

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 - 907-861-8683

BOROUGH MAYOR

Edna DeVries

BOROUGH CLERK

Lonnie R. McKechnie, CMC

BOROUGH MANAGER

Michael Brown

BOROUGH ATTORNEY

Nicholas Spiropoulos



BOROUGH ASSEMBLY

Michael Bowles, District 1
Stephanie Nowers, District 2
Dee McKee, District 3
Maxwell Sumner, District 4
Bill Gamble, District 5
Dmitri Fonov, District 6
Ron Bernier, District 7

ASSEMBLY AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, AUGUST 4, 2026

WAYS TO PARTICIPATE IN THE ASSEMBLY MEETING IF YOU CANNOT ATTEND IN PERSON:

IN WRITING:

- * You can submit written comments to leg.com@matsugov.us

TELEPHONIC TESTIMONY:

- * Dial 1-855-225-2326
- * You will hear "Joining conference" when you are admitted to the meeting.
- * You will be automatically muted and able to listen to the meeting.
- * When the Mayor announces audience participation or a public hearing you would like to speak to, press *3; you will hear "Your hand has been raised."
- * When it is your turn to testify you will hear "Your line has been unmuted."
- * State your name for the record, spell your last name, and provide your testimony.

OBSERVE: observe the meeting via the live stream video at:

- * <https://matanuska.legistar.com/Calendar.aspx>
- * <https://www.facebook.com/MatSuBorough>
- * Matanuska-Susitna Borough - YouTube

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

[26-111](#)

A. Assembly Special Meeting Minutes: 06/16/26

B. Assembly Regular Meeting Minutes: 06/16/26

Attachments: [08/04/26 - Minutes for Packet](#)

VI. REPORTS/CORRESPONDENCE

A. AGENCY REPORTS (MSB 2.12.082; Seven minutes per person)

1. Reports From Cities

2. Matanuska-Susitna Borough School District

3. State of Alaska

B. COMMITTEE REPORTS

1. Joint Assembly/School Board Committees

2. Assembly Public Relations

C. MANAGER COMMENTS

1. State/Federal Legislation

2. Strategic Planning Issues

D. ATTORNEY COMMENTS

E. CLERK COMMENTS

F. CITIZEN AND OTHER CORRESPONDENCE

[26-112](#)

1. Big Lake Community Council: 04/14/26, 05/12/26, 06/09/26
2. Greater Talkeetna Community Council: 06/11/26
3. Local Road Service Area Advisory Board: 05/21/26
4. Midway RSA Board of Supervisors: 04/08/26
5. South Colony RSA Board of Supervisors: 04/08/26
6. West Lakes FSA Board of Supervisors: 06/08/26

Attachments: [08/04/26 - Citizen and Correspondence](#)

G. INFORMATIONAL MEMORANDUMS

[IM 26-142](#)

Reporting The Conclusion Of The 2026 Lake Level Analysis Report.

Attachments: [IM 26-142](#)

[IM 26-143](#)

Reporting Conclusion Of Contract No. 26-073B with Tutka, LLC. For A Total Contract Amount Of \$959,226.54 For The Circle View Dikes Repair Project.

Attachments: [IM 26-143](#)

[IM 26-146](#)

Reporting Conclusion Of Contract No. 25-177B with QAP For a Total Contract Amount Of \$1,249,897.03 For The Meadow Lakes Loop Improvements Project.

Attachments: [IM 26-146](#)

[IM 26-147](#)

Notifying The Assembly That The Manager Intends To Enter Into A Five-Year Lease Agreement With The Alaska State Department Of Transportation And Public Facilities, For Continued Operation Of The Willow Elementary School Site Described As Parcel A, Section 17, Township 19 North, Range 4 West, Seward Meridian, Situated On Willow Airport Property, Consisting Of Approximately 882,874 Square Feet, For An Annual Lease Payment Of \$65,332.68.

Attachments: [IM 26-147](#)

[IM 26-155](#)

Reporting The Conclusion Of Contract For Bid No. 23-055P With Heartland Water Technology, Inc. For A Final Contract Amount Of \$5,995,000 For The Design And Build Of A Leachate Reduction System.

Attachments: [IM 26-155](#)

VII. SPECIAL ORDERS

A. AUDIENCE PARTICIPATION (You can speak under one of the audience participations on the agenda, but not both; Three Minutes Per Person.)

