

SUBJECT: LEGISLATION ADOPTING THE FISCAL YEAR 2027 CAPITAL IMPROVEMENT PROGRAM.

AGENDA OF: November 18, 2025

Assembly Action:

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator Planning Division	11/17/2025 X N a t a s h a H e i n d e l Signed by: Natasha Heindel
Department Director Planning & Land Use	11/17/2025 X A l e x S t r a w n Signed by: Alex
Finance Director	Recoverable Signature X C h e y e n n e H e i n d e l Signed by: Cheyenne Heindel
Borough Attorney	11/17/2025 X N i c h o l a s S p i r o p o u l o s Signed by: Nicholas Spiropoulos
Borough Manager	11/17/2025 X M i c h a e l B r o w n Signed by: Mike Brown
Borough Clerk	11/17/2025 X B r e n d a J . H e n r y f o r Signed by: Brenda Henry

ATTACHMENT (S) : Fiscal Note (1 p)
 Resolution Serial No. 25-096 (2 pp)
 FY 2027 Capital Improvement Program Report (14 pp)
 Scoring Evaluation Rubric (1 p)
 Planning Commission Resolution No. 25-19 (4 pp)

SUMMARY STATEMENT:

The Borough's Capital Improvement Program (CIP) originated in 1965 as part of the Borough's capital budget. The CIP aims to help the Borough plan and budget for community infrastructure improvements.

Over the past six decades, the CIP has taken on several forms including a wish list of proposed projects, a lengthy unfunded list, and a list of community-supported transportation projects. In 2022, the CIP process underwent substantial updates at the request of the Planning Commission and Assembly. The result is an efficiently

ranked list prioritizing projects eligible for areawide funding for consideration in the upcoming budget cycle.

Project nominations are accepted throughout the year in an open nomination period with a deadline of August 1st for consideration in the following budget cycle. Project nominations are then screened for eligibility, scored, and ranked by a scoring committee formed by subject matter experts from each Borough Department.

Borough Departments and members of the public are encouraged to nominate projects that support the overarching purpose of the Assembly-adopted plans and community needs.

The CIP Scoring Committee met and determined that twenty-three (23) of the twenty-seven (27) nominations submitted met all five eligibility requirements for Fiscal Year 2027 consideration.

The five nomination criteria for eligibility are:

1. Must fall within current Borough powers as MSB code, Title 1.10 Borough Powers, excluding service areas.
2. Must align with an Assembly-adopted plan, or Strategic Goal or Objective.
3. Projects cannot be considered routine maintenance or equipment replacement.
4. Must have a minimum service life of five years.
5. Must have a cost minimum of \$20,000, and maximum cost of \$1,000,000.

After evaluation to confirm that the minimum eligibility requirements were satisfied, nominations were scored and ranked. Each nomination was scored by all members of the Scoring Committee using a weighted system associated with each of the ten categories. Once the nominations were scored, the committee recommended the top nine (9) highest-scoring nominations be identified as priorities in the FY 2027 CIP list.

The top nine nominations include:

1. Talkeetna Village Park Accessibility
2. Skeetawk Lift 2
3. Church Road Separated Path
4. Lake Louise Community Dock
5. Alcantra Ballfield Renovation
6. Lion Head / Natsede'aayi Trialhead Development
7. Bike Lane for Kenlar Road and Hawk Lane
8. Point MacKenzie Community Center Restroom
9. Matanuska Susitna River Campground Electrical Improvements

Each nomination's scope, scale, and budget are in the FY 2027 CIP Report.

The Capital Improvement Program is designed to be a six-year program in MSB code. The six-year timeframe allows the Borough to plan for more significant multi-year investments.

Passing this resolution does not obligate funding. This resolution provides an Assembly-adopted list of projects for consideration during the annual budget process.

RECOMMENDATION OF ADMINISTRATION: Respectfully request adoption of the legislation as presented to allow for funding consideration during the annual budget development process.

