

# 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, AUGUST 2, 2022

#### **I. CALL TO ORDER**

The regular meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, August 2, 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:** 6 - Assemblymember Tim Hale, Assemblymember Stephanie Nowers, Assemblymember Dee McKee, Assemblymember Robert Yundt, Assemblymember Mokie Tew, and Assemblymember Jesse Sumner

**Telephonic:** 1 - Assemblymember Ron Bernier

#### **III. APPROVAL OF AGENDA**

The agenda was approved as presented.

#### **IV. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Assemblymember McKee

#### **V. MINUTES OF PRECEDING MEETINGS**

There were no minutes of preceding meetings.

#### **VI. REPORTS/CORRESPONDENCE**

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

**1. Reports From Cities**

There were no reports provided.

**2. Matanuska-Susitna Borough School District**

There was no report provided.

**3. State of Alaska**

Mr. Todd Smoldon, Executive Director of Governor Dunleavy's Mat-Su Office, reported on the 2022 Alaska State Permanent Fund Dividend and the energy assistance payment that will accompany it.

**B. COMMITTEE REPORTS**

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

Mike Brown, Borough Manager, reported on the activities of the most recent committee meeting.

**2. Assembly Public Relations**

There were no reports provided.

**C. MANAGER COMMENTS**

**1. State/Federal Legislation**

**2. Strategic Planning Issues**

Mr. Brown reminded the Assembly of the August 27th Emergency Services demonstration.

**D. ATTORNEY COMMENTS**

There were no comments provided.

**E. CLERK COMMENTS**

Ms. McKechnie spoke to the upcoming meeting schedule and pertinent election dates.

**F. CITIZEN AND OTHER CORRESPONDENCE**

**22-124**

1. Greater Butte RSA Board of Supervisors: 05/04/22
2. Greater Talkeenta RSA Board of Supervisors: 06/09/22
3. Knik-Fairview Community Council: 05/18/22
4. Louise/Susitna/Tyone Community Association: 04/23/22
5. Meadow Lakes Community Council: 06/08/22
6. Parks, Recreation, and Trails Advisory Board: 01/24/22, Resolution No. 22-01
7. Planning Commission: 06/06/22
8. South Colony RSA Board of Supervisors: 04/13/22
9. Susitna Community Council: 05/05/22
10. Tanaina Community Council: 05/24/22

The citizen and other correspondence were presented and no comments were noted.

## **G. INFORMATIONAL MEMORANDUMS**

**IM 22-159** Informing The Assembly Of The Manager Entering Into A Management Agreement With The Willow Area Community Organization For The Management Of The Willow Community Center And The Willow Log Cabin (Also Known As The Old Willow Community Center) For A Term Of Five Years, Located Within Lot 1 Willow Community Subdivision.

**IM 22-160** Informing The Assembly Of The Manager Entering Into An All Cash Purchase Agreement With A Lessee To Purchase By Application The Alaska Division Of Lands, Lease No. 20929, The Fee Simple Estate Of Borough-Owned Land.

The informational memorandums were presented and no comments were noted.

## **VII. SPECIAL ORDERS**

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

There were no persons to be heard.

### **B. PUBLIC HEARINGS (Three Minutes Per Person.)**

**OR 22-082** An Ordinance Authorizing The Manager To Enter Into A Lease Of Borough-Owned Real Property Located Within The Meadow Lakes Community Council With QAP To Develop And Operate A Material Site.

Ms. McKechnie read the legislation into the record.

Emerson Kruger, Natural Resource Manager, 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. 22-082. 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 22-084** An Ordinance Accepting and Appropriating 2019 McKinley Fire Disaster Relief Funds In The Amount Of \$99,616.79 From The Federal Emergency Management Agency And The Alaska State Division Of Homeland Security And Emergency Management, To Fund 445, Project No. 55022.

RS 22-064: A Resolution Approving The Scope Of Work And Budget For 2019 McKinley Fire Disaster Relief Funds.

Ms. McKechnie 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. 22-084 and Resolution Serial No. 22-064. 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 22-085** An Ordinance Approving The Sale Of Real Property Acquired Through Tax Foreclosure For Delinquent Real Property Tax Year 2017 And Prior, And Not Needed For Public Purpose.

Ms. McKechnie read the legislation into the record.

Jill Irsik, Land Disposal and Foreclosure Specialist, 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. 22-085. 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 22-086** An Ordinance Accepting And Appropriating COVID-19 Disaster Relief Funds Of \$12,140.39 From The Federal Emergency Management Agency.

RS 22-065: A Resolution Approving The Amended Scope Of Work For COVID-19 Relief Funds From The Federal Emergency Management Agency.

Ms. McKechnie 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. 22-086 and Resolution Serial No. 22-065. 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 22-087** An Ordinance Accepting And Appropriating \$33,300 In Anticipated Project Income During Fiscal Year 2023 For The Rail Extension Project From Port MacKenzie To The Mainline.

RS 22-066: A Resolution Establishing The Scope Of Work And Budget For Anticipated Project Income During Fiscal Year 2023 For The Rail Extension Project From Port MacKenzie To The Mainline.

Ms. McKechnie 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 Tew moved to adopt Ordinance Serial No. 22-087 and Resolution Serial No. 22-066. 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 following person spoke in opposition to the Iditarod Trail Burma Road underpass and to concerns about damage to their property: Donna DeFusco.

The following persons spoke to concerns with using voting machines and in support of hand counting ballots: Richard Stoffel, Jackie Goforth, Brian Endel, and Linn McCabe

The following persons spoke in opposition to Ordinance Serial No. 22-090, which would put more financial burden on residents: Ron Johnson and Carol Carmen.

The following person spoke to issues with the processing of conditional use permits: William Brister, owner of Floaters Restaurant and Bar.

