

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

AGENDA OF: January 6, 2026

ASSEMBLY ACTION:

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

Route To	Signatures
Originator	Marcia vonEhr
Finance Director	 X Cheyenne Heindel Signed by: Cheyenne Heindel 12/10/2025
Borough Attorney	X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos 12/10/2025
Borough Manager	X Michael Brown Signed by: Mike Brown 12/16/2025
Borough Clerk	X Estelle Wiese for LM Signed by: Estelle Wiese

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

SUMMARY STATEMENT:

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

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

for this local improvement district.

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

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

RECOMMENDATION OF ADMINISTRATION:

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: January 6, 2026

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FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED NTE \$113,105	FUNDING SOURCE Revolving Loans LIDS
FROM ACCOUNT # 620.000.000 4xx.xxx	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY: 1 2 / 1 0 / 2 0 2 5  L i e s e l Z a n t o S i g n e d b y : L i e s e l Z a n t o	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous	113.1					
TOTAL OPERATING	113.1					

CAPITAL						
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	113.1					
TOTAL	113.1					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	 Recoverable Signature
	 C h e y e n n e H e i n d e l S i g n e d b y : C h e y e n n e H e i n d e l

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

LID664 E Yarrow Road map



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

SPECIAL ASSESSMENT PER LOT \$8,078.93

Matanuska-Susitna Borough
Real Property Selection List by Account Number
 LID664 YARROW ROAD

December 8, 2025

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

IM 26-003

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

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

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

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