CAPITAL IMPROVEMENT PROGRAM (CIP)

2026-2027 (FY 27)



Matanuska-Susitna Borough
Planning Division

<https://cip.matsugov.us/>



TABLE OF CONTENTS

Overview of Program	3-6
Project List	7-9
Priority Projects	10-12
Project Map	13
Schedule	14



Capital Improvement Program Overview



The Matanuska Susitna Borough (MSB) Capital Improvement Program (CIP) originated in 1965 as part of the MSB's capital budget. The CIP's purpose is to help the MSB plan and budget for community infrastructure improvements.

Throughout the past five decades, the CIP has taken many forms ranging from an itemized list of projects in the annual capital budget to a list of unfunded, community-supported transportation projects. In 2022, the CIP process and criteria were updated at the request of the Planning Commission and the Assembly to provide a better process for community members and MSB departments to nominate capital projects. While the new process will be further evaluated and refined, it is now functioning in its third cycle, providing a ranked list of priority projects for consideration in the upcoming budget cycle.

While each MSB Department submits operational capital budget nominations, the CIP program is designed to elevate projects with community support during the budget cycle. These projects contribute directly to the *Quality of Life* of residents and enhance the visitor experience. This year's nominations are mostly bike and pedestrian pathways, facility improvements and upgrades, trail and parking improvements, and trailhead amenity projects, but CIP projects can include libraries, transit facilities, and other infrastructure designed to make the Matanuska-Susitna Borough the *greatest community in Alaska to live, work, and play*.



Nominations

The online CIP application is active year-round through the CIP portal on the MSB website. Submissions received between August 1, 2024, and August 15, 2025, were eligible for this year's FY 27 CIP consideration. Nominations submitted after August 15, 2025, will be evaluated during next year's CIP review.



Public Engagement

The Planning Division solicited nominations and community input throughout the year through:

- Public Facing Website <https://cip.matsugov.us/>
- Social Media Campaign - Facebook Posts and *Planner Platform* E-Newsletter
- Direct E-Mail Communication with All Community Councils
- Presentations at Community Councils, as requested



Qualifying Criteria

To qualify as a valid CIP project, nominations must be eligible for areawide funding and meet the requirements of MSB code.

All nominations are initially evaluated against the following criteria to ensure that the project fits the program.



- Must Fall Within Borough Powers (MSB 1.10.100 - 1.10.170)
- Cannot be Considered Routine Maintenance or Equipment Replacement
- Must Have a Minimum Cost of \$20,000, Not to Exceed \$1,000,000
- Must Have a Lifespan of Over Five Years
- Must Align with an MSB Assembly Adopted Plan



