 Community Center Rental - Events	810.00
43020 Community Center Rental - Classes	410.00
43030 Kitchen Rental	400.00
Total 43000 Rental Revenue	1,620.00
44000 Gaming Revenue	851.20
49000 Other Revenue	40.52
Total Revenue	\$7,281.72
GROSS PROFIT	\$7,281.72
Expenditures	
50000 Payroll Expenses	2,184.78
60000 Advertising & Marketing	350.00
63000 Insurance	557.12
64000 Office Expenses	
64020 Postage	148.04
64030 Printing & Copying	25.00
64040 Telephone & Internet	181.48
64050 Licenses & Permits	245.00
64070 Software and Apps	105.00
Total 64000 Office Expenses	702.52
65000 Gaming Expense	983.72
65020 Pull Tabs	500.00
65030 Large Raffle	1,483.72
Total 65000 Gaming Expense	500.00
66000 Contract & Professional Fees	500.00
68000 Occupancy	
68010 Port-A-Potty	671.43
68050 Cleaning Supplies	145.05
68100 Utilities	
68110 Electric - Community Center	2,204.45
68121 Electric - Museum	39.58
68130 Diesel	2,801.21
68150 Stove Fuel	211.65
Total 68100 Utilities	5,256.89
68200 Trash	268.00
68250 Snow Removal	1,375.00
Total 68000 Occupancy	7,716.37
Total Expenditures	\$13,484.51
NET OPERATING REVENUE	\$ -6,232.79
NET REVENUE	\$ -6,232.79

Budget vs Actual:

Contributions and contracts are as expected.

Sales Revenue is related to Carnival and will not catch up until after it.

Payroll, Insurance, Office expenses, Contract fees, and Repairs/Maintenance are on target.

Gaming Expense will catch up when we complete purchase of 4-wheeler and hold Bingo.

Special Event Expenses are carnival related. \$1,200 already expended was for the July 4th Picnic.

Willow Area Community Organization

Budget vs. Actuals: FY2025 Budget

July 2024 - June 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
40000 Contributions	6,500.00	23,990.00	-17,490.00	27.09 %
41000 Contracts	5,750.00	15,000.00	-9,250.00	38.33 %
42000 Sales Revenue	50.00	12,570.00	-12,520.00	0.40 %
43000 Rental Revenue	10,233.10	17,420.00	-7,186.90	58.74 %
44000 Gaming Revenue	4,565.40	34,990.00	-30,424.60	13.05 %
45000 Special Event Revenue	690.00	6,500.00	-5,810.00	10.62 %
49000 Other Revenue	283.05	1,100.00	-816.95	25.73 %
Total Revenue	\$28,071.55	\$111,570.00	\$ -83,498.45	25.16 %
GROSS PROFIT	\$28,071.55	\$111,570.00	\$ -83,498.45	25.16 %
Expenditures				
50000 Payroll Expenses	6,810.30	21,570.00	-14,759.70	31.57 %
60000 Advertising & Marketing	350.00	2,650.00	-2,300.00	13.21 %
63000 Insurance	2,448.73	8,390.00	-5,941.27	29.19 %
64000 Office Expenses	1,569.33	4,820.00	-3,250.67	32.56 %
65000 Gaming Expense	3,827.88	22,200.00	-18,372.12	17.24 %
66000 Contract & Professional Fees	500.00	980.00	-480.00	51.02 %
67000 Repairs & Maintenance	4,505.00	8,840.00	-4,335.00	50.96 %
68000 Occupancy	11,110.20	51,910.00	-40,799.80	21.40 %
70000 Special Event Expenses	1,248.46	13,200.00	-11,951.54	9.46 %
71000 Awards & Grants to Others		1,000.00	-1,000.00	
Total Expenditures	\$32,369.90	\$135,560.00	\$ -103,190.10	23.88 %
NET OPERATING REVENUE	\$ -4,298.35	\$ -23,990.00	\$19,691.65	17.82 %
NET REVENUE	\$ -4,298.35	\$ -23,990.00	\$19,691.65	17.82 %

D. **Secretary:** None.

E. **At-Large-Representative-1 - Rodney McCambridge:** .

A Gun Show is planned for Nov. 24.

