

MATANUSKA-SUSITNA BOROUGH

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

BOROUGH MAYOR
Vern Halter

BOROUGH CLERK
Lonnie R. McKechnie, CMC

BOROUGH MANAGER
George Hays, Acting

BOROUGH ATTORNEY
Nicholas Spiropoulos



BOROUGH ASSEMBLY
Tim Hale, District 1
Stephanie Nowers, District 2
George McKee, District 3
Ted Leonard, District 4
Dan Mayfield, District 5
Jesse Sumner, District 6
Tam Boeve, District 7

ASSEMBLY AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, JUNE 16, 2020

20-073

Ways you can participate in the Assembly meeting:

IN PERSON: Should you wish to attend in person, please adhere to a 6-foot distance between yourself and others; Masks are not required but are encouraged.

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.

Those who wish to observe the meeting may do so in one of the following ways:

- Live stream audio at Radiofreepalmer.org; or
- Live stream video at Matanuska.Legistar.Com/Calendar.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

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 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

G. INFORMATIONAL MEMORANDUMS

[IM 20-127](#) Informing The Assembly Of Supplement No. 10 To The Alaska Railroad Corporation Blanket Permit Contract No. 6139, Dated January 5, 1989, To Construct, Reconstruct, Operate And/Or Maintain Road Crossings And Roadways Within The Alaska Railroad Track Right-Of-Way, Communication Pole Line Right-Of-Way, Or Other Property.

Attachments: [2020-IM-127](#)

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 20-046](#) An Ordinance Repealing The Manager Plan Of Government And Submitting The Proposal To The Qualified Voters At The November 3, 2020, Regular Borough Election.

Sponsors: Sumner and Leonard

Attachments: [OR 20-046](#)
[IM 20-093](#)
[Sumner - OR 20-046 Possible Amendment](#)

[OR 20-049](#) An Ordinance Reappropriating \$22,299 From Fund 475, Project Account 20392 To Fund 440, Project 20203, Historic Preservation Plan - Phase II; And \$50,557 From Project Accounts 20392, 20393, And 20397, Fund 475; To Fund 480, Projects 47520, Borough Wide Comprehensive Plan And 47514, Stormwater Management Plan; And Moving \$49,073 From Project 47047, Housing Analysis, And \$40,370 From Project 45177, Transportation Row Corridor Project, Fund 480 To Project No. 47520, Borough Wide Comprehensive Plan Update And Extending All Project And Sub-Project Completion Dates To June 30, 2023.
RS 20-047: A Resolution Approving The Scopes Of Work And Budgets For Project Nos. 20203, Historic Preservation Plan - Phase II, 45179 Public Facilities Study, 47021 Board Of Fisheries, 47052 Public Outreach, Education & Incentives, 47514 Stormwater Management Plan, And 47520 Borough Wide Comprehensive Plan Update; And Extending All Project And Subproject Completion Dates To June 30, 2023.

Attachments: [2020-OR-049](#)
[2020-RS-047](#)
[2020-IM-099](#)

[OR 20-052](#) An Ordinance Extending The Time Limit For Completion Of Borough Capital Projects.

Attachments: [2020-OR-052](#)
[2020-IM-104](#)

[OR 20-054](#) An Ordinance Approving An Acceptance And Appropriation Of \$10,127.91 Of Revenues From Fiscal Year 2020 Public Donations Into Project 10151, Fund 435, And Re-Appropriating \$25,000 Of Funds From The Fiscal Year 2020 Animal Care And Regulation Operating Budget, Fund 200, Into Project 10151, Fund 435, To Improve The Animal Care Facility And Enhance The Quality Of Care For Shelter Dogs.
RS 20-055: A Resolution Setting The Scope Of Work And Amending The Budget For Project 10151, Fund 435, To Improve The Animal Care Facility By Adding An Outside Covered Dog Walk And Remediating The Black Mold Discovered In The Area Of The Dog Kennels.

Attachments: [2020-OR-054](#)
[2020-RS-055](#)
[2020-IM-112](#)

[OR 20-055](#) An Ordinance Accepting And Appropriating \$30,000 From The Alaska State Division Of Forestry Volunteer Fire Assistance Grant Program, And Appropriating \$3,333.32 In Matching Funds To Project Nos. 20150, 20145, 20255, And 20146, All Fund 405, For Firefighter And Firefighting Equipment, Supplies, Clothing, And Communications Equipment.
RS 20-057: A Resolution Approving The Scopes Of Work And Budgets For The Alaska State Division Of Forestry Volunteer Fire Assistance Grants And Matching Funds For The Fire Service Areas Of Caswell Lakes, Project No. 20150, Talkeenta, Project No. 20145, Sutton, Project No. 20255, And Willow, Project No. 20146; All Fund 405.