B. PUBLIC HEARINGS (Three Minutes Per Person.)

[OR 26-080](#) An Ordinance Adopting The Areawide Power To Acquire Public Rights-Of-Way, Design And Construct Roads, Streets, Sidewalks, And Related Drainage Facilities; And To Submit The Question To The Qualified Areawide Voters At The November 3, 2026, Regular Election.

Attachments: [OR 26-080](#)
[IM 26-126](#)
[Areawide Transportation Authority Ballot Proposition](#)
[08/04/26 - Transportation Advisory Board Resolution](#)

[OR 26-081](#) An Ordinance Changing School Board Terms From 3 Year Terms To 4 Year Terms, Providing For Transitory Terms To Align School Board And Assembly District Terms, And To Submit The Question To The Qualified Areawide Voters At The November 3, 2026, Regular Election.

Sponsors: Fonov, McKee and Bernier

Attachments: [OR 26-081](#)
[IM 26-127](#)

[OR 26-083](#) An Ordinance Adopting MSB 1.10.170 And MSB 3.35, 3 Percent Areawide Sales Tax, Enacting An Areawide Real Property Tax Cap Of 4 Mills, And Submitting The Proposition To The Voters At The November 3, 2026, Regular Borough Election.

Sponsors: Bernier

Attachments: [OR 26-083](#)
[IM 26-129](#)

[OR 26-085](#) An Ordinance Defining A Newspaper Of General Circulation And The Words Publish Or Publication.

Sponsors: Gamble

Attachments: [OR 26-085](#)
[IM 26-132](#)

[OR 26-073](#) An Ordinance Accepting And Appropriating \$5,000 From The Scotty Gomez Foundation For Any Improvements To Big Lake Lions Recreation Center.
RS 26-058: A Resolution Approving The Scope Of Work And Budget For Any Improvements To The Big Lake Lions Recreation Center.

Attachments: [OR 26-073](#)
[RS 26-058](#)
[IM 26-118](#)

[OR 26-074](#) An Ordinance Reappropriating \$400,000 From Central Mat-Su Fire Service Area Fund Balance To The Central Mat-Su FSA Facilities And Vehicles Project For Perfluoroalkyl Substances Mitigation And Remediation Activities.
RS 26-059: A Resolution Approving The Scope Of Work And Budget For Perfluoroalkyl Substances Mitigation And Remediation Activities.

Attachments: [OR 26-074](#)
[RS 26-059](#)
[IM 26-119](#)

[OR 26-075](#) An Ordinance Approving An Appropriation Of \$275,000 From The West Lakes Fire Service Area Fund Balance To A Project To Upgrade Radios.
RS 26-060: A Resolution Approving The Scope Of Work And Budget For A Project To Upgrade Radios For The West Lakes Fire Service Area.

Attachments: [OR 26-075](#)
[RS 26-060](#)
[IM 26-120](#)

[OR 26-076](#) An Ordinance Approving An Appropriation Of \$25,000 From The West Lakes Fire Service Area Fund Balance To A Project To Purchase A New Brush Skid Unit.
RS 26-061: A Resolution Approving The Scope Of Work And Budget For A Project To Purchase A New Brush Skid Unit For The West Lakes Fire Service Area.

Attachments: [OR 26-076](#)
[RS 26-061](#)
[IM 26-121](#)

[OR 26-077](#) An Ordinance Amending The Composition Of The Borough Fish And Wildlife Commission To Reduce The Membership From 8 Voting Members To 7 Voting Members.

Sponsors: DeVries

Attachments: [OR 26-077](#)
[IM 26-123](#)

[OR 26-078](#) An Ordinance Amending MSB 15.39.190(D) And MSB 24.30.030(B)(10) To Require Deliberations To Be Held In Open Session.

Sponsors: DeVries

Attachments: [OR 26-078](#)
[IM 26-124](#)

[OR 26-079](#) An Ordinance Amending MSB 2.12.112(F) To Clarify The Effective Date Of Assembly Action When A Motion To Reconsider Is Withdrawn Or Fails.

Sponsors: DeVries

Attachments: [OR 26-079](#)
[IM 26-125](#)

[OR 26-082](#) An Ordinance To Decrease The Marijuana Sales Tax Levy From 5 Percent To 3 Percent.

Sponsors: Bowles

Attachments: [OR 26-082](#)
[IM 26-128](#)
[08/04/26 - Marijuana Sales Tax Rate Decrease Proposal](#)

[OR 26-084](#) An Ordinance Reappropriating \$110,000 From The Land Management Permanent Fund To The Big Lake Lions Recreation Center Project For The Purchase Of The Adjacent Lot.
(MSB008202)
RS 26-063: A Resolution Approving The Scope Of Work And Budget For The Purchase Of The Lot Adjacent To The Big Lake Lions Recreation Center.

