

# 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  
Mokie Tew, District 5  
Jesse Sumner, District 6  
Ron Bernier, District 7

## ASSEMBLY AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, APRIL 19, 2022

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### [20-073](#)

Ways you can submit comment, participate telephonically, or observe the Assembly meeting:

IN WRITING: You can submit written comments to [leg.com@matsugov.us](mailto: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

- [22-078](#)      A. Assembly Regular Meeting Minutes: 03/15/22  
                  B. Assembly Regular Meeting Minutes: 04/05/22  
                  C. Assembly Special Meeting Minutes: 04/07/22

**Attachments:** [031522 - SIGNED - Assembly Regular Meeting Minutes](#)  
[040522 - SIGNED - Assembly Regular Meeting Minutes](#)  
[040722 - SIGNED - Assembly Special Meeting Minutes](#)

#### VI. SPECIAL ORDERS OF THE DAY

##### A. Proclamation in Recognition of Safe Digging Month

##### B. Proclamation in Recognition of Second Chance Month

[22-083](#)      Proclamation Copies

**Sponsors:** DeVries

**Attachments:** [Safe Digging Month Proclamation](#)  
[Second Chance Month Proclamation](#)

#### VII. 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 Visitors 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**

**3. West Susitna Access Road Public Engagement Update**

[22-087](#) West Susitna Outreach Summary

**Attachments:** [04/19/22 - Susitna Access Outreach Summary Handout](#)

**4. Capital Improvement Program Update**

**D. ATTORNEY COMMENTS**

**E. CLERK COMMENTS**

**F. CITIZEN AND OTHER CORRESPONDENCE**

- [22-079](#)
1. Fishhook Community Council: Resolution No. 22-01
  2. Glacier View Community Council: 02/24/22
  3. Planning Commission: 03/21/22, Resolution No. 22-15
  4. Tanaina Community Council: 03/22/22
  5. Transportation Advisory Board: 01/29/21, 04/30/21, 06/11/21

**Attachments:** [04/19/22 - Citizen and Other Correspondence](#)

**G. INFORMATIONAL MEMORANDUMS**

[IM 22-078](#) Reporting The Conclusion Of Contract For Bid 21-134B With Orion Construction, Inc. For A Final Contract Amount Of \$366,005.27 For The Old Station 6-2 Sprinklers And Remodel Project.

**Attachments:** [2022-IM-078](#)

[IM 22-099](#) Reporting The Conclusion Of Contract For Bid No. 21-140B With Alaska Demolition, LLC. For Demolition And Site Remediation For Butte Properties Located In The Matanuska River Erosion Hazard Area.

**Attachments:** [2022-IM-099](#)

[IM 22-104](#) Informing The Assembly Of The Grant Agreement With Sunshine Transit For \$130,000 In Match Funding For The Federal Transit Authority Grant They Received For The Purchase Of A New Transit Facility That Will Be Presented To The Manager For Signature.

**Attachments:** [2022-IM-104](#)

[IM 22-105](#) Informing The Assembly Of The Grant Agreement With The City Of Wasilla In The Amount Of \$1,486,393 For The Wasilla Multi-Modal Depot, That Will Be Presented To The Manager For Signature.

**Attachments:** [2022-IM-105](#)

## VIII. 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 22-047](#) An Ordinance Providing For The Composition, Form Of Representation, And Apportionment Of The Matanuska-Susitna Borough Assembly; And Submitting The Question To The Qualified Voters Of The Borough At A Special Election Of July 12, 2022; And Amending MSB 2.12.010, Concerning Assembly Election Districts.

**Attachments:** [2022-OR-047](#)

[2022-IM-089](#)

[04/19/22 - Sumner Amendment No. 1](#)

[04/19/22 - Sumner Amendment No. 2](#)

[04/19/22 - Sumner Amendment No. 3](#)

[OR 22-023](#) An Ordinance Authorizing The Manager To Enter Into A Long-Term Management Agreement For A Period Of 25-Years With The Alaska Sailing Club, Inc. For Purpose Of Management And Use Of Borough Land.

