

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO PURCHASE THE ADJACENT LOT NEXT TO THE BIG LAKE LIONS RECREATION CENTER IN THE AMOUNT OF \$110,000 AND CLASSIFY THE LAND AS "RESERVED USE LANDS" FOR THE PURPOSE OF A SEWER SYSTEM LOT. (MSB008202)

**AGENDA OF:** February 3, 2026

**ASSEMBLY ACTION:**

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator	<div>1 / 14 / 2026</div> <div>X      L i s a   G r a y</div> <div>Signed by: Lisa Gray</div>
Land & Resource Management Manager	<div>1 / 21 / 2026</div> <div>X      J o e   M e t z g e r</div> <div>Signed by: Joe Metzger</div>
Community Development Department Director	<div>1 / 21 / 2026</div> <div>X      J i l l i a n   M o r r i s s e y</div> <div>Signed by: Jillian Morrissey</div>
Finance Director	<div>1 / 22 / 2026</div> <div> Recoverable Signature</div> <div>X      C h e y e n n e   H e i n d e l</div> <div>Signed by: Cheyenne Heindel</div>
Borough Attorney	<div>1 / 22 / 2026</div> <div>X      N i c h o l a s   S p i r o p o u l o s</div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div>1 / 22 / 2026</div> <div>X      M i c h a e l   B r o w n</div> <div>Signed by: Mike Brown</div>
Borough Clerk	<div>1 / 23 / 2026</div> <div>X      L o n n i e   M c K e c h n i e</div> <div>Signed by: Lonnie McKechnie</div>

**ATTACHMENT(S):** Vicinity Map (1 pp)

Information Memorandum No. 25-167 (2 pp)

Ordinance Serial No. 26-015 (2 pp)

**SUMMARY STATEMENT:**

The Community Development Department recommends purchasing the adjacent lot next to the Big Lake Lions Recreation Center (center) and classify the land as "Reserved Use Lands". The lot is known as 2914 S. Lions Circle, Lot 5, Power Sports Subdivision (tax account 53608000L005), containing 2.02 acres more or less, hereafter referred to as the "property". A portion of the center's sewer system is located on the property which is allowed under the Sewer

Easement Agreement recorded March 8, 2019, at serial number 2019-004003-0 in the Palmer Recording District. Acquiring the property will ensure adequate space for future sewer system replacement, should the existing system fail, and provide opportunities for expansion, such as additional parking. The purchase price is \$110,000 which is fair market value based on a third-party appraisal.

In July 2025 the Borough purchased the center and at that time a Facility Condition Assessment Report was completed and presented to the Assembly. The report stated the septic system appeared to be in excellent condition. The system was installed in 2013, and the drain field is located on the adjacent property to the west. In October 2024, the Community Development Director recommended acquiring the property to protect the easement and support future needs. The cost to acquire the property was included in the Operations: Cost & Needs chart. On August 5, 2025, the Assembly was presented with an Information Memorandum (IM 25-167) notifying them of the proposed land acquisition.

Land Management proposes funding the purchase through the Land Management Fund as permitted under MSB 23.05.070(D)(2).

Public Notice was completed in accordance with MSB 23.05.025 and landowners within 600 feet of the property have been notified of the proposed acquisition and land classification. Additionally, notices were published in the Frontiersman and posted in the Big Lake Post Office, and on the Borough website. The Big Lake Community Council, Big Lake Chamber of Commerce, and local Road Service Area and Fire Service Area boards were also asked to comment. There were no objections received.

An interdepartmental review was done and there were no objections from Borough Departments.

**RECOMMENDATION OF ADMINISTRATION:**


It is recommended the Assembly approve the purchase of Lot 5, Power Sports Subdivision, Plat 89-43, in the Palmer Recording District, Third Judicial District, State of Alaska and classify the land as "Reserved Use Lands" for the purpose of a sewer system lot.

