

**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	X Lisa Gray Signed by: Lisa Gray 1 / 1 4 / 2 0 2 6
Land & Resource Management Manager	X Joe Metzger Signed by: Joe Metzger 1 / 2 1 / 2 0 2 6
Community Development Department Director	X Jillian Morrissey Signed by: Jillian Morrissey 1 / 2 1 / 2 0 2 6
Finance Director	X Cheyenne Heindel Signed by: Cheyenne Heindel 1 / 2 2 / 2 0 2 6
Borough Attorney	X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos 1 / 2 2 / 2 0 2 6
Borough Manager	X Michael Brown Signed by: Michael Brown 1 / 2 3 / 2 0 2 6
Borough Clerk	X Lonnie McKeechnie Signed by: Lonnie McKeechnie 1 / 2 3 / 2 0 2 6

**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

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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:  X Liesel Zantos Signed by: Liesel Zantos	

**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						
<b>TOTAL OPERATING</b>	<b>110.0</b>					

CAPITAL						
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REVENUE						
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**FUNDING:** (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	110.0					
<b>TOTAL</b>	<b>110.0</b>					

**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

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

APPROVED BY:	 Recoverable Signature X Cheyenne Heindel
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Signed by: Cheyenne Heindel

W-Lions-Ct

(4)

1

1

2

(5)

(1783)

S-Big-Lake-Rd

POWER SPORTS

3

(3608)

4

Proposed  
Acquisition Property  
Account #: 3608000L005

(17)

S-Lions-Cir

(2)

(6)  
Big Lake  
Recreation  
Center

1

33 SECTION LINE ESTM

1

(2521)

TR A-2

MSB #008202

Proposed Land Acquisition of  
Sewer Lot



Feet  
0 25 50 75 100

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

RESUB TRACTA

VICINITY MAP



**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	X Lisa Gray SIGNED BY: LISA GRAY 7/23/2025
Land & Resource Management Manager	X Joe Metzger SIGNED BY: JOE METZGER 7/23/2025
Community Development Department Director	X Jillian Morrissey SIGNED BY: JILLIAN MORRISSEY 7/23/2025
Finance Director	X Liesel Zanto for CH SIGNED BY: LIESEL WELAND 7/23/2025
Borough Attorney	X John Aschenbrenner SIGNED BY: JOHN ASCHENBRENNER 7/23/2025
Borough Manager	X Michael Brown SIGNED BY: MICHAEL BROWN 7/23/2025
Borough Clerk	X Lonnie McKechnie SIGNED BY: LONNIE MCKECHNIE 7/24/2025

**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.