Attachments: [2020-OR-055](#)
[2020-RS-057](#)
[2020-IM-114](#)

[OR 20-056](#) An Ordinance Approving A Reappropriation Of \$75,000 From Project 47031, Fund 480, Material Site Geotechnical Investigation, To Project 15052, Fund 440, Skeetawk Downhill Ski Area.
RS 20-059: A Resolution Approving The Scope Of Work And Budget For Project No. 15052, Fund 440, Skeetawk Downhill Ski Area, And Approving An Amended Scope Of Work And Amended Budget For Project 47031, Fund 480, Material Site Geotechnical Investigation.

Attachments: [2020-OR-056](#)
[2020-RS-059](#)
[2020-IM-118](#)

[OR 20-059](#) An Ordinance Reappropriating \$50,000 From The Capital Projects Department, Pre-Design & Engineering Division's Fiscal Year 2020 Operating Budget, Fund 100 To Fund 430, Roads And Bridges Capital Projects.
RS 20-062: A Resolution Approving The Scope Of Work And Budget For The Felton Street Extension, Project 35401.

Attachments: [2020-OR-059](#)
[2020-RS-062](#)
[2020-IM-122](#)

[OR 20-058](#) An Ordinance Approving Land Classifications Of Two Borough-Owned Parcels As Reserved Use For Future Fire Station And School Facilities, And Eight Borough-Owned Parcels For Conveyance Through Borough Land Sales Or Other Allowed Methods Of Disposal In Accordance With Title 23 And Adopted Land & Resource Management Policy And Procedures (MSB007557).

Attachments: [2020-OR-058](#)
[2020-IM-121](#)

[OR 20-057](#) An Ordinance Authorizing The Manager To Enter Into A Lease Of Borough-Owned Real Property Located Within The City Of Houston With Renewable IPP, LLC, To Conduct Detailed Grid Engineering Studies For The Construction And Installation Of A Utility Scale Solar Facility, Tax Parcel No. 17N03W03B001 (MSB007551).
RS 20-061: A Resolution Finding The Rezone Of Borough-Owned Land Located Within The City Of Houston From Public Lands And Institutions To Light Industrial For A Future Utility Scale Solar Facility Is In The Best Interest Of The Public That Provides Economic And Social Benefits For The City Of Houston, Tax Parcel No. 17N03W03B001 (MSB007551).

Attachments: [2020-OR-057](#)
[2020-RS-061](#)
[2020-IM-120](#)
[06/16/20 - Possible Amendment](#)

[OR 20-060](#) An Ordinance Appropriating \$30,000 From The Capital Reserve Fund, 200.262.450 To Fund 480, Project No. 47529, Mckinley Fire Cleanup And Metal Salvage.
RS 20-063: A Resolution Setting The Scope Of Work And Budget For The McKinley Fire Cleanup And Metal Salvage.

Attachments: [2020-OR-060](#)
[2020-RS-063](#)
[2020-IM-124](#)

[OR 20-061](#) An Ordinance Proposing A Reclassification Of The Matanuska-Susitna Borough From A Second Class Borough To A First Class Borough And Submitting The Proposal To The Qualified Voters At The November 3, 2020 Regular Borough Election.

Sponsors: Halter and Leonard

Attachments: [OR 20-061](#)
[IM 20-126](#)

[RS 20-066](#) A Resolution Advising The Assembly Of A Draft Memorandum Of Understanding Agreement Between The Borough, Alaska Industrial Development And Export Authority, And AK Operations, LLC. For Phase II Of The West Susitna Access Project.

Attachments: [2020-RS-066](#)
[2020-IM-123](#)

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 20-056](#) A Resolution Amending The Scope Of Work For Project No. 10183, Fund 405, For The Construction, Furniture, Fixtures, And Equipment For A New Station 6-2; Upgrades To The Old Station 6-2; And Build-Out Of The Central Mat-Su Fire Service Area Training Complex.

Attachments: [RS 20-056](#)
[IM 20-113](#)

2. ACTION MEMORANDUMS

[AM 20-036](#) The Request Is To Vacate 33-Foot Wide Patent Reserves On The Western, Northern, And Eastern Boundaries Of United States Government Lot 56, Located Within The Northeast 1/4, Northeast 1/4, Section 33, Township 19 North, Range 4 West, Seward Meridian, Alaska, Lying Southwest Of West Parks Highway, West Of North Buckingham Palace Drive, On A Peninsula In Nancy Lake.

Attachments: [2020-AM-036](#)

[AM 20-037](#) Acceptance Of Late Filed And Retroactive Senior Citizen And Disabled Veteran Tax Exemptions.