Attachments: [OR 26-084](#)
[RS 26-063](#)
[IM 26-130](#)

[OR 26-086](#) An Ordinance Approving Time Extension Of The Areawide Budget Appropriations For The Bradley Road Bridge Replacement Over Trapper Creek Project, The 2024 Shirley Towne Bridge Maintenance Project, And The 2024 Montana Creek Bridge Maintenance And Armoring Project To June 30, 2029.
RS 26-067: A Resolution Approving The Scopes Of Work And Budgets For Six Bridge Projects.

Attachments: [OR 26-086](#)
[RS 26-067](#)
[IM 26-137](#)

[OR 26-087](#) An Ordinance Accepting And Appropriating \$323,298.14 From The Alaska State Department Of Health And Social Services, Approving The Scope Of Work And Budget For Human Services Community Matching Grant Program.
RS 26-069: A Resolution Approving The Scope Of Work And Budget For The Human Services Community Matching Grant Program.
RS 26-070: A Resolution Allocating Fiscal Year 2027 Human Services Community Matching Grant Program Funding To Non-Profit Agencies For The Provision Of Critically Needed Essential Health And Social Services To The Citizens Of The Borough.

Attachments: [OR 26-087](#)
[RS 26-069](#)
[RS 26-070](#)
[IM 26-140](#)

C. AUDIENCE PARTICIPATION (You can speak under one of the audience participations on the agenda, but not both; Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 26-077](#) A Resolution Amending The Budget For The Dorothy Swanda Jones Building Environmental Systems Maintenance And Repair Project; And Approving The Scope Of Work And Budget For The Animal Care Facility Drainfield Replacement Project.

Attachments: [RS 26-077](#)
[IM 26-156](#)

2. ACTION MEMORANDUMS

[AM 26-100](#) Award Of Bid No. 27-003B To Northern Asphalt Construction, Inc. In The Contract Amount Of \$327,234 To Construct And Improve South Adele Circle And South August Circle.

Attachments: [AM 26-100](#)

[AM 26-101](#) Approval Of Change Order No. 2 For Contract No. 25-114P With Strong Data, Inc. To Add \$61,000 To The Current Contract For Providing Enterprise Waste Management Software.

Attachments: [AM 26-101](#)

[AM 26-102](#) Authorizing The Manager To Enter Into A Memorandum Of Agreement With The Alaska State Department Of Transportation And Public Facilities Regarding The Reconstruction And Transfer Of Roads In Connection With The Big Lake Road Milepost 3.6 To 9.1 Rehabilitation Project.

Attachments: [AM 26-102](#)

VIII. UNFINISHED BUSINESS

[OR 26-071](#) An Ordinance Approving An Additional Land Classification For 16 Borough-Owned Properties Along Deshka River As Watershed Lands For The Purpose Of Fish Habitat.

Sponsors: Gamble

Attachments: [OR 26-071](#)
[IM 26-114](#)

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 08/18/26, Assembly Chambers)

[OR 26-031](#) An Ordinance Amending MSB 17.73, Multifamily Development Design Standards, To Align Permitting And Design Standards With The Scale And Complexity Of Development Projects.

Sponsors: Sumner

Attachments: [OR 26-031](#)
[IM 26-045](#)

[OR 26-067](#) An Ordinance Conveying And Merging The Borough's Development Rights Interest With The Agricultural Rights Title For Fee Simple Title With Agricultural Covenants For Tax Id Nos. 85370001002 And 85370001003, To Paul And Margaret Cook, And Cook Raevsky Ezra LK, LLC., Respectively.

Attachments: [OR 26-067](#)
[IM 26-110](#)

[OR 26-088](#) An Ordinance To Retain For Public Purpose Three Parcels Which Were Acquired By The Borough Through Tax Foreclosure.

Attachments: [OR 26-088](#)
[IM 26-144](#)

[OR 26-089](#) An Ordinance Accepting And Appropriating \$300,000 From The Rasmuson Foundation For The Matanuska River Park And Campground Upgrades; And The Alaska Long Trail Gateway Installation.
RS 26-072: A Resolution Approving The Scope Of Work And Budget For The \$300,000 Grant From The Rasmuson Foundation For The Matanuska River Park And Campground Upgrades; And The Alaska Long Trail Gateway Installation.