**Attachments:** [OR 22-023](#)

[IM 22-047](#)

[OR 22-036](#) An Ordinance Approving The Less Than Fair Market Value Sale Of Borough-Owned Real Property Identified As The Peggy Lake Residential Camp To The Anchorage Community Y.M.C.A.

**Attachments:** [2022-OR-036](#)  
[2022-IM-074](#)  
[05/03/22 - McKee Reconsideration](#)

[OR 22-037](#) An Ordinance Reappropriating \$200,000 From The Fiscal Year 2022 Port Operating Budget To The Port Business Development And Marketing Project; And Extending The Project Completion Date To June 30, 2025.

**Attachments:** [2022-OR-037](#)  
[2022-IM-076](#)

[OR 22-039](#) An Ordinance Approving The Consolidation Of Multiple Animal Care And Regulation Capital Improvement Projects; And The Reappropriation Of Funds For Those Projects Into A Single Capital Improvement Project; And Extending The Project Deadline To June 30, 2025.

RS 22-034: A Resolution Setting The Scope Of Work And Amended Budgets For Outdoor Animal Care Facility Improvements To Ensure Best Care Practices For Shelter Animals.

**Attachments:** [2022-OR-039](#)  
[2022-RS-034](#)  
[2022-IM-081](#)

[OR 22-040](#) An Ordinance Approving A Reappropriation Of \$50,000 From The Fiscal Year 2022 Recreation Services Division Operating Budget To The Borough Saw Crew Project, To Reduce Wildfire Hazard At Borough Facilities.

RS 22-035: A Resolution Approving The Scope Of Work And Budget For The Borough Saw Crew Project.

**Attachments:** [2022-OR-040](#)  
[2022-RS-035](#)  
[2022-IM-082](#)

[OR 22-042](#) An Ordinance Adopting The Port MacKenzie Terminal Tariff No. 3.

**Attachments:** [2022-OR-042](#)  
[2022-IM-084](#)

[OR 22-043](#) An Ordinance Approving A Supplemental Appropriation Of \$50,000 From Caswell Lakes Road Service Area Fund Balance, Fund 272, To The Caswell Lakes Road Service Area Fiscal Year 2022 Operating Budget, Fund 272.

**Attachments:** [2022-OR-043](#)  
[2022-IM-088](#)

[OR 22-044](#) An Ordinance Approving A Supplemental Appropriation Of \$50,000 From Trapper Creek Road Service Area Fund Balance, Fund 284, To The Trapper Creek Road Service Area Fiscal Year 2022 Operating Budget, Fund 284.

**Attachments:** [2022-OR-044](#)  
[2022-IM-085](#)

[OR 22-045](#) An Ordinance Amending MSB 2.12.030 To Clarify The Durational Residency Requirement For Assembly Districts.

**Attachments:** [2022-OR-045](#)  
[2022-IM-086](#)

[OR 22-046](#) An Ordinance Reappropriating \$25,000 From The Fiscal Year 2022 Finance Department Operating Budget Fund 100, To Fund 450, Project No. 70012, To Port Mackenzie Dock Improvements And Repairs Project.  
RS 22-037: A Resolution Approving The Scope Of Work And Budget For Port MacKenzie Dock Improvements.

**Attachments:** [2022-OR-046](#)  
[2022-RS-037](#)  
[2022-IM-087](#)

[OR 22-048](#) An Ordinance Accepting And Appropriating A \$50,000 Donation From The Mat-Su Trails And Parks Foundation For Lazy Mountain Trailhead Parking Lot Improvements.  
RS 22-038: A Resolution Approving The Scope Of Work And Budget For The Lazy Mountain Parking Lot Improvement Project.

**Attachments:** [2022-OR-048](#)  
[2022-RS-038](#)  
[2022-IM-090](#)

### **C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)**

### **D. CONSENT AGENDA**

## 1. RESOLUTIONS

[RS 22-040](#) A Resolution Amending The Budgets For Project No. 20316-4204, Human Resources Information System; Project No. 47531-1801, Logos Process Improvement; Project No. 20316-1803, Govern Application; Project No. 20316-4205, Govern System Upgrade; And Approving The Scope Of Work And Budget For The Financial System Enhancements Project No. 47506.