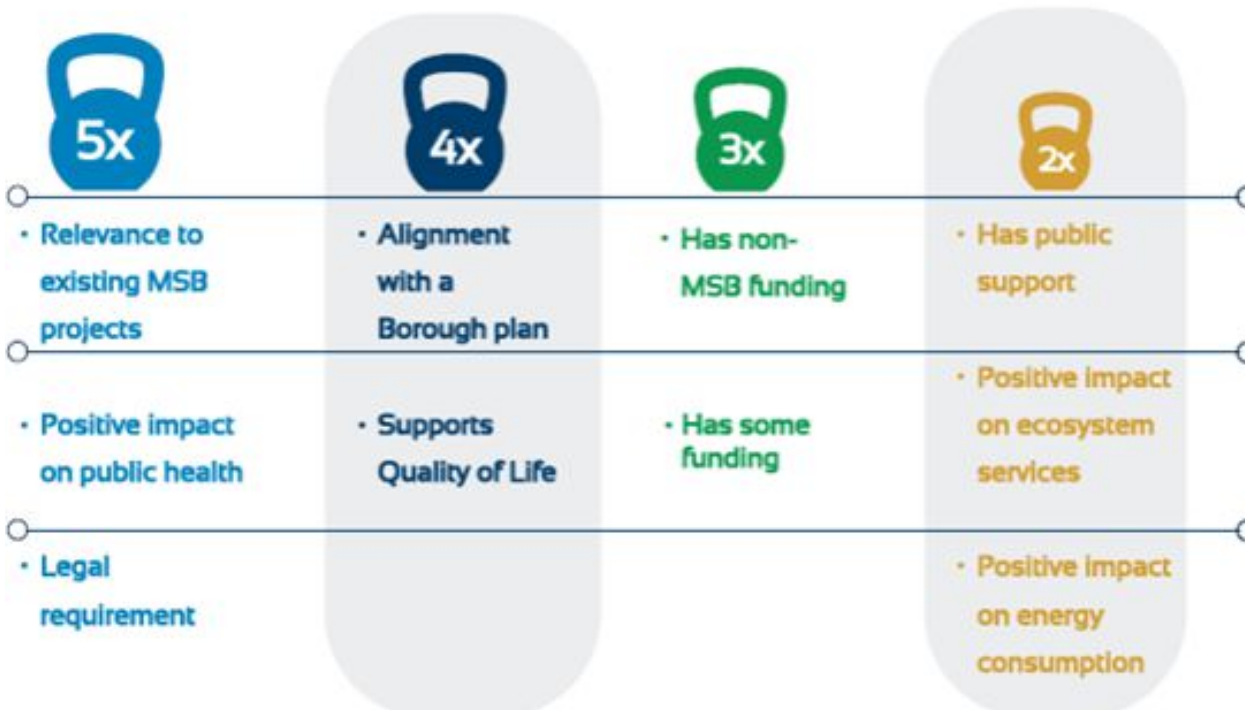
Scoring & Ranking

The scoring committee is comprised of MSB Department representatives from Public Works, Finance, Planning, Emergency Services, and Parks and Recreation Services.

All the nominations were presented to the CIP scoring committee for verification of validity. Then all valid projects were scored based on ten weighted criteria.

Weighted Scoring Categories

Projects are scored using a weighted system. This ensures that the projects that best reflect the MSB priorities for capital improvement projects rise to the top of the list.





FY 27 CIP NOMINATIONS RANKED

23 valid projects were nominated by the community and by the MSB Parks & Outdoor Recreation Services. The projects are listed in order of score by the committee. Cost estimates are rough order of magnitude for planning purposes.

The top nine (9) projects, totaling \$2.99M are considered priority projects. If approved for funding, the nine projects could be completed during the six-year CIP funding cycle if \$500,000 per year were allocated to the FY27 CIP program.

RANK	PROJECT	SUMMARY	ESTIMATE
1	Talkeetna Village Park Accessibility	Improve access to park and restroom	\$40k
2	Skeetawk Lift 2	Install gondola for Lift 2 (Phase 1b of Development Plan)	\$1 M
3	Church Road Separated Path	Construct 1 mile of separated walking/biking path (Spruce Ave. to Seldon Rd.)	\$700k
4	Lake Louise Community Dock	Installation of new dock	\$200k
5	Alcantra Ballfield Renovation	Renovate ballfields with new soil	\$150k
6	Lion Head / Natsede'aayi Trailhead Development	Develop trailhead including parking and restroom	\$350k
7	Bike Lane on Kenlar Road and Hawk Lane	Construct a separated walking/bike path that connects Big Lake Rd and Parks Hwy state pathways	\$200k
8	Point Mac Community Center Restroom	Install vault restroom at community park	\$95k
9	Matanuska River Park Campground Electrical Improvements	Replace outdated electrical system	\$250k



FY 27 CIP NOMINATIONS RANKED

The remaining fourteen projects (ranked 10-23) scored below the priority category yet are still valid for consideration. These projects demonstrate the ongoing need for recreational and community-focused infrastructure.

