

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

MEETING MINUTES

ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, APRIL 19, 2022

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, April 19, 2022, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Edna DeVries.

II. ROLL CALL

Present: 5 - Assemblymember Tim Hale, Assemblymember Stephanie Nowers, Assemblymember Dee McKee, Assemblymember Robert Yundt, and Assemblymember Jesse Sumner

Telephonic: 2 - Assemblymember Mokie Tew, and Assemblymember Ron Bernier

III. APPROVAL OF AGENDA

The agenda was approved as presented without objection.

IV. PLEDGE OF ALLEGIANCE

The following person led the pledge of allegiance: Nicholas Spiropoulos, Borough Attorney.

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

The minutes were approved as presented without objection.

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

Mayor DeVries read the proclamation in recognition of Safe Digging Month into the record and presented it to Ryan Blackwell, Enstar Representative.

Mayor DeVries read the proclamation in recognition of Second Chance Month into the record and presented it to Todd Stafford, Program Coordinator.

VII. REPORTS/CORRESPONDENCE

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

1. Reports From Cities

Mayor Glenda Ledford, city of Wasilla, reported on the activities of the City.

2. Matanuska-Susitna Borough School District

There was no report provided.

3. State of Alaska

Todd Smoldon, Executive Director of Governor Dunleavy's Mat-Su Office, reported on the activities of the Legislature.

4. Mat-Su Convention and Visitors Bureau

Bonnie Quill, Executive Director of the Mat-Su Convention and Visitors Bureau, reported on the activities of the Bureau.

B. COMMITTEE REPORTS

1. Joint Assembly/School Board Committee On School Issues

There was no report provided.

2. Assembly Public Relations

Assemblymember Hale reported on the coming spring cleanup dates in his district.

C. MANAGER COMMENTS

1. State/Federal Legislation

2. Strategic Planning Issues

Mike Brown, Borough Manager, reported on recent meetings he has attended.

3. West Susitna Access Road Public Engagement Update

Camden Yehle, Yehle and Associates, LLC. reported on the public engagement project for the west Susitna Access Road.

[22-087](#)

West Susitna Outreach Summary

4. Capital Improvement Program Update

Kelsey Anderson, Planner II, provided an update regarding the Capital Improvement Program.

D. ATTORNEY COMMENTS

Nicholas Spiropoulos, Borough Attorney, reported on the changes made to the State's Redistricting maps. Reported that the Supreme Court of Alaska dismissed Charles Nash's claims against the Borough.

E. CLERK COMMENTS

Lonnie McKechnie, Borough Clerk, spoke to the upcoming meeting schedule. Noted that Assemblymember Yundt had requested to reschedule the May 5 budget deliberations meeting to May 4. Suggested dates for the annual evaluation of the Manager, the Attorney, and the Clerk for May 17, June 7, and June 21, respectively, at 4 p.m. Queried if the Assembly would like to schedule those meetings.

Mayor DeVries queried if there was any objection.

There was no objection noted.

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
- The citizen and other correspondence were presented.

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.

[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.

[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.

[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.
The informational memorandum was presented and no comments were noted.

VIII. SPECIAL ORDERS

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

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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Pam Graham, Grant Coordinator, provided a staff report.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Sumner moved to adopt Ordinance Serial No. 22-047.

Assemblymember Sumner moved a primary amendment as follows:

- **Section 4, by striking the current language and inserting the following in its place: “(A) The Borough Assembly shall consist of seven members elected from seven separate districts as depicted on the official map.”**
- **Section 5, by striking the current language and inserting the following in its place: “The Borough Assembly adopts the official map included with this ordinance as the boundaries of the respective Assembly districts.”**
- **Section 6, by striking the current language and inserting the following in its place: “Based upon the final boundaries, as adopted by the Assembly, the Borough Clerk shall cause to be prepared and posted at each polling place for the July 12, 2022, special election, a map depicting the boundaries of each election district.”**

The primary amendment passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

Assemblymember Sumner moved a primary amendment to the map by moving State Division of Elections precinct nos. 36-030 and 29-270 into Assembly District No. 7.

