

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

Tim Hale, District 1
Stephanie Nowers, District 2
Dee McKee, District 3
Robert Yundt, 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 6, 2024

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

- [24-101](#)
- A. Special Meeting Minutes: 05/21/24
 - B. Regular Meeting Minutes: 05/21/24
 - C. Special Meeting Minutes: 06/04/24
 - D. Regular Meeting Minutes: 06/04/24
 - E. Special Meeting Minutes: 06/18/24
 - F. Regular Meeting Minutes: 06/18/24
 - G. Regular Meeting Minutes: 07/16/24

- Attachments:** [052124 - SIGNED - Asssembly Special Meeting Minutes](#)
[052124 - SIGNED - Asssembly Regular Meeting Miute](#)
[060424 - SIGNED - Asssembly Special Meeting Minutes](#)
[060424 - SIGNED - Asssembly Regular Meeting Minutes](#)
[061824 - SIGNED - Asssembly Special Meeting Minutes](#)
[061824 - SIGNED - Asssembly Regular Meeting Minutes](#)
[071624 - SIGNED - Asssembly Regular Meeting Minutes](#)

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**
- 4. Mat-Su Convention and Visitor's Bureau**

B. COMMITTEE REPORTS

- 1. Joint Assembly/School Board Committee On School Issues**
- 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

[24-105](#)

1. Abbreviated Plat: 07/03/24, 07/17/24
2. Big Lake Community Council: 04/23/24, 05/28/24, 06/11/24
3. Butte FSA Board of Supervisors: 01/11/24, 04/11/24
4. Greater Talkeetna RSA Board of Supervisors: 05/09/24
5. Knik-Fairview Community Council: 08/02/23, 09/20/23, 10/18/23, 11/01/23, 11/15/23, 01/17/24, 02/07/24, 02/21/24, 03/20/24, 04/17/24, 05/01/24, 05/15/24, 06/19/24
6. MSB Fish and Wildlife Commission: 05/09/24, 06/06/24
7. Planning Commission: Resolution No. 24-08
8. Platting Board: 06/06/24, 07/03/24
9. South Colony RSA Board of Supervisors: 04/10/24
10. Tanaina Community Council: 05/28/24
11. Waterbody Setback Advisory Board: 06/25/24, 07/09/24
12. West Lakes FSA Board of Supervisors: 06/10/24

Attachments: [08/06/24 - Citizen and Other Correspondence](#)

G. INFORMATIONAL MEMORANDUMS

[IM 24-144](#)

Informing The Assembly Of The Manager Entering Into A Memorandum Of Agreement With The Alaska State Department Of Natural Resources Division Of Mining, Land, And Water For Due Diligence And A Feasibility Study To Determine A Suitable Location For The Development Of A Public Shooting Range In The Jonesville Public Use Area.

Attachments: [IM 24-144](#)

[IM 24-146](#)

Informing The Assembly Of The Manager's Signature On The Letter Of Agreement Between The Borough And The School District For The Federal Emergency Management Agency Grant Funded Seismically Activated Natural Gas Shut Off Valves Project.

Attachments: [IM 24-146](#)

VII. SPECIAL ORDERS

A. PERSONS TO BE HEARD (MSB 2.12.081; Three Minutes Per Person.)

(Requires 11 Days Advance Notice And Must Otherwise Be In Compliance With The Necessary Code Requirements. If No Advance Notice Is Given, Persons Wishing To Speak May Do So Under The Audience Participation Section Of The Agenda.)

B. PUBLIC HEARINGS (Three Minutes Per Person.)

[OR 24-053](#) An Ordinance Repealing MSB 17.48, Mobile Home Park Ordinance, In Its Entirety.

Sponsors: Yundt

Attachments: [OR 24-053](#)
[IM 24-097](#)
[08/06/24 - Yundt Possible Amendment](#)

[OR 24-066](#) An Ordinance Amending MSB Title 24, Animal Care And Regulation.

Attachments: [OR 24-066](#)
[IM 24-124](#)
[08/06/24 - Gamble Two Possible Amendments](#)
[08/20/24 - Yundt and Gamble Possible Amendment](#)

[OR 24-067](#) An Ordinance Establishing MSB 5.25.150 And Placing On The Ballot Of The November 5, 2024, Regular Election, The Unification Of The Willow Fire Service Area And The Caswell Fire Service Area.

RS 24-068: A Resolution Finding The Inclusion Of Properties In And Around The Willow And Caswell Fire Service Areas Into A Single, Unified Fire Service Area, Serves The Public Interest Without Circulation Of A Petition Among The Residents In Said Areas, As Allowed By MSB 5.10.015, Initiation By The Assembly.

Attachments: [OR 24-067](#)
[RS 24-068](#)
[IM 24-126](#)

[OR 24-068](#) An Ordinance Accepting And Appropriating \$292,892.89 In Property Insurance Proceeds Related To The 2022 Windstorm Disaster.

Attachments: [OR 24-068](#)
[IM 24-127](#)

[OR 24-069](#) An Ordinance Amending MSB 2.12, By Adding An Additional Audience Participation To The Agenda And Striking Persons To Be Heard.