RANK	PROJECT	SUMMARY	ESTIMATE
10	Hollywood Road Separated Path	Construct pedestrian/bike pathway in conjunction with Jolly Creek projects	\$1 M
11	Bald Mountain Trail Alignment and Parking	Determine alignment of trail (Phase 1 of project)	\$400k
12	Jim Creek Campground Expansion	Expand camping area	\$250k
13	Beaver Lake Road Separated Path	Construction of a walking route over Fish Creek	\$500k
14	Jim Creek Campground Electric & Water Upgrades	Provide electricity and water to existing and proposed campsites	\$400k
15	Settler's Bay New Acquisition Paving Trails and Restroom	Improvement of Coastal Park amenities and parking	\$250k
16	Jordan Lake Park Pit Toilet & Well Enclosure	Install a vault restroom and enclosure for the well	\$143k
17	Crevasse Moraine Dog Park	Establish a MSB dog park and improve waste management	\$95k
18	Matanuska River Park Storage Yard Fence	Install a security fence around the existing storage yard	\$100k



FY 27 CIP NOMINATIONS RANKED

The following projects scored below the priority category yet are still valid for consideration. These projects demonstrate the ongoing need for recreational and community-focused infrastructure.

RANK	PROJECT	SUMMARY	ESTIMATE
19	Petersville Community Safety & Trail Operations Center	Complete construction of a multi-functional use facility	\$677k
20	Talkeetna River Park Campground Renovation	Renovate restroom facility and surrounding area for improved accessibility and aesthetic	\$35k
21	Brett Ice Arena Maintenance Area Expansion	Construct building addition to fit current maintenance needs	\$350k
22	Trapper Creek Multi-use Park and Trail Grooming Headquarters	Purchase 17 acres with building for multi-functional use	\$650k
23	7th Summit Shooting Park & Education Center	Construct a building to be used for training, education and community events	\$800k



FY 27 CIP PRIORITY PROJECTS (TOP 9)



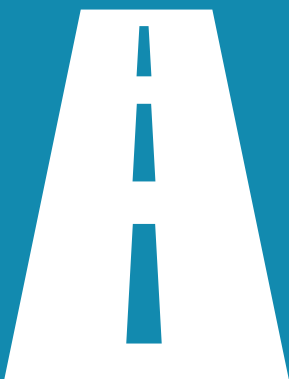
#1 Talkeetna Village Park Accessibility

This project would improve the accessibility of the park entrance and restroom facilities. Previous project funds for the new restroom did not provide for the completion of all components. Current conditions include potential hazards that require correction.



#2 Skeetawk Lift 2

This project would install a gondola to serve Lift 2 as part of Phase 1b in the Skeetawk Development Plan. This recreation area is utilizing gondolas as a year-round attraction to help ensure low wintertime pass prices. Lift 2 will provide access to 500 acres of intermediate and advanced terrain.



#3 Church Road Separated Path

This project would construct one mile of separated path between Spruce Avenue and Seldon Road. This path construction would connect existing paths resulting in one continuous path.



FY 27 CIP PRIORITY PROJECTS (TOP 9)



#4 Lake Louise Community Dock

The previous dock was severely damaged past the point of repair. This project would remove potential safety hazards and install a new dock system returning it back to a usable area.



#5 Alcantra Ballfield Repair

The sports complex baseball and softball fields have protruding rocks, uneven surfaces, and inadequate topsoil. This project would renovate one field as part of a multi-year program to improve the complex and return it back to a useable ballfield.



#6 Lion Head / Natsede'aayi Trail Development

The Lion Head Trail currently does not have an adequate trailhead or restroom, and portions of the trail trespass on private land. Borough's Land Management Division has made progress on securing easements/agreements. If formalized and improved, this trail and trailhead improvement can provide an additional recreational opportunity near the Chickaloon/Glacier View area.



FY 27 CIP PRIORITY PROJECTS (TOP 9)

#7 Bike Lane on Kenlar Road and Hawk Lane



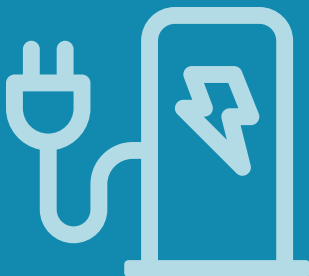
This project would complete a bike lane and pedestrian loop returning to Big Lake Rd via Hawk Ln, and Kenlar Rd., with access to the Parks Highway as well. It would provide a safe and designated route for Jr. and Sr. Houston High School students.