Assemblymember Sumner called for the question (to stop debate). The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

The primary amendment passed by the following vote:

Yes: 5 - Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

No: 2 - Assemblymember Hale, and Assemblymember Nowers

Assemblymember Sumner moved a primary amendment to the map, by moving the line from precinct 36-030 into precinct 30-840, District 7, to make the Parks Highway the boundary.

The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

The main motion passed as amended by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Nancy Cameron, Land Management Agent, provided a staff report.

Mayor DeVries opened the public hearing.

The following person spoke to concerns with long-term leases when they are not open to the public: Eric Anderson.

The following person spoke to the many ways that the Alaska Sailing Club conducts public events: Commodore Jeff Wright.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Sumner moved to adopt Ordinance Serial No. 22-023 The motion passed without objection by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[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. Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Tracy McDaniel, Real Property Analyst, provided a staff report.

Mayor DeVries opened the public hearing.

The following person spoke in opposition to the property being sold at less than fair market price: Jeremiah Hamrick.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Sumner moved to adopt Ordinance Serial No. 22-036.

Assemblymember Sumner moved a primary amendment, page 2, paragraph 1, by striking "MSB 23.10.060" and inserting "MSB 23.05.030" in its place. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

The main motion passed as amended by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Therese Dolan, Port Director, provided a staff report.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Sumner moved to adopt Ordinance Serial No. 22-037.

Assemblymember Sumner moved a primary amendment by striking "June 30, 2025" and inserting "June 30, 2023" in its place throughout the legislation. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

The main motion passed as amended by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Chris Loscar, Animal Care and Regulation Director, provided a staff report.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Nowers moved to adopt Ordinance Serial No. 22-039 and Resolution Serial No. 22-034. The motion passed by the following vote:

Yes: 6 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, and Assemblymember Bernier

No: 1 - Assemblymember Sumner

[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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Eric Phillips, Community Development Director, provided a staff report.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Sumner moved to adopt Ordinance Serial No. 22-040 and Resolution Serial No. 22-035. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[OR 22-042](#) An Ordinance Adopting The Port MacKenzie Terminal Tariff No. 3.
Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Therese Dolan, Port Director, provided a staff report.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Sumner moved to adopt Ordinance Serial No. 22-042. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Terry Dolan, Public Works Director, provided a staff report.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Sumner moved to adopt Ordinance Serial No. 22-043. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Terry Dolan, Public Works Director, provided a staff report.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Sumner moved to adopt Ordinance Serial No. 22-044. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[OR 22-045](#)

An Ordinance Amending MSB 2.12.030 To Clarify The Durational Residency Requirement For Assembly Districts.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Nicholas Spiropoulos, Borough Attorney, provided a staff report.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Sumner moved to adopt Ordinance Serial No. 22-045. The motion passed without objection by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Cheyenne Heindel, Finance Director, provided a staff report.

Mayor DeVries opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Sumner moved to adopt Ordinance Serial No. 22-046 and Resolution Serial No. 22-037. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Cheyenne Heindel, Finance Director, provided a staff report.

Mayor DeVries opened the public hearing

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

Assemblymember Hale moved to adopt Ordinance Serial No. 22-048 and Resolution Serial No. 22-038. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

The meeting recessed at 8:36 p.m. and reconvened at 8:48 p.m.

The following person spoke in opposition to Ordinance Serial No. 22-056 (youth shooting range): Clay Chapman.

The following persons spoke in support of Ordinance Serial No. 22-056 (youth shooting range): Neil Moss and Paxton Crum.

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.

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.

[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.

[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.

[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.
Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Assemblymember Sumner moved to approve the consent agenda as read into the record by the Clerk. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[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.
Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Assemblymember McKee moved to adopt Resolution Serial No. 22-043. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

[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.
Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Assemblymember McKee moved to adopt AM No. 22-030. The motion passed by the following vote:

Yes: 6 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

No: 1 - Assemblymember McKee

[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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Assemblymember McKee moved to adopt AM No. 22-033.