Asking for \$150 to make signs – approved by WACO Treasurer.

Recruiting Volunteers to help with the Event.

Needs a coffee cart if anyone has one.

Need approval to allow vendors to park overnight at the CC parking lot– approved by WACO Chair.

Thank you to Matt who coordinated with show vendors.

F. At-Large-Representative-3 – Barbara Ensley

Asked for heads up if Pulltabs will be needed at the gun show.

A second Gaming Chair is needed - Sophia Boufidou volunteered.

NEW BUSINESS

- G. Discussion about the addition of bleachers as viewing platforms along the trail toward the lake; they'd be an attractive spectator hangout for Iditarod. They'd not be permanent, could be moved if needed. They'd be funded by the Borough via the museum. A letter of recommendation is needed from the WACO board to greenlight the idea - there were no objections; WACO Chair will work on it.
- H. Church on the Rock plans to start an annual event for New Year's Eve hosted at the Community Center. It would include Patriot bbq, snacks, treats games, pickleball, fireworks. It will be a free event, 6-9 pm. Ads will be in public places soon; it will be important to have good attendance at this, the first, event and make it a community affair.
- I. Community Center User group rights and responsibilities: there was some miscommunication with the Carnival planned the previous weekend at the Community center, which was resolved in time, but it brought to the surface that all procedures need to be followed by all renting space. Non-profit groups rate clarification: Maura said that WACO groups (dog mushers etc.) *MAY* get special rates, but nothing is specified. Procedures need to be communicated and followed ahead of time. The relevant information should be published on the website so it's accessible by all, to review and hopefully approve by the next meeting.
- J. Fire retardant has not been applied to CC curtains; fire dept will do it.
- K. Picnic tables are under snow and frozen to the ground – need to be out of the way for carnival and Iditarod – need a work party to do that. Tables fold up but are heavy, Rodney asked for 10-12 people willing to help, good opportunity for 18-25 yr old kids to volunteer. Suggestion to ask Willow Rental for a skidsteer rental donation.

OLD BUSINESS:

- L. **Houston Airport south of Willow:** No News.

WACO COMMUNITY GROUP/CLUB REPORTS

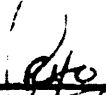
- M. **Fire service area:** 42 runs last month, 325 year-to-date. Election results not final yet re. Consolidation of fire depts.
- N. **Library:** Big thank you to volunteers for trunk or treat. Festival of trees coming up
- O. **Pickleball** \$233 donated to WACO.
- P. **Mushers Association:** no news.
- Q. **PTA:** Plans for a PTA Bazaar on Dec. 7th at the school
- R. **Garden club:** no news.
- S. **Farmer's market:** no news.


ANNOUNCEMENTS/PERSONS TO BE HEARD

- No plans for the Holiday Dinner have been communicated yet, Christine Stitt will remain POC. (It has been scheduled for 12/7 at 6pm since the mtg.)

- There is an issue with the Snowplow; Greg is POC.
- Doyle Holmes asked why we don't have Early voting in Willow. Julie said that in the past she was told we don't need it since Houston and Talkeetna offer it. We will need an official request for State and Borough approval; the topic will be added to next month's Agenda.

Adjourn 8:04 pm


_____ 12/4/2021
WACO Chair Date


_____ 12/4/24
WACO Secretary Date

MATANUSKA-SUSITNA BOROUGH WATER & WASTEWATER ADVISORY BOARD

Bob Walden, Chair
Terry Gorlick
Dan Tucker

Danny Noland, Vice Chair
Gina Jorgensen

Amanda Fleming
Matthew Midgett

MINUTES

REGULAR MEETING

June 12, 2024

MSB Assembly Chambers
350 E. Dahlia Ave
Palmer, AK 99645

2:30 p.m.