## MATANUSKA-SUSITNA BOROUGH

## FISCAL NOTE

Agenda Date: February 3, 2026

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO PURCHASE THE ADJACENT LOT NEXT TO THE BIG LAKE LIONS RECREATION CENTER IN THE AMOUNT OF \$110,000 AND CLASSIFY THE LAND AS "RESERVED USE LANDS" FOR THE PURPOSE OF A SEWER SYSTEM LOT. (MSB008202)

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$110,000	FUNDING SOURCE Land Management Permanent Fund
FROM ACCOUNT # 203 262.400	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY: <div style="text-align: right;">1 / 2 1 / 2 0 2 6</div> <div style="text-align: center;">            Liesel Zanto         </div> <div style="text-align: center;">Signed by: Liesel Zanto</div>	[Redacted Project Information]
[Redacted Project Information]	

## EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures	110.0					
Grants, Claims						
Miscellaneous						
TOTAL OPERATING	110.0					

CAPITAL						
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REVENUE						
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## FUNDING:



(Thousands of Dollars)

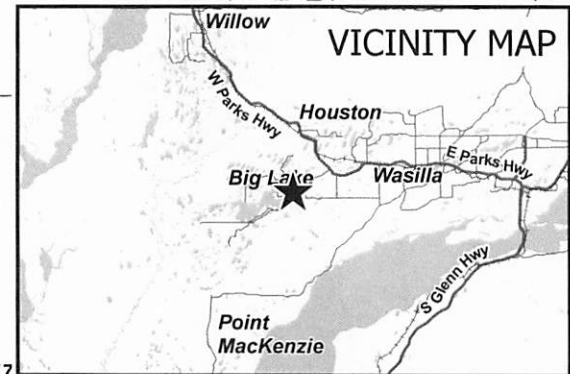
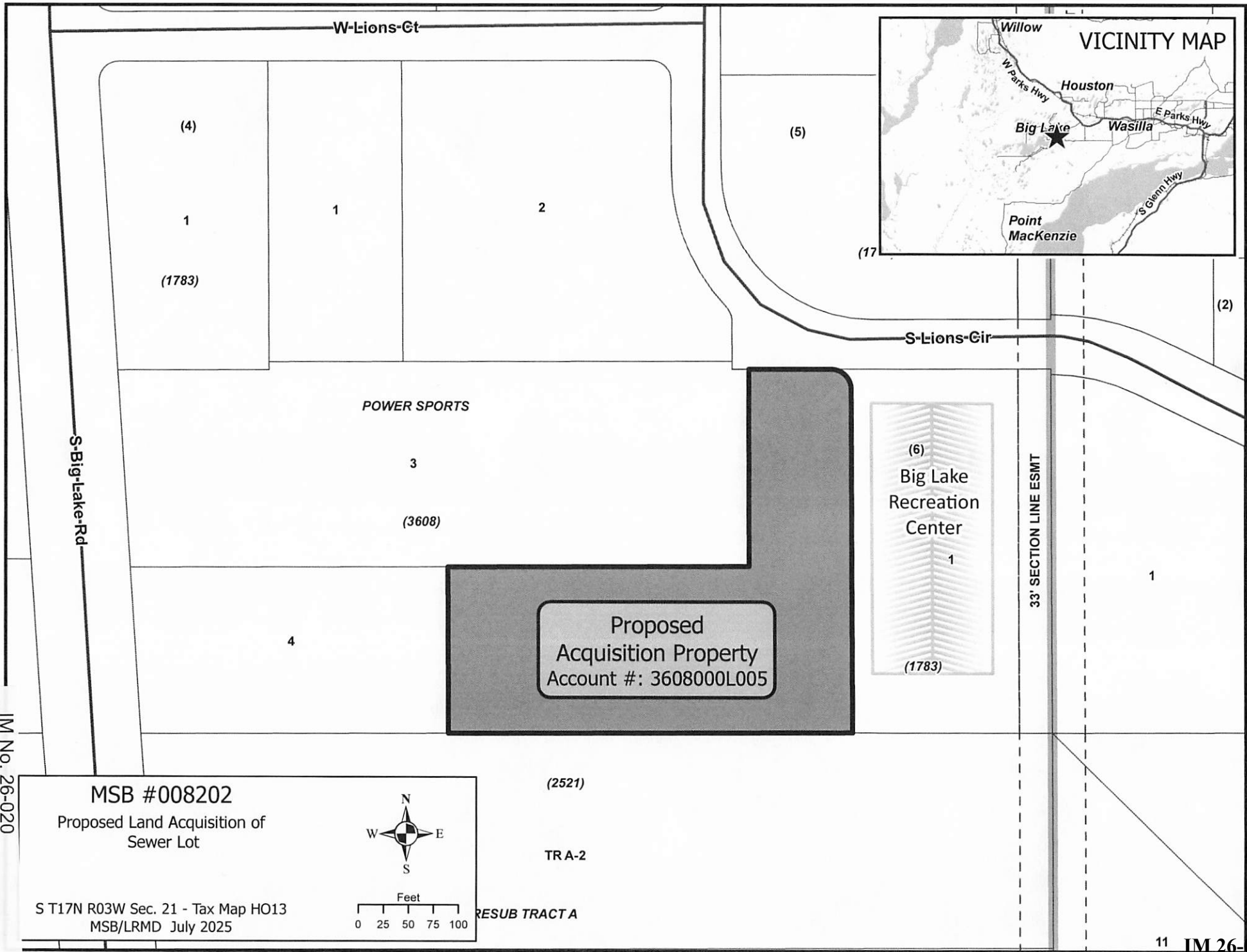
General Fund						
State/Federal Funds						
Other	110.0					
TOTAL	110.0					