**Attachments:** [2022-RS-040](#)  
[2022-IM-092](#)

[RS 22-043](#) A Resolution Establishing The Minimum Level Of Funding For The Matanuska-Susitna Borough School District From Local Sources For The Fiscal Year Ending June 30, 2023.

**Attachments:** [2022-RS-043](#)  
[2022-IM-100](#)

## 2. ACTION MEMORANDUMS

[AM 22-024](#) Approval Of Contract Extension And Additional Change Order Authority For Contract No. 21-150B With Roger Hickel Contracting, Inc. For The Construction Of Houston Middle School Project.

**Attachments:** [2022-AM-024](#)

[AM 22-028](#) Authorization Of Amendment No. 1 To Contract No. 21-171B With US Ecology Alaska, LLC. To Increase From \$100,000 To \$150,000 Per Fiscal Year For The Duration Of The Contract, For Household Hazardous Waste Transportation.

**Attachments:** [2022-AM-028](#)

[AM 22-030](#) Award Of Bid No. 22-075B To Anchorage Roofing & Contracting, Inc. In The Contract Amount Of \$657,665 To Replace The Wasilla Pool Roof.

**Attachments:** [2022-AM-030](#)

[AM 22-032](#) Award Of Proposal No. 22-090P (B) To Lounsbury And Associates, Inc. In The Contract Amount Of \$471,645 To Develop Hemmer Road Design Documents.

**Attachments:** [2022-AM-032](#)

[AM 22-033](#) Award Of Proposal No. 22-094P To The Boutet Company, Inc. In The Contract Amount Of \$193,752 For Felton Street Construction Management Services.

**Attachments:** [2022-AM-033](#)

[AM 22-034](#) Vacate Majority Of The 33-Foot Wide Section Line Easement Lying Along The South Boundary Of Lots 18 & 19, Rocky Point Phase 2, Plat No. 2020-82 And Tract A, Rocky Point Phase 1, Plat No. 2019-92; Except For A 33' by 33' Triangle Section Line Easement To Remain On The West Side Of Lot 18, Rocky Point Phase 2; Located In Section 10, Township 17 North, Range 2 East, Seward Meridian, Alaska.

**Attachments:** [2022-AM-034](#)

## IX. UNFINISHED BUSINESS

[OR 22-029](#) An Ordinance Amending MSB 3.15.037 To Provide For An Additional Residential Real Property Tax Exemption Of \$114,000 Of The Assessed Value Of Real Property Owned And Occupied As A Permanent Abode By A Resident Who Is 65 Years Of Age Or Older, A Disabled Veteran, Or A Person At Least 60 Years Old Who Is A Widow Or Widower Of A Person Who Was Qualified For The Exemption; Providing For An Annual Adjustment, And Submitting The Question To The Qualified Voters At The Next Regular Or Special Borough Election.

**Sponsors:** Yundt and Tew

**Attachments:** [OR 22-029](#)

[IM 22-057](#)

[03/15/22 - Nowers Possible Amendment](#)

[04/19/22 - Sumner Pending Amendment](#)

## X. VETO

## XI. NEW BUSINESS

### A. INTRODUCTIONS (For Public Hearing 05/03/22, Assembly Chambers)



[OR 22-049](#) An Ordinance Accepting And Appropriating \$3,300 Revenue From The Sale Of External Hard Drives Of Aerial Imagery/Lidar Data For The Aerial Imagery Acquisition Program.  
RS 22-039: A Resolution Approving The Scope Of Work And Budget For The Aerial Imagery Acquisition Program.

**Attachments:** [OR 22-049](#)  
[RS 22-039](#)  
[IM 22-091](#)

[OR 22-050](#) An Ordinance Accepting And Appropriating Additional Disaster Relief Funds For The 2018 November Cook Inlet Earthquake.  
RS 22-041: A Resolution Amending The Budget For Additional Disaster Relief Funds For The 2018 November Cook Inlet Earthquake.

