

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, NOVEMBER 16, 2021

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 as much as possible.

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.
- Live stream through Facebook at www.facebook.com/MatSuBorough

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

[21-211](#)

A. Joint Assembly/Planning Commission Meeting: 10/12/21

B. Special Assembly Meeting: 10/19/21

C. Regular Assembly Meeting: 10/19/21

Attachments: [11/16/21 - 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 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

21-214

1. Agriculture Advisory Board: 09/15/21, Resolution No. 21-01
2. Big Lake Community Council: 09/14/21
3. Board of Adjustment and Appeals: 05/27/21, BOAA 21-04 Final Decision
4. Butte FSA Board of Supervisors: 08/25/21
5. Caswell FSA Board of Supervisors: 10/14/20, 04/21/21
6. Caswell Lakes RSA Board of Supervisors: 08/04/21
7. Central Mat-Su FSA Board of Supervisors: 05/10/21, 09/13/21
8. Chase Community Council: 07/21/21, 08/03/21
9. Chickaloon Community Council: 06/14/21, 07/14/21
10. Enhanced 911 Advisory Board: 08/10/21
11. Greater Butte RSA Board of Supervisors: 07/15/21, Resolution Nos. 21-02, 21-03
12. Greater Talkeetna RSA Board of Supervisors: 08/12/21
13. Historical Preservation Commission: 05/20/21, Resolution No. 21-01
14. Local Road Service Area Advisory Board: 09/16/21, Resolution No. 21-04
15. MSB Fish and Wildlife Commission: 09/23/21
16. Meadow Lakes Community Council: 08/11/21
17. Meadow Lakes RSA Board of Supervisors: Resolution No. 21-01
18. North Lakes Community Council: 05/27/21, 09/30/21
19. Planning Commission: 10/04/21, Resolution Nos. 21-22, 21-27
20. Platting Board: 08/05/21
21. South Colony RSA Board of Supervisors: 08/12/21, Resolution No. 21-003
22. Susitna Community Council: 08/05/21
23. Talkeetna Community Council: 09/07/21, 10/04/21, 10/24/21, 11/01/21
24. Tanaina Community Council: 09/28/21

Attachments: [11/16/21 - Citizen and Other Correspondence](#)

G. INFORMATIONAL MEMORANDUMS

IM 21-221

Reporting The Conclusion Of Contract For Bid 20-101B With Collins Construction, Inc. For A Final Contract Amount Of \$4,110,577.10 For The Matanuska-Susitna Borough Public Safety Building 6-1 Renovation And Addition.

Attachments: [2021-IM-221](#)

[IM 21-224](#) Reporting The Conclusion Of Contract For Bid 21-090B With CYS Enterprises, LLC. For A Final Contract Amount Of \$848,055 For The Houston Middle School Demolition.

Attachments: [2021-IM-224](#)

[IM 21-230](#) Reporting Of Conclusion Of Contract For Bid No. 21-111B With Roger Hickel Contracting, Inc. For Shirley Towne Bridge Repair Project.

Attachments: [2021-IM-230](#)

[IM 21-231](#) Reporting Of Conclusion Of Contract For Bid No. 21-168B With Alaska Diversified Contractors, LLC. For Construction Of Cell 4 Gas Collection System Project.

Attachments: [2021-IM-231](#)

[IM 21-233](#) Reporting The Conclusion Of Contract For Bid 21-011B With Northern Asphalt Construction, Inc. For A Final Contract Amount Of \$365,740.27 For Alix Drive Improvements.

Attachments: [2021-IM-233](#)

[IM 21-234](#) Reporting The Conclusion Of Contract For Bid 21-031B With Northern Asphalt Construction, Inc. For A Final Contract Amount Of \$386,038.72 For The Birch Lake Drive, Simms Road, and Spruce Court Improvements Project.

Attachments: [2021-IM-234](#)

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 21-095](#) An Ordinance Creating East Dilley Avenue Natural Gas Local Improvement District No. 623, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.

Attachments: [2021-OR-095](#)
[Ballot Tally LID623](#)
[2021-IM-185](#)

[OR 21-096](#) An Ordinance Creating East Grizzly Bear Drive Road Paving Local Improvement District No. 626, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.

Attachments: [2021-OR-096](#)
[2021-IM-186](#)
[Ballot Tally LID626](#)

[OR 21-097](#) An Ordinance Creating Tolson Avenue And Elkins Street Natural Gas Local Improvement District No. 634, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.

Attachments: [2021-OR-097](#)
[Ballot Tally LID634](#)
[2021-IM-187](#)

[OR 21-103](#) An Ordinance Approving The Addition Of A Regular, Full-Time, Fire Service Area Assistant For The Willow And Caswell Fire Service Areas; And Approving A Supplemental Appropriation Of \$54,615 From Both The Willow And Caswell Fire Service Areas Fund Balance Accounts To Their Respective Fiscal Year 2022 Operating Budgets, For Wages And Benefits For The New Position For The Period January 1, 2022, To June 30, 2022.