I. CALL TO ORDER

This regular meeting of the Matanuska-Susitna Borough (MSB) Water and Wastewater Advisory Board was held on Wednesday, June 12, 2024 at the DSJ Building at 350 East Dahlia Avenue in Palmer, Alaska. The meeting was called to order at 2: 32 p.m. by Mr. Bob Walden, P.E.

II. ROLL CALL AND DETERMINATION OF A QUORUM

Water and Wastewater Advisory Board members present and establishing a quorum were:

Mr. Bob Walden - present

Mr. Danny Noland – not present

Ms. Amanda Fleming - present

Mr. Terry Gorlick - present

Ms. Gina Jorgensen - present

Mr. Matthew Midgett - present

Mr. Dan Tucker - present

III. APPROVAL OF AGENDA

Motion to adopt the agenda as presented, by Mr. Tucker. No vote was taken for this motion.

Motion to amend the agenda by adding “Water Quality Monitoring” as an item under “New Business”, by Mr. Gorlick. No objections; the agenda was approved as amended.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Walden.

VI. APPROVAL OF MINUTES OF PRECEDING MEETING

A. March 6, 2024 (regular meeting)

Motion to approve the minutes as presented, by Mr. Tucker. No objections; minutes approved as presented.

VII. AGENCY AND STAFF REPORTS

A. City of Wasilla – Mr. Bob Walden, P.E., Public Works Deputy Director

The City of Wasilla will be using Stantec to design the expansion of their facility.

B. Matanuska-Susitna Borough – Ms. Amanda Fleming

Ms. Fleming reported that Talkeetna Sewer and Water started discharging wastewater in early May. A full cleaning of the sewer system has just been completed; it was the first one since the system was installed in 1988. Some additional work is being advertised regarding additional improvements to the system.

C. City of Palmer – Mr. Matthew Midgett

The City of Palmer has been running as normal. They just broke ground on the new booster station; it should be done in August.

VIII. PRESENTATION

A. Mr. Matthew Midgett provided a presentation, “Update on City of Palmer’s New Facilities”. Please see attached presentation slides for additional information.

IX. AUDIENCE PARTICIPATION (*Three minutes per person*)

None.

X. UNFINISHED BUSINESS

A. Update on Board’s Title Change

The Assembly passed Ordinance 24-045 on May 21, 2024 with no amendments, changing the Board’s title to Water and Wastewater Advisory Board. No other changes were made to the portion of Borough Code that governs the Board.

XI. NEW BUSINESS

A. Water Quality Monitoring

The Board would like to compile and review lake data, perhaps with the involvement of Borough staff and State agencies. This could allow the Board to establish a baseline and advise the Assembly on any recommendations. There was some discussion on confirming authority and funding for work of this nature. These items need to be clarified before expenditures and/or action can be taken.

Motion to create a water and wastewater quality monitoring committee to pursue obtaining baseline data on water quality around lakes in the Mat-Su Borough, by Mr. Gorlick. No objections; the Board approves creation of a water and wastewater quality monitoring committee.

Mr. Gorlick will do some initial groundwork regarding this effort and give the Board a report at the next meeting.

XII. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

- A. Presentation Slides: City of Palmer -- A Quick Overview of Water and Wastewater
- B. Handout provided by Mr. Gorlick: Preliminary Water Table Map and Water Quality Data for part of the Matanuska-Susitna Valley, 2005.

XIII. COMMENTS FROM THE BOARD

Mr. Bob Walden: Reminder for the MSB Training on Parliamentary Procedure and Open Meetings Act on 06/13/24.

Mr. Danny Noland: Not present

Ms. Amanda Fleming: No comment

Mr. Terry Gorlick: No comment

Ms. Gina Jorgensen: No comment

Mr. Matthew Midgett: No comment

Mr. Dan Tucker: Mr. Gorlick's proposal seems to be a good step for the Board.

XIV. NEXT MEETING

Wednesday, September 11, 2024, 2:30 p.m., MSB Assembly Chambers

XV. ADJOURNMENT

Motion to adjourn by Mr. Tucker. No objections; the meeting adjourned at 3:13 p.m.