The motion passed by the following vote:

Yes: 6 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Sumner, and Assemblymember Bernier

No: 1 - Assemblymember Tew

IX. UNFINISHED BUSINESS

[Clerk's note: Unfinished Business was heard before introductions and then postponed until after introductions. All motions and votes are listed together in the minutes instead of split before and after.]

[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

Lonnie McKechnie, Borough Clerk, read the legislation and the pending amendment into the record.

PENDING AMENDMENT: Assemblymember Yundt moved to adopt Ordinance Serial No. 22-029.

PENDING AMENDMENT: Assemblymember Sumner moved a primary amendment by inserting the words "less the percentage of the increase of social security payments" after the words "to the current year" to read: "Such adjustment is the percent change from the prior to the current year, less the percentage of the increase of social security payments."

The motion failed by the following vote:

No: 7 - Assemblymember Hale, Assemblymember Nowers,
Assemblymember McKee, Assemblymember Yundt,
Assemblymember Tew, Assemblymember Sumner, and
Assemblymember Bernier

Assemblymember Sumner moved a primary amendment to the ballot language by striking the current language and inserting the following in its place:

PROPOSITION No. _____

Increasing the Senior/Disabled Residential Owner Occupied Property Optional Tax Exemption from \$68,000 to \$114,000 of Assessed Value for a total exemption of \$264,000

The Matanuska-Susitna Borough currently provides an optional real property tax exemption of \$68,000 of assessed value that exceeds \$150,000 of assessed value of real property owned and occupied as a permanent place of abode of a resident who is (1) Sixty-five years of age or older, (2) a disabled veteran, including a person who was disabled in the line of duty while serving in the Alaska Territorial Guard, or (3) at least 60 years old and a widow or widower of a person who qualified for an exemption. This exemption applies in addition to any other exemption applicable to the property. Currently, the total of the exemptions is \$218,000.

The Matanuska-Susitna Borough proposes to increase the optional exemption from \$68,000 to \$114,000 for a total exemption of \$264,000 and provide that the optional portion of the exemption will be adjusted annually based upon the percentage change in the federal Housing Price Index.

The estimated cost of this change in the first year exceeds \$2.9 million.

Should this ordinance become law?

Yes No

Assemblymember Nowers moved a secondary amendment as follows:

- **In the title, by inserting “Mat-Su Borough” before “Senior/Disabled” and inserting “Veteran” after “Senior/Disabled” to read: “Increasing the Mat-Su Borough Senior/Disabled Veteran Residential Owner Occupied Property Optional Tax Exemption from \$68,000 to \$114,000 of Assessed Value for a total exemption of \$264,000.”**
- **First sentence, by striking the word “exceeds” and inserting “is in addition to the State required exemption of” to read: “The Matanuska-Susitna Borough currently provides an optional real property tax exemption of \$68,000 of assessed value that is in addition to the State required exemption of \$150,000 of assessed value of real property owned and occupied as a permanent place of abode by a resident who is (1) Sixty-five years of age or older, (2) a disabled veteran, including a person who was disabled in the line of duty while serving in the Alaska Territorial Guard, or (3) at least 60 years old and a widow or widower of a person who qualified for an exemption.”**

The secondary amendment passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

The primary amendment passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

Assemblymember Nowers moved a primary amendment throughout the legislation as follows:

- **title of the ordinance: by striking the words “providing for an annual adjustment.”**
- **by striking the 10th, 11th, and 12th, whereas clauses.**
- **page 4, subsection (D), by striking the words “adjusted annually as provided in subsection (D) of this section.”**
- **page 5, by striking subsection (D). and**
- **page 6, ballot language, by striking the words “and will be adjusted annually based upon the percentage change in the Federal Housing Price Index.”**

The primary amendment passed by the following vote:

Yes: 4 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, and Assemblymember Sumner

No: 3 - Assemblymember Yundt, Assemblymember Tew, and Assemblymember Bernier

Assemblymember Nowers moved a primary amendment by inserting the following language at the end of the ballot language: “The estimated cost of this exemption in the first year is approximately \$2.9 million.”