Attachments: [2021-OR-103](#)
[2021-IM-209](#)
[11/16/21 - Boeve Correction Amendment](#)

[OR 21-105](#) An Ordinance Accepting And Appropriating An Additional \$100,000 From The Alaska State Department Of Health And Social Services, To Provide Financial Assistance To The Borough For COVID-19 Vaccine Support Services.

RS 21-107: A Resolution Approving The Extended Timeframe And Revised Budget For The Alaska State Department Of Health And Social Services Grant, To Provide Financial Assistance To The Borough For COVID-19 Vaccine Support Services.

Attachments: [2021-OR-105](#)

[2021-RS-107](#)

[2021-IM-211](#)

[OR 21-106](#) An Ordinance Accepting And Appropriating \$50,000 From The Palmer Volunteer Fire Association For Improvements To The Driveway And Parking Pad For Greater Palmer Fire Service Area Station 3-3 Located On Lazy Mountain.

RS: 21-112: A Resolution Approving The Scope Of Work And Budget For Improvements To The Driveway And Parking Pad For Greater Palmer Fire Service Area Station 3-3 Located On Lazy Mountain.

Attachments: [2021-OR-106](#)

[2021-RS-112](#)

[2021-IM-217](#)

[OR 21-107](#) An Ordinance Accepting And Appropriating \$1,000,000 From The Alaska State Department Of Commerce, Community, And Economic Development For The 2024 Arctic Winter Games.

RS 21-113: A Resolution Approving The Scope Of Work And Budget And Authorizing The Manager To Enter Into The Grant Agreement For The 2024 Arctic Winter Games.

Attachments: [2021-OR-107](#)

[2021-RS-113](#)

[2021-IM-218](#)

[OR 21-108](#) An Ordinance Accepting And Appropriating \$156,030 From The Matanuska-Susitna Convention And Visitors Bureau For The Gateway Visitors Center.
RS 21-114: A Resolution Approving The Scope Of Work And Budget For The Gateway Visitors Center.

Attachments: [2021-OR-108](#)
[2021-RS-114](#)
[2021-IM-219](#)

[RS 21-115](#) A Resolution Approving A List Of Potential Federally Funded Infrastructure Projects.

Attachments: [2021-RS-115](#)
[2021-IM-220](#)
[11/16/21 - Tew Possible Amendment](#)
[11/16/21 - Boeve Possible Amendment](#)
[11/16/21 - Nowers Possible Amendment No. 1](#)
[11/16/21 - Nowers Possible Amendment No. 2](#)

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 21-117](#) A Resolution Establishing Dates Certain For Payment, Delinquency, Protest, And Appeal Of 2022 Regular Assessment And Tax Rolls, And Business Inventory Filing; And For The Commencement Of Hearings Before The Board Of Equalization.

Attachments: [2021-RS-117](#)
[2021-IM-225](#)

[RS 21-120](#) A Resolution Reinstating Free Disposal Of Limited Amounts Of Residential Hazardous Waste At The Central Landfill For Motor Oil, Latex Paint, Vehicle Batteries, Antifreeze, And Cooking Oil.

Sponsors: Sumner

Attachments: [2021-RS-120](#)
[2021-IM-229](#)

[RS 21-121](#) A Resolution Amending The Budget For Clapp/Mack Road Extension: Wasilla Sports Center To Knik Goose Bay Road (Wasilla) Improvements Project And The Felton Street Extension Project.

Attachments: [2021-RS-121](#)
[2021-IM-235](#)

[RS 21-127](#) A Resolution Authorizing Participation In And Submission Of An Application Under The Federal Fiscal Year 2021 Community Development Block Grant Program For Grant Funds In An Amount Not To Exceed \$850,000 For The Mat-Su Senior Services Housing Rehabilitation Project.

Attachments: [2021-RS-127](#)
[2021-IM-243](#)

[RS 21-128](#) A Resolution Directing The Borough Fish And Wildlife Commission To Become More Involved Regarding Issues Of Wildlife And Provide Quarterly Reports To The Assembly In 2022.

Sponsors: McKee

Attachments: [RS 21-128](#)
[IM 21-244](#)
[12/07/21 - Yundt Reconsideration](#)

2. ACTION MEMORANDUMS

[AM 21-105](#) Award of Bid No. 22-040B to Valley General Construction, LLC. In the contract amount of \$616,621 For Muskrat Street, Fox Avenue, Mink Street, Musk Ox Street, and Marten Avenue Road Improvements.

Attachments: [2021-AM-105](#)

[AM 21-108](#) Authorization To Purchase From Government Computer Sales In The Amount Of \$182,829 Fiscal Year 2022 Computer Replacements Under The National Association Of State Procurement Officials Agreement.

Attachments: [2021-AM-108](#)

[AM 21-109](#) Approval Of Contract Amendment To Contract No. 21-180P With CRW Engineering Group, LLC. To Extend The Completion Date For The Septage Treatment And Disposal Facility Feasibility Study To September 30, 2022.