Mr. Robert Walden, Chair

ATTESTED:



Christina Sands, Board Administrative Support

City of Palmer

A quick overview of water and wastewater

Water by the numbers

2450+ service connections
approximately 900,000 gpd

453 hydrants

4 reservoirs totaling 2.5 million
gallons

3 wells capable of producing
over 3000 gpm

2 booster stations

Wastewater by the numbers



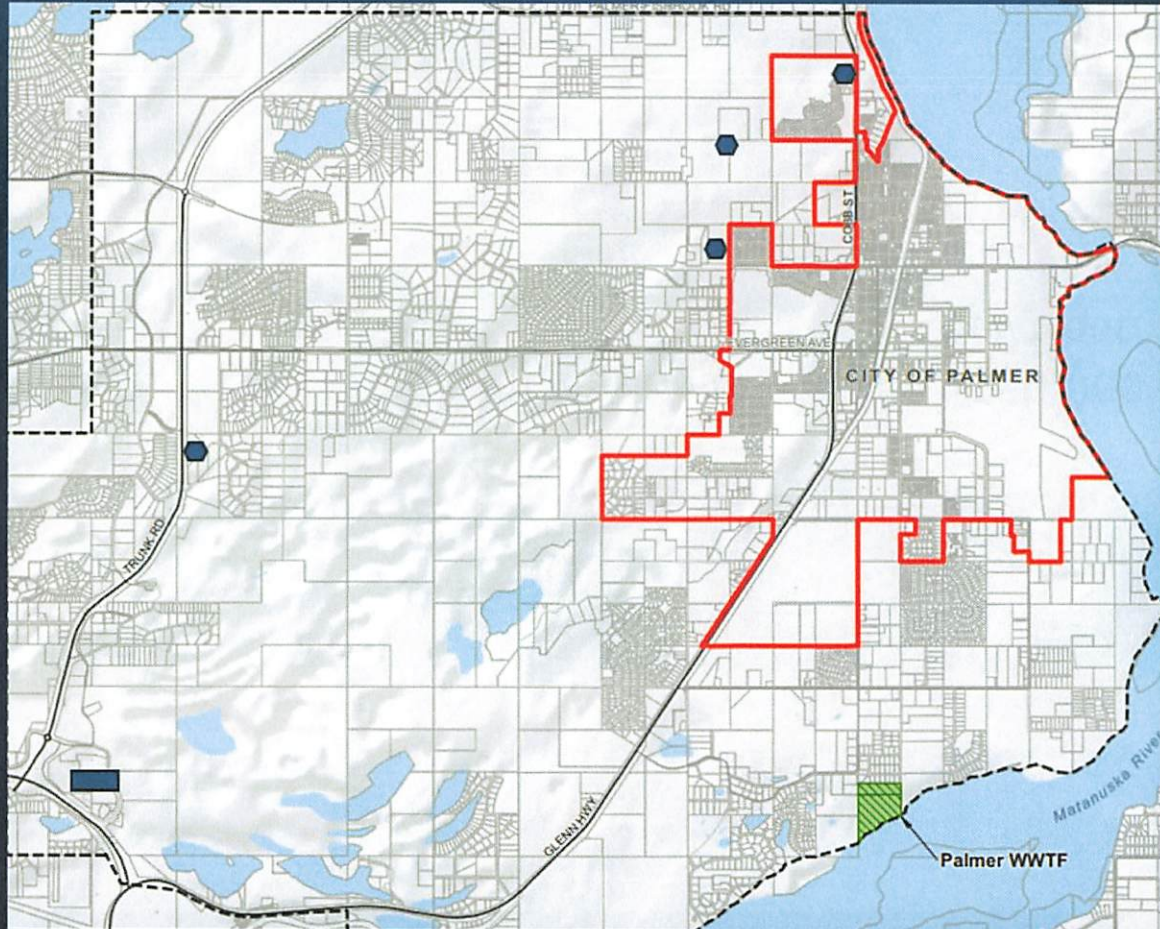
2200 service connections



6 lift stations

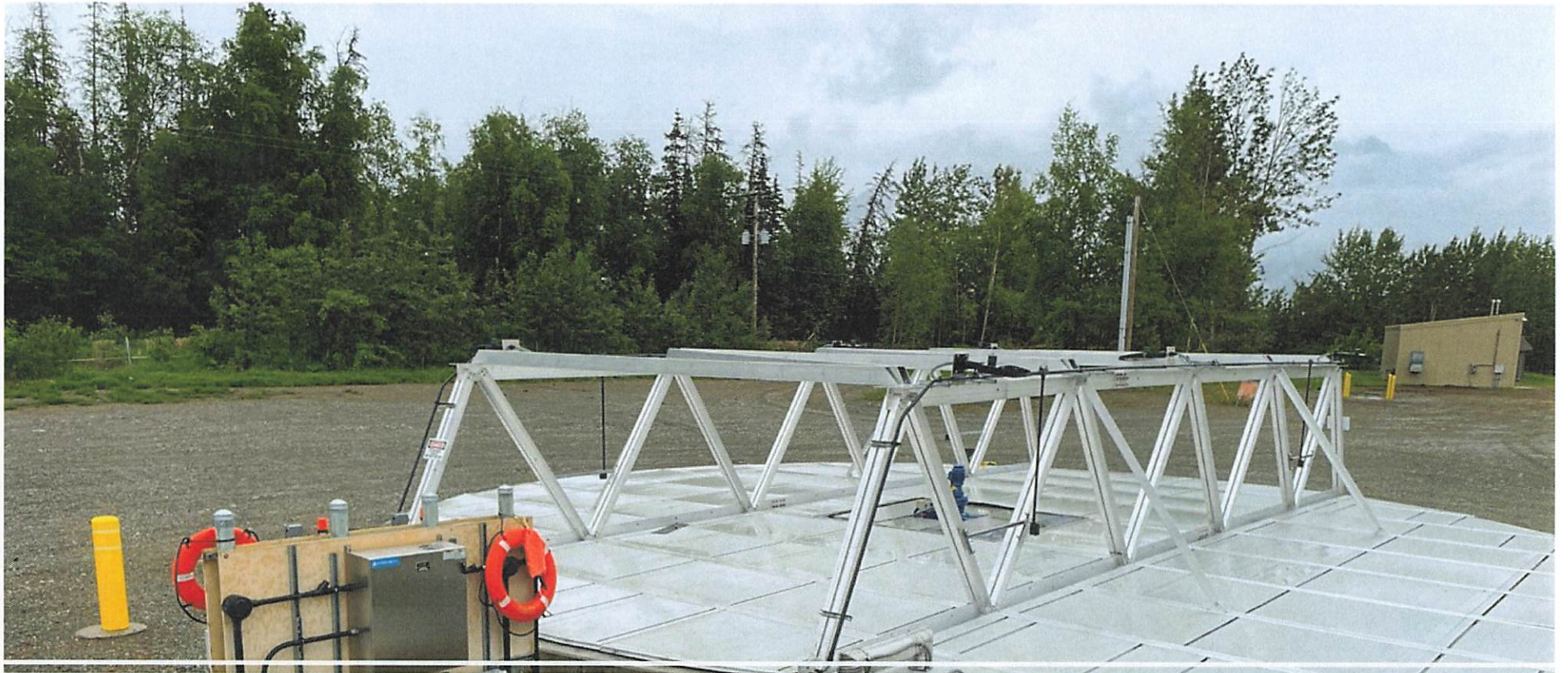


550,000 gallons per day treatment average





MBBR- Moving Bed Biological Reactor (2018)



Clarifiers (2022)