#8 Point MacKenzie Community Center Restroom



This project would install a vault toilet at the Point MacKenzie Community Council Center. The park does not currently have restroom facilities consistently available. The facility will be of use to local families and commuters alike.

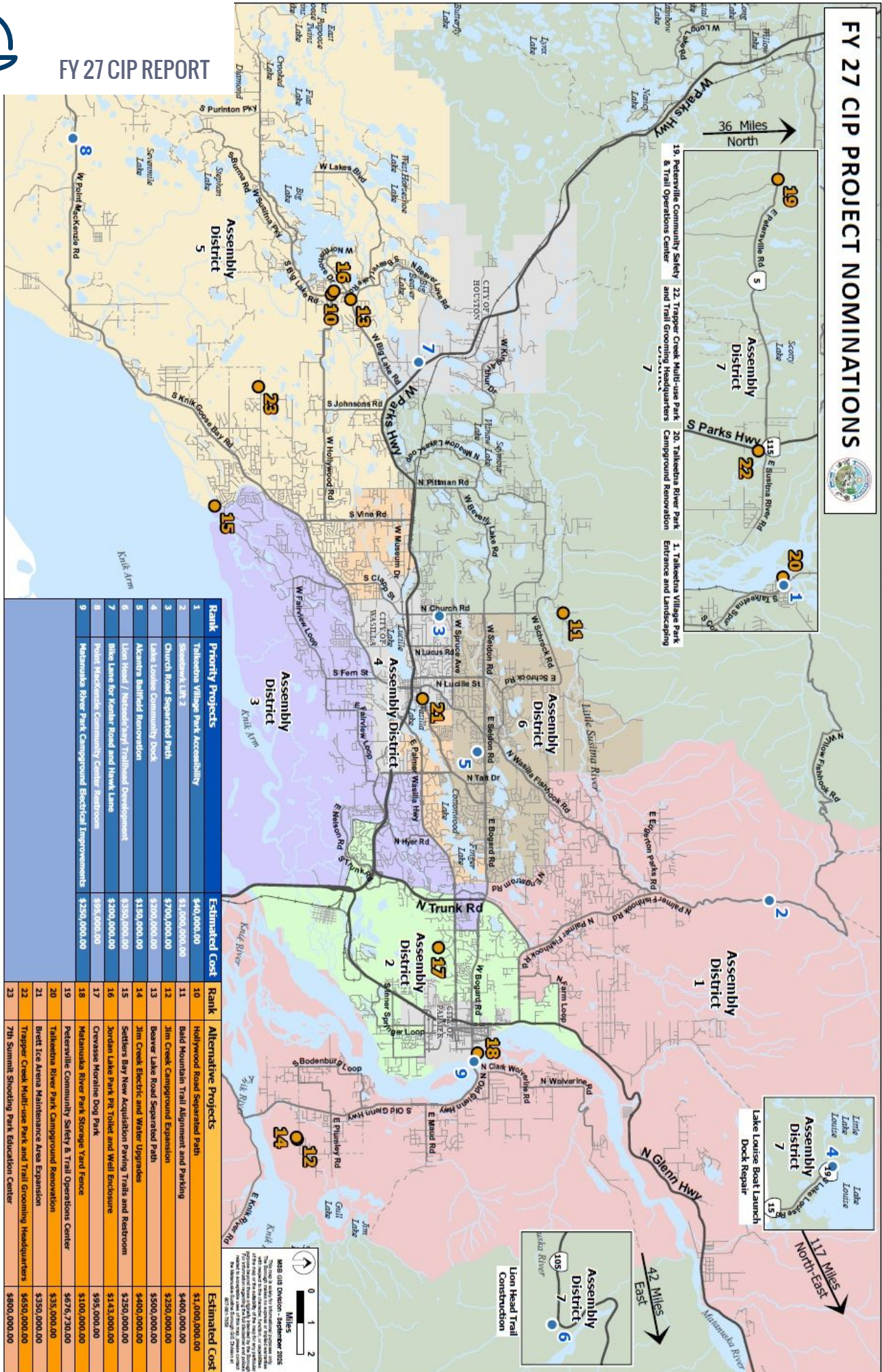
#9 Matanuska River Campground Electrical Improvements



The current electrical system at this Campground is at the end of its useful lifespan. This project would replace the system and keep the campground functioning as a popular attraction for both residents and visitors.