## POSITIONS:

Full-Time						
Part-Time						
Temporary						

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

APPROVED BY:	 Recoverable Signature
	<div style="text-align: center;">            Cheyenne Heindel         </div> <div style="text-align: center;">Signed by: Cheyenne Heindel</div>



**MSB #008202**  
Proposed Land Acquisition of  
Sewer Lot

S T17N R03W Sec. 21 - Tax Map HO13  
MSB/LRMD July 2025

Feet  
0 25 50 75 100

Compass rose showing North (N), South (S), East (E), and West (W).

**SUBJECT: ASSEMBLY NOTIFICATION OF A LAND ACQUISITION OF THE SEWER SYSTEM LOT THAT SERVES THE BIG LAKE RECREATION CENTER. (MSB008202)**

**AGENDA OF: August 5, 2025**

**ASSEMBLY ACTION: Presented to the Assembly 08/05/25 - BJH**

**AGENDA ACTION REQUESTED: For information only.**

Route To	Signatures
Originator	7/23/2025 X Lisa Gray Signed by: Lisa Gray
Land & Resource Management Manager	7/23/2025 X Joe Metzger Signed by: Joe Metzger
Community Development Department Director	7/23/2025 X Jillian Morrissey Signed by: Jillian Morrissey
Finance Director	7/23/2025 X Liesel Zanto for C.H. Signed by: Liesel W. Zanto
Borough Attorney	7/23/2025 X John Aschenbrenner Signed by: John Aschenbrenner
Borough Manager	7/23/2025 X Michael Brown Signed by: Mike Brown
Borough Clerk	7/24/2025 X Lonnie McKechnie Signed by: Lonnie McKechnie

**ATTACHMENT(S):** Map (1 pp)

**SUMMARY STATEMENT:**

The Community Development Department proposes purchasing Lot 5, Power Sports Subdivision, MSB tax account 536080000L005 containing approximately two (2) acres which contains the septic field that serves the Big Lake Recreation Center. A sewer easement agreement was recorded March 8, 2019, at serial number 2019-004003-0 and allows the septic field to be located on said property. Ownership

of the property will allow for a replacement of the septic field area if the current system fails. The property is privately owned.

Land & Resource Management proposes using the Land Management Permanent Funds for land acquisition.