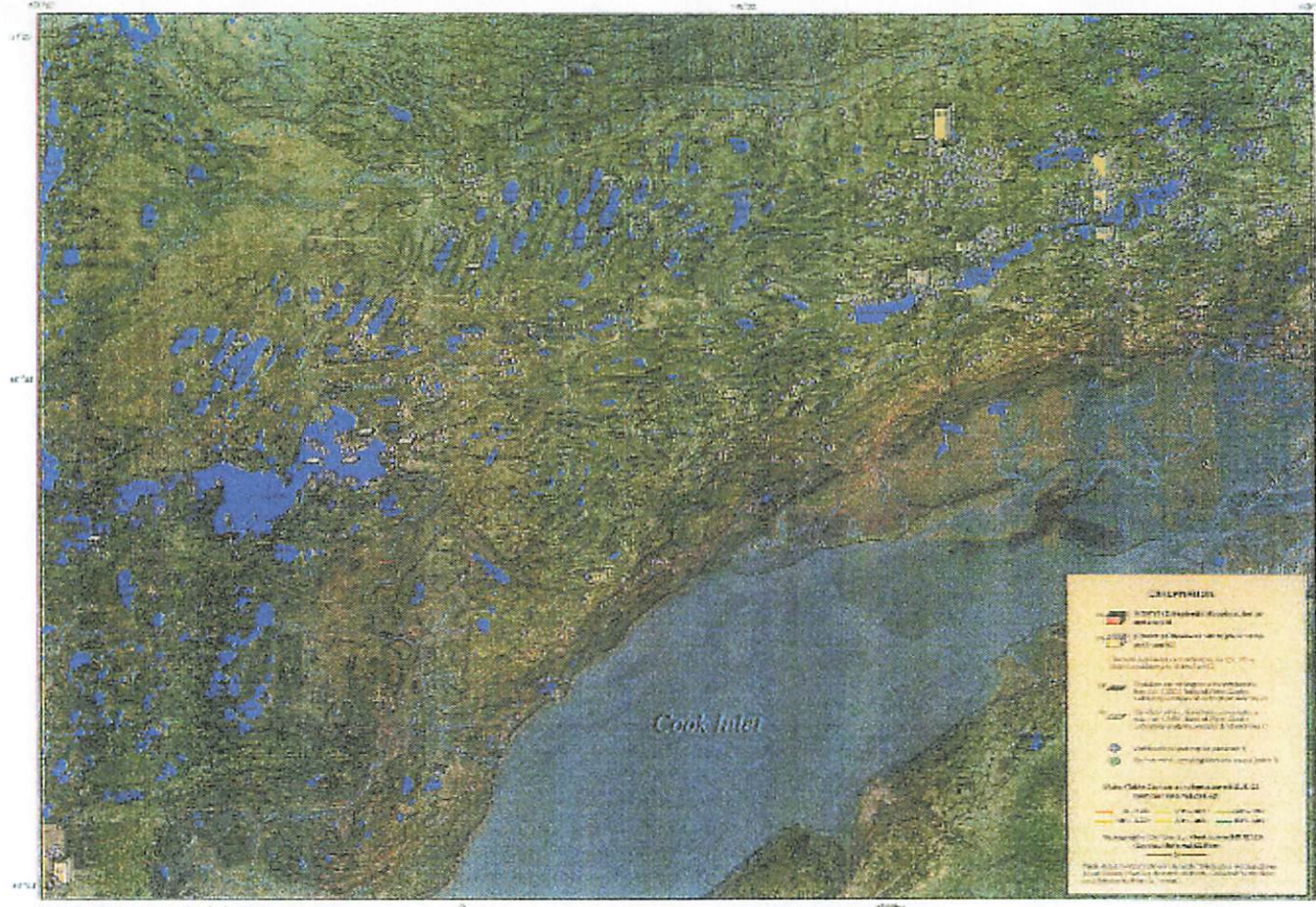
Handout provided by Mr. Godick



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

Water Resources Division
Alaska Division
1400 North Fairbanks Road, Fairbanks, Alaska 99709
907/457-5300

1:50,000 Scale
NAD 83
UTM Zone 50N
Datum: NAD 83
Units: Meters



PRELIMINARY WATER TABLE MAP AND WATER QUALITY DATA
FOR PART OF THE MATANUSKA-SUSITNA VALLEY, ALASKA, 2005
By
Richard W. Stewart and David L. Ryan
2005