FY 27 CIP REPORT





SCHEDULE & PROCESS

MSB Code 3.04.060 requires that the MSB Manager submit the Capital Improvement Program projects to the Planning Commission for review and comment prior to presentation to the MSB Assembly. The CIP list and the Manager's recommendations are formalized via Borough Assembly Resolution. Assembly approval of the CIP list does not guarantee funding.

Following approval, the project list will be available to the Manager and the Assembly for inclusion in the annual budget.

FY 2027 CIP Timeline:

DATE	MILESTONE	STATUS
Aug-Sept 2025	Scoring and Ranking	
Oct 2025	Planning Commission	
Nov-Dec 2025	MSB Assembly	
Dec 2025	Approved projects are available for inclusion in the annual capital budget	

MSB Capital Improvement Program (CIP) FY 2027 Nomination Evaluation Sheet			Project Name: Project ID # Name of Evaluator:				
Project Met Criteria: Y/N			Possible Scores				
Score	Weight	Category	0	1	2	3	
	x5	Public Health and Safety	Project has no impact on existing public health and/or safety status	Project addresses a minor public health and/or safety issue, but is not an urgent, continual need or hazard	Project increases public health and/or safety but is not an urgent, continual need or hazard	Project addresses an immediate recognized safety hazard, public health and/or safety need	
	x5	Mandates or Other Legal Requirements	Project is not mandated or otherwise required by court order, judgment, or governmental agreements	Project addresses anticipated mandates, other legal requirements, or governmental agreements	Project addresses an imminent government mandate, grant requirement, court order or judgment, or is required as part of a governmental agreement	Project is due to government mandates, grants, court orders and/or judgments, or is required as part of a governmental agreement	
	x5	Relationship to Current Projects	Project is not related to other projects currently underway by MSB	Project is associated with other projects but is not essential to their completion	Project is linked to other MSB projects currently underway and public dollars will be maximized by combining projects	Project is linked to other projects currently underway and is essential to their completion	If it's not tied to an adopted MSB Plan or left blank, does it align with one of these Strategic Goals? If so, to what scale? *Economic Growth & Diversification *Deliver High Quality Service *Managing Growth
	x4	Quality of Life/Health & Wellness	Project does not affect the quality of life or health & wellness of MSB residents	Project moderately impacts the quality of life or health & wellness of a small percentage of MSB residents	Project greatly impacts the quality of life or health & wellness of a specific group of MSB residents	Project greatly impacts the quality of life or health & wellness for a wide range of MSB residents	
	x4	MSB Policies and Priorities	Project is not specifically mentioned in any Borough plan, and is vaguely tied to a goal or objective	Project is not specifically mentioned in any Borough plan, but clearly aligns with a goal or objective of a Borough plan	Project is specifically mentioned in a Borough plan as a community priority	Project is specifically mentioned in a Borough plan and directly relates to the Assembly's Strategic Plan	
	x3	Funding Status	Project cost has not been identified.	Project cost has been identified but there are no known funding sources.	Project cost has been identified and there are secured funding sources	Project has already received partial funding and is underway	
	x3	External Funding	0-25% known external funding source	26-50% known external funding source	51-75% known external funding source	76-100% known external funding source	
	x3	Environmental Quality	Project will have a negative effect on the environmental quality of the Borough	Project will not affect the environmental quality of the Borough	Project will improve current ecosystem services being provided to the Borough	Project will enhance the environment and provide added ecosystem services to the Borough	
	x2	Resolution or Letter of Support	Project has a resolution or letter in opposition to the project	Project does not have a resolution or letter of opposition or support	Project has a letter of support from an individual	Project has a resolution or letter of support from a community council, city, MSB Department, or other governing body	
	x2	Energy Conservation	Project would increase energy consumption	Project would neither increase nor decrease energy consumption	Project would conserve energy and provide a 20-year or less payback on investment dollar	Project would conserve energy and provide a 10-year or less payback on investment dollar	
Total =	0						