Assemblymember Sumner moved to suspend the rules and extend the meeting past 10 p.m. and not to exceed 11 p.m. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

Assemblymember Sumner moved a secondary amendment by striking the words "is approximately" and inserting "exceeds" in its place.

Assemblymember Yundt called for the question (to stop debate).

The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

The secondary amendment passed by the following vote:

Yes: 4 - Assemblymember Hale, Assemblymember Nowers,
Assemblymember McKee, and Assemblymember Sumner

No: 3 - Assemblymember Yundt, Assemblymember Tew, and
Assemblymember Bernier

Assemblymember Hale called for the question (to stop debate).

The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers,
Assemblymember McKee, Assemblymember Yundt,
Assemblymember Tew, Assemblymember Sumner, and
Assemblymember Bernier

The primary amendment failed by the following vote:

Yes: 3 - Assemblymember Hale, Assemblymember Nowers, and
Assemblymember McKee

No: 4 - Assemblymember Yundt, Assemblymember Tew,
Assemblymember Sumner, and Assemblymember Bernier

**Assemblymember Sumner moved a primary amendment by
substitute ordinance to revert back to OR 22-029 prior to any
amendments. The motion passed by the following vote:**

Yes: 5 - Assemblymember McKee, Assemblymember Yundt,
Assemblymember Tew, Assemblymember Sumner, and
Assemblymember Bernier

No: 2 - Assemblymember Hale, and Assemblymember Nowers

Assemblymember Sumner moved a primary amendment by striking the current ballot language and inserting the following:
"PROPOSITION No. _____

Increasing Senior/Disabled Veteran Residential Owner Occupied Property Optional Tax Exemption from \$68,000 to \$114,000 of Assessed Value for a total exemption of \$264,000

The Matanuska-Susitna Borough currently provides a real property tax exemption of \$114,000 of assessed value that exceeds \$150,000 of assessed value of real property owned and occupied as a permanent place of abode of a resident who is (1) Sixty-five years of age or older, (2) a disabled veteran, including a person who was disabled in the line of duty while serving in the Alaska Territorial Guard, or (3) at least 60 years old and a widow or widower of a person who qualified for an exemption. This exemption applies in addition to any other exemption applicable to the property. Currently, the total of the exemptions is \$218,000.

The Matanuska-Susitna Borough proposes to increase the optional exemption from \$68,000 to \$114,000 for a total exemption of \$264,000 and provide that the optional portion of the exemption will be adjusted annually based upon the percentage change in the federal Housing Price Index. The estimated cost of this change in the first year exceeds \$2.9 million.

Should this ordinance become law?

Yes No

Assemblymember Nowers moved a secondary amendment to the ballot language, by inserting the following sentence at the end:
"The estimated cost of this exemption in the first year is approximately \$2.9 Million."

Assemblymember Sumner moved a secondary amendment, last paragraph of the ballot language, by inserting "optional portion of the" be inserted between the words "provide that the" and "will be adjusted annually" to read: : The Matanuska-Susitna Borough proposes to increase the optional exemption from \$68,000 to \$114,000 for a total exemption of \$264,000 and provide that the optional portion of the exemption will be adjusted annually based upon the percentage change in the federal Housing Price Index."

The secondary amendment passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

The primary amendment passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

The main motion passed as amended by the following vote:

Yes: 6 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

No: 1 - Assemblymember McKee

X. VETO

There were no vetoes presented.

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.

[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.

[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.

[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.

[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.

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.