Attachments: [2020-AM-037](#)

[AM 20-038](#) Authorizing The Borough Manager To Enter Into Contract Addendum No. 1 For Fire Protection Services With The City Of Palmer For The Contract Period Of July 1, 2019, To June 30, 2024, For An Amount Of \$444,102 For Fiscal Year 2021.

Attachments: [2020-AM-038](#)

[AM 20-039](#) Award Of Bid No. 20-131B To Big Dipper Construction, Inc. In The Annual Contract Amount Of \$209,921.66 For Midway Road Service Area No. 9 Annual Maintenance.

Attachments: [2020-AM-039](#)

[AM 20-040](#) Vacate That Portion Of The Platted North Buroker Circle And All That Portion Of The Public Use Easement Recorded At Book 198, Page 431, Lying Within The Boundaries Of Lot 2, C & R Acres, Plat No. 2010-21, Palmer Recording District, Alaska. Replacement Right-Of-Way Will Be Constructed And Dedicated To Provide Equal Or Better Access To All Areas Affected. Located In Section 19, Township 18 North, Range 2 East, Seward Meridian, Alaska.

Attachments: [2020-AM-040](#)

[AM 20-041](#) Award Of Bid No. 20-141B To Pacific Power Group In The Contract Amount Of \$117,503.64 To Provide Generator Testing And Maintenance Services For Borough Facilities.

Attachments: [2020-AM-041](#)

[AM 20-042](#) Approval Of A Contract Extension Of Contract No. 20-039P With Information First For Implementing Content Manager For Managing Electronic Records; And Extend The Completion Time To June 30, 2021.

Attachments: [2020-AM-042](#)

[AM 20-043](#) Award Of Bid No. 20-145B To Fierce Fire Protection Services, LLC In The Contract Amount Of Not To Exceed \$241,114 To Provide Fire Alarm And Security Systems Monitoring.

Attachments: [2020-AM-043](#)

[AM 20-044](#) Award Of Bid No. 20-132B To Steppers Construction In The Annual Contract Amount Of \$402,230 For South Colony Road Service Area Annual Road Maintenance.

Attachments: [2020-AM-044](#)

[AM 20-045](#) Award Of Bid No. 20-133B To Eshco Construction In The Annual Contract Amount Of \$72,748 For Lazy Mountain Road Service Area Annual Road Maintenance.

Attachments: [2020-AM-045](#)

[AM 20-046](#) Award Of Bid No. 20-134B To Ficklin Construction In The Annual Contract Amount Of \$367,082.34 For Bogard Road Service Area Annual Road Maintenance.

Attachments: [2020-AM-046](#)

[AM 20-047](#) Award Of Bid No. 20-135B To Steppers Construction In The Annual Contract Amount Of \$173,817 For Greater Butte Road Service Area Annual Road Maintenance.

Attachments: [2020-AM-047](#)

[AM 20-048](#) Appointment Of A Second Deputy Borough Manager On A Temporary Basis.

Attachments: [2020-AM-048](#)

[AM 20-049](#) Authorizing The Manager To Enter Into A Contract Addendum No. 22 With Glacier View Transportation For Ambulance Storage For The Period Of July 1, 2020, To June 30, 2021, In The Amount Of \$3,600.

Attachments: [2020-AM-049](#)

VIII. UNFINISHED BUSINESS

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 07/21/20, Assembly Chambers)

[OR 20-062](#) An Ordinance Authorizing The Manager To Enter Into A Less Than Fair Market Value Lease Of Borough-Owned Real Property With Hatcher Alpine Xperience, LLC. For The Skeetawk Ski Area At Hatcher Pass In The Government Peak Recreation Area, Northern Sub-Unit.

Sponsors: Sumner and Hale

Attachments: [OR 20-062](#)
[IM 20-128](#)

[OR 20-064](#) An Ordinance Approving The Sale Of Replatted Borough-Owned Lots In Windsong Subdivision For Offering Through Borough Land Sales In Accordance With Title 23 And Adopted Land And Resource Management Policy And Procedures; And Classification Of Said Lots As Residential.

Attachments: [OR 20-064](#)
[IM 20-130](#)

[OR 20-066](#) An Ordinance Appropriating \$100,000 From Talkeetna Flood Control Service Area No. 7 Fund Balance, Fund 290, To Fund 490, For The Talkeetna Revetment Repair Project, Project No. 75004.
RS 20-065: A Resolution Approving The Scope Of Work And Budget For The Talkeetna Revetment Repair Project, Project No. 75004.

Attachments: [OR 20-066](#)
[RS 20-065](#)
[IM 20-132](#)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

[20-094](#) Mayoral Requests For Confirmation

Sponsors: Halter

Attachments: [06/16/20 - Vacancy Report](#)

C. OTHER NEW BUSINESS

1. RECRUITMENT OF A NEW BOROUGH MANAGER

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 861-8432 At Least One Week In Advance Of The Meeting.