Sponsors: Fonov

Attachments: [OR 24-069](#)
[IM 24-128](#)

[OR 24-070](#) An Ordinance Relating To The Construction, Additions, Improvements, Betterments, Repair, Reconstruction, Or Acquisition Of Public Roads And Pathways And Facilities Related Thereto In The Matanuska-Susitna Borough, Together With All Necessary Equipment And Transportation Facilities Including Improving School Access, And The Acquisition Of Lands Or Rights In Lands In Connection Therewith; And A Debt Of The Borough, Authorizing The Issuance Of Areawide General Obligation Bonds Of The Borough In An Amount Not To Exceed The Sum Of \$33,320,000 To Finance The Cost, In Whole Or In Part, Of Such Public Roads, Facilities, And Lands, And Submitting The Proposition To The Voters At The November 5, 2024, Regular Borough Election.

Sponsors: Fonov

Attachments: [OR 24-070](#)
[IM 24-130](#)
[08/06/24 - Gamble Two Possible Amendments](#)

[OR 24-071](#) An Ordinance Approving To Offer Borough-Owned Lot 3, Block 1, Merri Belle Lake Subdivision Property In A Competitive Land Sale With The Minimum Bid Amount Based On Fair Market Value Determination By A Broker's Opinion Of Value.

Attachments: [OR 24-071](#)
[IM 24-131](#)

[OR 24-072](#) An Ordinance Authorizing The Borough To Issue Areawide General Obligation Bonds In The Aggregate Principal Amount Of Not To Exceed \$58,146,600, To Finance The Acquisition, Design, Construction, Major Renovation And Renewal Of Educational And Related Capital Improvement Projects In The Borough, And To Submit The Question Of The Issuance Of Such Bonds To The Qualified Voters Of The Borough At The November 5, 2024, Borough Regular Election.

Sponsors: Yundt

Attachments: [OR 24-072](#)
[IM 24-132](#)
[08/06/24 - Nowers Possible Amendment](#)

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 24-067](#) A Resolution Reactivating The South Lakes Community Council.

Attachments: [RS 24-067](#)
[IM 24-125](#)

[RS 24-073](#) A Resolution Approving The Scope Of Work And Budget For The Wasilla Pool Drainage Repair And Backwash Pit.

Attachments: [RS 24-073](#)
[IM 24-140](#)

[RS 24-074](#) A Resolution Amending The Scope Of Work And Project Title For Palmer High School Boiler Replacement , To Susitna Valley Jr/Sr High School Boiler Replacement.

Attachments: [RS 24-074](#)
[IM 24-141](#)

[RS 24-076](#) A Resolution Amending The Scope Of Work For The Wasilla High School Boiler Replacement To Remove And Replace Or Repair With Like Boiler Replacements.

Attachments: [RS 24-076](#)
[IM 24-143](#)

2. ACTION MEMORANDUMS

[AM 24-082](#) Award Of Bid No. 25-008B To Western Construction & Equipment, LLC. In The Amount Of \$695,618 For Tait Drive Resurfacing.

Attachments: [AM 24-082](#)

[AM 24-083](#) Approval Of Change Order No. 4 To Contract No. 24-031B With Scarsella Bros, Inc. To Add \$298,138 For Mass Grading For The Central Landfill Grading Project.

Attachments: [AM 24-083](#)

[AM 24-084](#) Approval Of Change Order No. 6 To Contract No. 24-006B With Western Marine Construction To Add \$238,670 To Repair Additional Splice Welds On The North End Of The Deep Draft Dock For The Construction Of Port MacKenzie Improvements Project.

Attachments: [AM 24-084](#)

[AM 24-085](#) Award Of Bid No. 24-157B To Orion Construction, Inc. In The Contract Amount Of \$867,256.99 To Construct Interior Improvements To The Animal Care Facility.

Attachments: [AM 24-085](#)

[AM 24-086](#) Authorizing The Borough To Provide The Big Lake Lion's Recreation Center \$20,000 From The Assembly Reserve To Assist With Operating Costs.

Sponsors: Gamble

Attachments: [AM 24-086](#)

VIII. UNFINISHED BUSINESS

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 08/20/24, Assembly Chambers)

[OR 24-075](#) An Ordinance Approving A Supplemental Appropriation Of \$35,000 From Point MacKenzie Special Service Area Fund 292, To The Point MacKenzie Special Service Area Fiscal Year 2025 Operating Budget, Fund 292, To Adequately Fund The Annual Road Maintenance Of Roads Within The Service Area.

Attachments: [OR 24-075](#)
[IM 24-136](#)

[OR 24-076](#) An Ordinance Approving An Appropriation In The Amount Of \$100,000 From The Greater Palmer Consolidated Fire Service Area Fund Balance To Purchase Fire Hose And Related Equipment. RS 24-070: A Resolution Approving The Scope Of Work And Budget For A Project To Buy Fire Hose And Related Equipment For The Great Palmer Consolidated Fire Service Area.

Attachments: [OR 24-076](#)
[RS 24-070](#)
[IM 24-137](#)

[OR 24-078](#) An Ordinance Accepting And Appropriating \$75,000 Of Road Service Area Surplus Sale Revenue To A Project Account To Purchase An Asphalt Recycler. RS 24-072: A Resolution Approving The Scope Of Work And Budget For Purchase Of A Trailer Mounted Master Mixer Asphalt Recycler.

Attachments: [OR 24-078](#)
[RS 24-072](#)
[IM 24-139](#)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

[24-102](#) Mayoral Requests for Confirmation

Attachments: [08/06/24 - Vacancy Report](#)

C. OTHER NEW BUSINESS

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.