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Assemblymember Sumner moved to introduce the legislation as read into the record by the clerk and set the public hearings for May 3, 2022, and April 26, 2022, April 28, 2022, and May 2, 2022, respectively. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers,
Assemblymember McKee, Assemblymember Yundt,
Assemblymember Tew, Assemblymember Sumner, and
Assemblymember Bernier

C. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

[22-080](#)

Mayoral Requests for Confirmation

Board of Ethics

Rebecca DeBusk

Library Board

Paige Moore, resignation

Local Emergency Planning Committee

Kathy Watkins, resignation

Talkeetna FSA No. 24

Ken Farina, resignation

Big Lake RSA No. 21

Andrew Traxler

Garland Morrison

Assemblymember Sumner moved to confirm the appointments and resignations requested by the Mayor. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers,
Assemblymember McKee, Assemblymember Yundt,
Assemblymember Tew, Assemblymember Sumner, and
Assemblymember Bernier

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

Lonnie McKechnie, Borough Clerk, read the legislation into the record.

Assemblymember Nowers moved to amend Ordinance Serial No. 22-025, which was previously adopted on March 15, 2022, in MSB 2.12.020(B), by inserting the following first new sentence in the ballot language "Borough Code currently limits a person serving as an Assembly member to no more than two consecutive full terms, but does not restrict the total number of terms a person can serve in their lifetime" to read: "Borough code currently limits a person serving as an Assemblymember to no more than two consecutive full terms, but does not restrict the total number of terms a person can serve in their lifetime. Ordinance Serial No. 22-025 adopts lifetime term limits for the office of Borough Assembly and limits a person to serving 2 terms for life. Service for more than one-half of a term is considered a full term. The ordinance applies to all current and former Assemblymembers except that all current Assemblymembers would be allowed to seek one additional term."

The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

Assemblymember Hale moved to amend Ordinance Serial No. 22-025, which was previously adopted March 15, 2022, in MSB 2.12.020(B), by inserting the words "in their first term" after the words "current Borough Assembly members" to read: "(B) No person shall hold the office of Borough Assembly for more than two terms for life. For purposes of this section, service for more than one half of a term is considered a full term. This limitation applies to all former and current Assemblymembers except that it shall not prevent the current Borough Assemblymembers in their first term from holding the remainder of their term and to serve one additional full term."

Assemblymember Sumner called for the question (to stop debate). The motion passed by the following vote:

Yes: 5 - Assemblymember Hale, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

No: 2 - Assemblymember Nowers, and Assemblymember McKee
The primary amendment failed by the following vote:

Yes: 2 - Assemblymember Hale, and Assemblymember Nowers

No: 5 - Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, Assemblymember Sumner, and Assemblymember Bernier

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

There were no referrals.

XII. RECONSIDERATION

There were no reconsiderations.

XIII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

Mike Brown, Borough Manager stated that he will miss Nancy Cameron when she retires. Stated that she has done a great job during her time at the Borough.

Nicholas Spiropoulos, Borough Attorney, echoed the comments made by Mike and added that Nancy is diligent, thoughtful, smart, and will be missed.

Assemblymember Tew thanked Mayor DeVries for the appointments to the Big Lake Road Service Area

Assemblymember Yundt noted the technical difficulties the conference line was experiencing. Thanked the body for changing the May 5th meeting to May 4th.

Assemblymember Bernier thanked the body for the meeting.

Assemblymember Hale spoke to concerns with amendments made to Ordinance Serial No. 22-025.

Assemblymember Nowers thanked Nancy Cameron for her service and hard work. Spoke to needs based tax exemptions being extremely cumbersome. Stated that she is thankful that it has been so sunny lately.

Assemblymember Sumner opined it was a good meeting. Stated that he is glad the meeting will adjourn before 11 p.m. Stated that he does not believe that the state of Alaska allows needs based tax exemption. Stated that not everyone that is eligible for a tax break will need it, but that there are some who do.

Mayor DeVries spoke to her appointments of Chair and Vice Chair for the Road Service Area Task Force 2022.

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.)

[Clerk's note: The Executive Session was not conducted.]

A. Litigation Regarding the 2021 Redistricting Plan

XV. ADJOURNMENT

The meeting adjourned at 10:45 p.m.