### **D. CONSENT AGENDA**

#### **1. RESOLUTIONS**

#### **2. ACTION MEMORANDUMS**

**AM 22-097** Approve Costs To Matanuska Telephone Association In The Amount Of \$355,565.38 For Utility Relocation Services For Valley View Drive, Spinnaker Drive, Admiralty Circle, And Neptune Circle.

**AM 22-098** Approve Cost Of \$150,645.70 To GCI For Utility Relocation Services For Resolution Circle, English Bay, And Katmai Court.

**AM 22-100** Approve Cost For Utility Relocation Services To Enstar In The Amount Of \$195,900.50 For Valley View Drive, Spinnaker Drive, Admiralty Circle, And Neptune Circle.

**AM 22-101** Authorizing The Use Of An Additional \$139,200 From The Bridge And Railroad Crossing Major Maintenance And Repair For The Kashwitna Trail Grade Crossing Panel Upgrade Project.

**AM 22-102** Authorizing The Use Of An Additional \$176,050 From The Bridge And Railroad Crossing Major Maintenance And Repair For The Lynx Lake Grade Crossing Panel Upgrade Project.

Ms. McKechnie 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

**AM 22-099** Approval Of Contract Extension For Contract No. 22-007P With K&H Civil Constructors, LLC. For The Historic Iditarod Trail Underpass At Burma Road Design Build, To Extend The Final Completion Time To September 30, 2022.

Ms. McKechnie read the legislation into the record.

**Assemblymember Tew moved to adopt AM No. 22-097. The motion passed by the following vote:**

**Yes:** 5 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Yundt, Assemblymember Sumner, and Assemblymember Bernier

**No:** 2 - Assemblymember McKee and Assemblymember Tew

**AM 22-104** Approval Of Contract Extension For Contract No. 22-075B With Anchorage Roofing & Contracting, Inc. For A Final Completion Date Of August 31, 2022, For The Wasilla Pool Roof Replacement Project.

Ms. McKechnie read the legislation into the record.

Tom Adams, Public Works Director, provided a staff report.

**Assemblymember Tew moved to adopt AM No. 22-104. The motion passed by the following vote:**

**Yes:** 5 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Yundt, Assemblymember Sumner, and Assemblymember Bernier

**No:** 2 - Assemblymember McKee and Assemblymember Tew

**AM 22-105** Approval Of Contract Amendment No. 1 To Contract No. 22-063P With Moffatt & Nichol, To Add \$156,470 For Detailed Design Services For The Port Mackenzie Pile Sleeve Protection Project.

Ms. McKechnie read the legislation into the record.

**Assemblymember McKee moved to adopt AM No. 22-105. The motion passed by the following vote:**

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



## VIII. UNFINISHED BUSINESS

There was no unfinished business.

## IX. VETO

There were no vetoes.

## X. NEW BUSINESS

### A. INTRODUCTIONS (For Public Hearing 08/17/22, Assembly Chambers)

**OR 22-089** An Ordinance Providing For Real Property Tax Relief In The Amount Of 1 Mill Against The Fiscal Year 2023 Areawide Real Property Tax Levy; And Accepting And Appropriating \$11,948,300 From the Alaska State Debt Reimbursement To Fund The Relief.

**Sponsors:** Sumner

**OR 22-090** An Ordinance Authorizing The Issuance Of General Obligation Bonds, In One Or More Series, In An Aggregate Principle Amount Not To Exceed \$24,000,000, To Finance The Design And Construction Of Educational Capital Improvement Projects And Related Capital Improvements In The Borough, And To Submit The Question Of The Issuance Of Such Bonds To The Qualified Voters Of The Borough At The November 8, 2022, Borough Regular Election.

**Sponsors:** Yundt and Sumner

Ms. McKechnie read the legislation into the record.

**Assemblymember Sumner moved to introduce the legislation as read into the record by the Clerk and to set the public hearings for August 17, 2022. The motion passed by the following vote:**

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

### B. MAYORAL NOMINATIONS AND APPOINTMENTS

#### 1. VACANCY REPORT

**22-125**

Mayoral Requests for Confirmation  
Local Emergency Planning Committee  
Richard Best  
Ruth Ann Josten, removal

**Assemblymember Sumner moved to confirm the appointment and removal 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

### **C. OTHER NEW BUSINESS**

There was no other new business.

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

There were no referrals.

## **XI. RECONSIDERATION**

**OR 22-063** An Ordinance Repealing MSB 15.30, Official Streets And Highways Plan Map; Amending MSB 17.55.004, by striking the unused definition “Official Streets And Highways Plan;” And Adopting MSB 15.24.030(B) (46), Official Streets and Highway Plan 2022 Update.

Ms. McKechnie read the legislation into the record.

**Assemblymember McKee moved to reconsider Ordinance Serial No. 22-063. 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 Yundt moved to postpone Ordinance Serial No. 22-063 to November 22, 2022. The motion passed by the following vote:**

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

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

Assemblymember McKee thanked the body for the meeting.

Ms. McKechnie advised that the items discussed during audience participation are add-ons to the Dominion voting system and the Borough does not use any of those items.

Assemblymember Sumner spoke to concerns with the conditional use permit (CUP) process at the Planning Commission level. Spoke to concerns that the CUP process is too restrictive in some instances.

Assemblymember Tew echoed the comments of Assemblymember Sumner.

## **XIII. EXECUTIVE SESSION**

There was no executive session conducted.

## **XIV. ADJOURNMENT**

The meeting adjourned at 7:33 p.m.



Mayoral Signature and Clerk Attestment

For

August 2, 2022, Regular Meeting Minutes

(11 pages)

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

Minutes Approved: 09/27/22