**Attachments:** [OR 22-050](#)  
[RS 22-041](#)  
[IM 22-093](#)

[OR 22-052](#) An Ordinance Authorizing The Manager To Sign All Documents Necessary To Transfer Any And All Interest The Borough Has For Platted Right-Of-Way Located Within Section 19, Township 26 North, Range 4 West, Seward Meridian, Identified As Tracts VIII, VIIIA, XII-A, And XII-B To The Alaska State Department Of Transportation And Public Facilities To Meet Federal Aviation Administration Grant Assurances In Accordance With an Alaska State Department of Transportation and Federal Aviation Administration Grant Agreement For Talkeetna Airport Right-Of-Way Acquisition.

**Attachments:** [OR 22-052](#)  
[IM 22-095](#)

[OR 22-055](#) An Ordinance Accepting And Appropriating Additional Grant Funding In The Amount Of \$132,000 From The Alaska State Division Of Forestry To Operate Collection Sites And Dispose Of Dead Slash From Beetle Killed Trees For Mat-Su Residents.  
RS 22-042: A Resolution Approving The Extended Performance Period And Revised Budget For The Alaska State Division Of Forestry Grant To Operate Collection Sites And Dispose Of Dead Slash From Beetle Killed Trees For Mat-Su Residents.

**Attachments:** [OR 22-055](#)  
[RS 22-042](#)  
[IM 22-098](#)

[OR 22-056](#) An Ordinance Approving A Less Than Fair Market Value Sale Of Borough-Owned Property Identified As Government Lot 2 And Lot 3, And Parcel 1 And Parcel 2, Of Section 1, Township 16 North, Range 3 West, Seward Meridian, For One Dollar To Alaska SCTP Non-Profit Corporation For The Purpose Of The Development Of A Youth Shooting Range; And The Dual Land Classification Of Borough-Owned Property Identified As Tax Id 16N03W01A001, Section 1, Township 16 North, Range 3 West, Seward Meridian, As Forest Management And General Purpose.

**Attachments:** [OR 22-056](#)  
[IM 22-101](#)

**B. INTRODUCTIONS (For Public Hearing 04/26/22 in Assembly Chambers; 04/28/22 at the Willow Community Center; and 05/02/22 at the Menard Sports Complex)**

[OR 22-022](#) An Ordinance Appropriating Monies From The Central Treasury For The Borough Operating Funds, Enterprise Funds, Education Operating Fund And Capital Funds, Establishing The Rate Of Levy For All Borough Functions For The Fiscal Year Beginning July 1, 2022, And Ending June 30, 2023; And Setting The Surcharge Rate For The Wireline And Wireless Enhanced 911 Systems For The Period Of July 1, 2022, Through June 30, 2023.

**Attachments:** [OR 22-022](#)

**C. MAYORAL NOMINATIONS AND APPOINTMENTS**

**1. VACANCY REPORT**

[22-080](#) Mayoral Requests for Confirmation

**Attachments:** [04/19/22 - Vacancy Report](#)

## **D. OTHER NEW BUSINESS**

### **1. MOTION TO AMEND SOMETHING PREVIOUSLY ADOPTED**

[OR 22-025](#) An Ordinance Enacting A Lifetime Limit Of Two-Terms For The Office Of Borough Assembly, Allowing Any Current Assembly Members In Their First Term The Opportunity To Seek One Additional Term, And Submitting The Question To The Qualified Voters At The Next Regular Or Special Election.

**Sponsors:** Yundt

**Attachments:** [2022-OR-025](#)  
[2022-IM-052\(25\)](#)  
[04/05/22 - Hale Reconsideration](#)  
[04/19/22 - Nowers Motion to Amend Something Previously Adopted](#)  
[04/19/22 - Hale Motion to Amend Something Previously Adopted](#)

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

## **XII. RECONSIDERATION**

## **XIII. MAYOR, ASSEMBLY, AND STAFF COMMENTS**

**XIV. EXECUTIVE SESSION (For Matters, Which The Immediate Public Knowledge Of Would Clearly Have An Adverse Effect Upon The Finances Of The Borough; And Matters Which By Law, Municipal Charter, Or Ordinance Are Required To Be Kept Confidential; And To Discuss Matters Involving Consideration Of Borough Records That By Law Are Not Subject To Public Disclosure; And Discussion Of Matters Subject To Attorney/Client Privilege.)**

**A. Litigation Regarding the 2021 Redistricting Plan**

## **XV. ADJOURNMENT**

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