Attachments: [2021-AM-109](#)

[AM 21-110](#) Award Of Bid No. 22-052B To Northern Asphalt Construction, Inc. In The Contract Amount Of \$447,445.50 For West Cormorant Way Road Improvements.

Attachments: [2021-AM-110](#)

[AM 21-111](#) Approval Of Contract Extension For Bid 21-143B With Mechanical Specialists Inc. For A Final Completion Date Of December 31, 2021, For The Public Safety Building 6-5 Heating, Ventilation, and Air Conditioning Upgrades Project.

Attachments: [2021-AM-111](#)

[AM 21-112](#) Approval Of Contract Extension For Bid 21-015B With Roger Hickel Contracting, Inc. For A Final Completion Date Of June 30, 2022, For The Willow Library Construction And Community Center Upgrades.

Attachments: [2021-AM-112](#)

[AM 21-113](#) Approval Of Contract Extension For Bid 21-105B With Steppers Construction Company For A Final Completion Date Of August 1, 2022; And A Substantial Completion Date Of June 30, 2022, For The Julie Marie And Morgan Circle Improvements Project.

Attachments: [2021-AM-113](#)

[AM 21-114](#) Approval Of Contract Extension For Bid 21-123B With Western Construction & Equipment, LLC. For A Final Completion Date Of August 15, 2022; And A Substantial Completion Date Of July 1, 2022, For The Michigan Street And Lakeshore Circle Improvements Project.

Attachments: [2021-AM-114](#)

[AM 21-115](#) Approval Of Contract Extension For Bid 21-109B With Granite Construction Co. For A Final Completion Date Of September 30, 2022; And A Substantial Completion Date Of August 15, 2022, For The Sunset Drive Improvements Project.

Attachments: [2021-AM-115](#)

[AM 21-116](#) Award Of Proposal No. 22-039P To Architects Alaska, Inc. In The Contract Amount Of \$542,593.58 To Design The New Palmer Emergency Services Facility.

Attachments: [2021-AM-116](#)

[AM 21-117](#) Award Of Proposal 22-046P To Respec Company, LLC. In The Contract Amount Of \$148,877 To Design Central Landfill Road Access Improvements.

Attachments: [2021-AM-117](#)

VIII. UNFINISHED BUSINESS

[OR 21-040](#) An Ordinance Amending MSB 2.08.060(A), Compensation For The Mayor.

Sponsors: McKee

Attachments: [OR 21-040](#)
[IM 21-077](#)
[Salaries and Emoluments RS 21-001](#)

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 12/07/21, Assembly Chambers)

[OR 21-109](#) An Ordinance Accepting And Appropriating A Grant From The Alaska State Division Of Homeland Security And Emergency Management For Equipment And Training.
RS 21-118: A Resolution Approving The Scope Of Work And Budget For The Alaska State Division Of Homeland Security And Emergency Management Grant For Equipment And Training.

Attachments: [OR 21-109](#)
[RS 21-118](#)
[IM 21-226](#)

[OR 21-110](#) An Ordinance Approving An Appropriation Of \$574,786 From The Areawide Fund Balance, For Bridge And Railroad Crossing Major Maintenance And Repair; And The Dust Control Program (50 Percent Road Service Area Construction/50 Percent Dust Control).

Attachments: [OR 21-110](#)
[IM 21-227](#)

[OR 21-111](#) An Ordinance Approving An Appropriation From The Willow Fire Service Area Fund Balance To An Existing Project For An Underground Water Tank, Paving, And A Gravel Pad At Willow Station 12-5.

RS 21-119: A Resolution Approving The Amended Budget For An Underground Water Tank, Paving, And A Gravel Pad At Willow Station 12-5.

Attachments: [OR 21-111](#)
[RS 21-119](#)
[IM 21-228](#)

[OR 21-112](#) An Ordinance Amending MSB 15.08.010 (C), Compensation Of The Planning Commission; And Amending MSB 43.10.030(A), Compensation Of The Platting Board, Based On The Commission On Salaries And Emoluments Recommending An Increase To The Per Meeting Compensation For Both Boards.

Sponsors: Sumner

Attachments: [OR 21-112](#)
[IM 21-232](#)

[OR 21-113](#) An Ordinance Accepting And Appropriating \$10,000,000 From The Alaska State Department Of Commerce, Community, And Economic Development For Pavement Rehabilitation Through The Mat-Su Population Corridor.

RS 21-122: A Resolution Approving The Scope Of Work And Budget, And Authorizing The Borough Manager To Enter Into The Grant Agreement For Pavement Rehabilitation Through The Mat-Su Population Corridor.

Attachments: [OR 21-113](#)
[RS 21-122](#)
[IM 21-236](#)

[OR 21-114](#) An Ordinance Amending MSB 3.08.220, Solicitation And Acceptance Of Bids; and MSB 3.08.260, Competitive Sealed Proposals; Negotiated Procurement.

Attachments: [OR 21-114](#)
[IM 21-237](#)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

Attachments: [11/16/21 - 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 (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. Potential Litigation Regarding The 2021 State Redistricting Plan

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.