Attachments: [OR 26-089](#)
[RS 26-072](#)
[IM 26-145](#)

[OR 26-090](#) An Ordinance Accepting And Appropriating \$1,537.50 From The Alaska State Department Of Fish And Game, Passed Through The Palmer Soil And Water Conservation District.
RS 26-073: A Resolution Approving The Amended Budget Of The Caswell Creek/Caswell Lake Rehabilitation Project.

Attachments: [OR 26-090](#)
[RS 26-073](#)
[IM 26-148](#)

[OR 26-091](#) An Ordinance Approving The Land Classification Of A Borough-Owned Property (Tax Id No. 27N05W18A001) Near Milepost 123 Of The Parks Highway, As Reserved Use Land For The Purpose Of A Shooting Range.

Attachments: [OR 26-091](#)
[IM 26-150](#)

[OR 26-092](#) An Ordinance Approving The Land Classification Of A Borough-Owned Property (Tax Id No. 20N04W08A001) Near Milepost 77 Of The Parks Highway, As Reserved Use Land For The Purpose Of A Shooting Range.

Attachments: [OR 26-092](#)
[IM 26-151](#)

[OR 26-093](#) An Ordinance Accepting And Appropriating A Grant In The Amount Of \$100,000 From The Alaska State Department Of Natural Resources, Division Of Forestry And Fire Protection, For A Project For Disposal Of Debris From Firewise Clearing Projects.
RS 26-075: A Resolution Approving The Scope Of Work And Budget For An Alaska State Department Of Natural Resources, Division Of Forestry And Fire Protection Grant, For A Project For Disposal Of Debris From Firewise Clearing Projects.

Attachments: [OR 26-093](#)
[RS 26-075](#)
[IM 26-152](#)

[OR 26-094](#) An Ordinance Approving A Reappropriation Of \$125,000 From Solid Waste Project Fund No. 25048-2400-2429; And \$158,000 From Solid Waste Project Fund No. 25020-2400-2414; And \$962,000 From The Solid Waste Enterprise Fund To Solid Waste Project Fund No. 25007 For The Design And Build Of The Central Landfill Household Hazardous Waste Facility.
RS 26-076: A Resolution Approving The Amended Scopes Of Work And Budgets For The Solid Waste Project Fund No. 25048-2400-2429; The Solid Waste Project Fund No. 25020-2400-2414; And The Solid Waste Enterprise Fund To Solid Waste Project Fund No. 25007 For The Design And Build Of The Central Landfill Household Hazardous Waste Facility.

Attachments: [OR 26-094](#)
[RS 26-076](#)
[IM 26-153](#)

[OR 26-095](#) An Ordinance Amending MSB 3.04.077(A) To Lower The Areawide Real Property Tax Cap From 9.5 Mills To 7 Mills.

Sponsors: Bowles

Attachments: [OR 26-095](#)
[IM 26-154](#)

[OR 26-097](#) An Ordinance Reappropriating \$26,376.35 From The Pioneer Peak Trailhead Project Fund And \$23,589 From The Big Lake Lions Recreation Center Project Fund, To A Wasilla Pool Repair Project Fund.
RS 26-079: A Resolution Approving The Scope Of Work And Budget For The Wasilla Pool Repair Project.

Attachments: [OR 26-097](#)
[RS 26-079](#)
[IM 26-159](#)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

[26-114](#) Mayoral Requests for Confirmation

Attachments: [08/04/26 - Vacancy Report](#)

C. OTHER NEW BUSINESS

1. Motion to Rescind - Assemblymember Bowles

[OR 26-072](#) An Ordinance Adopting MSB 3.15.036 \$75,000, Owner-Occupied Residential Real Property Exemption And MSB 1.10.170, 1 Percent Areawide Sales Tax (With Exemptions For Sales Within The Cities); And Submitting The Proposition To The Voters At The November 3, 2026, Regular Borough Election.

Sponsors: Nowers

Attachments: [OR 26-072](#)
[IM 26-117](#)
[06/16/26 - Fonov Adopted Amendment](#)
[07/21/26 - McKee Reconsideration](#)
[08/04/26 - Bowles Rescind Notice](#)
[08/04/26 - Updated Sales Tax Projections Post Amendment](#)

D. REFERRALS (For Referral To The Planning Commission For 90 Days Or Other Date Specified By The Assembly)

XI. RECONSIDERATION

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

Disabled Persons Needing Reasonable Accommodation In Order To Participate At An Assembly Meeting Should Contact The Borough ADA Coordinator At (907) 861-8432 At Least One Week In Advance Of The Meeting.