By: Natasha Heindel
Introduced: October 6, 2025
Public Hearing: October 20, 2025
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION SERIAL NO. 25-19**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING ADOPTION OF THE FISCAL YEAR (FY) 2027 CAPITAL
IMPROVEMENT PROGRAM (CIP).

WHEREAS, the Capital Improvement Program (CIP) is a program managed by the Planning and Land Use Department designed to solicit, prioritize, and recommend public infrastructure project nominations from the community and Borough departments on an annual basis; and

WHEREAS, the CIP provides the Assembly with a prioritized list of community-supported infrastructure projects for consideration during annual Borough budget deliberations; and

WHEREAS, the CIP provides the Assembly with a vetted list of community infrastructure and public facility projects to be included in the annual state and federal legislative priorities list; and

WHEREAS, the CIP is a budget planning tool used by governments to plan for annual investments necessary to build important public infrastructure over a six-year budget period; and

WHEREAS, in the 2023 Strategic Plan, the Assembly identified three Focus Areas: Economic Growth and Diversification, Delivering High Quality Services, and Managing Growth; and

WHEREAS, under the Managing Growth focus area, identifying and documenting needed public infrastructure and supporting its development was called out as a strategy under Economic Growth and Diversification focus area, the CIP is a tool that assists with the implementation of the MSB 2023-2028 Strategic Plan focus area goals; and

WHEREAS, investment in community infrastructure is a function of the Matanuska-Susitna Borough government and supports residents' quality of life, recreation opportunities, tourism, and the economy; and

WHEREAS, the FY27 CIP valid nominations included twenty-three (23) projects; and

WHEREAS, the nine (9) top-ranked projects being presented for FY27 CIP include:

- 1) Talkeetna Village Park Entrance and Landscaping
- 2) Skeetawk Lift 2
- 3) Church Road Separated Path (Spruce Avenue to Seldon Road)
- 4) Lake Louise Boat Launch Dock
- 5) Alcantra Ballfield Repair
- 6) Lion Head Trail Construction
- 7) Kenlar Road and Hawk Lane Separated Path

8) Matanuska River Park Campground Electrical Improvements

9) Point MacKenzie Community Center Vault Restroom

These nine projects, if approved, will make up the FY27 CIP project list; and

WHEREAS, MSB code 03.04.060 requires that the Borough Manager submit a Capital Improvement Program to the Planning Commission for review and comment annually.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends to the Assembly the adoption of the FY27 Capital Improvement Program project list.

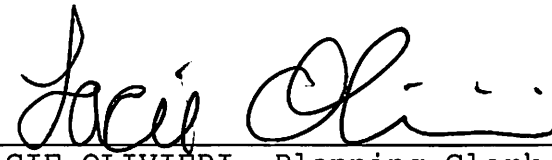
NOW, THEREFORE, BE IT FURTHER RESOLVED, that the MSB Planning Commission hereby recommends that the MSB Assembly allocate or seek funding to support the construction or advancement of projects identified in the FY27 Capital Improvement Program.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 20 day of October, 2025.



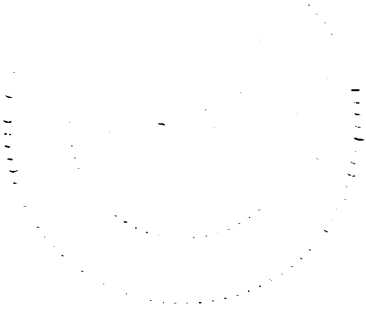
RICHARD ALLEN, CHAIR

ATTEST:



LACIE OLIVIERI, Planning Clerk

(SEAL)



yes: McCabe, Scoggin, Allen, Carpenter, Collins

no: None