

MATANUSKA-SUSITNA BOROUGH

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

Jim Sykes, District 1
Matthew Beck, District 2
George McKee, District 3
Ted Leonard, District 4
Dan Mayfield, District 5
Barbara J. Doty, District 6
Randall Kowalke, District 7



Mary Anderson, District 1
Eileen Patterson, District 2
Patricia Chesbro, District 3
Colleen Vague, District 4
Chris Elder, District 5
Stafford Glashan, District 6
Sassan Mossanen, District 7

MEETING MINUTES

ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

JOINT ASSEMBLY/PLANNING COMMISSION MEETING 6:00 PM

TUESDAY, MARCH 27, 2018

I. CALL TO ORDER

II. ASSEMBLY ROLL CALL

Present 7 - Assemblymember Jim Sykes, Assemblymember Matthew Beck, Assemblymember George McKee, Assemblymember Ted Leonard, Assemblymember Dan Mayfield, Assemblymember Barbara J. Doty, and Assemblymember Randall Kowalke

PLANNING COMMISSION ROLL CALL

Planning Commission Member Mary Anderson, Planning Commission Member Patricia Chesbro, Planning Commission Member Colleen Vague, Planning Commission Member Chris Elder, Planning Commission Member Stafford Glashan, and Planning Commission Member Stafford Glashan.

Excused: Planning Commission Member Eileen Patterson

III. APPROVAL OF AGENDA

Mayor Halter stated that staff requested a change to the title of Ordinance Serial No. 18-019, by inserting the words "limited exclusive commodity franchise" at the end of the title of the ordinance. Queried if there was any objection.

There was no objection noted.

IV. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Cindy Bettine, Transportation Advisory Board Chair.

V. AUDIENCE PARTICIPATION

The following person spoke to Farm Loop Community Council boundary expansion concerns and spoke in opposition to a memorandum of agreement for air quality with the State: Mr. Brian Endle.

The following person spoke to concerns with having an memorandum of agreement with the state for air quality with any location except the Butte: Ms. Nicole Smith.

The following persons spoke in support of a possible road bond package: Mr. John Hermon, Mr. Huhkie Lee, Mr. Murph O'Brien, and Mr. Matt Edge.

The following person spoke to concerns with the public process: Mr. Eugene Carl Haberman.

The following persons spoke to the need to have good air quality in the Borough and in support of the Borough entering into a memorandum of agreement with the State: Mr. Andre Ciostek, Ms. Alice Ciostek, and Ms. Judy Donigan

The following person spoke to concerns with government overreach regarding a memorandum of agreement for the Borough to regulate air quality: Ms. Carol Carmen.

VI. ASSEMBLY ITEMS OF BUSINESS

A. INTRODUCTION (For public hearing 04/03/18)

[OR 18-017](#) An Ordinance Authorizing The Manager To Enter Into A New Chijuk Creek Timber Sale Contract With Charles Nash For The Sale Of Boroughowned Timber Resources For A Contract Period Of Five Years (MSB007375).

OR 18-019: An Ordinance Authorizing The Manager To Enter Into A Lease At Port Mackenzie With Eric Oien, Denali Timber Management, LLC. For A Period Of Five Years And Limited Exclusive Commodity Franchise.

Sponsors: Borough Manager

Assemblymember Beck moved to introduce the legislation as read into the record by the Clerk and to set the public hearing for April 3, 2018.

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

Yes: 7 - Assemblymember Sykes, Assemblymember Beck, Assemblymember McKee, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Doty, and Assemblymember Kowalke

Assemblymember Sykes moved to refer Ordinance Serial Nos. 18-017 and 18-018 to the Planning Commission and to change the public hearing to April 17, 2018. The motion failed by the following vote:

Yes: 3 - Assemblymember Sykes, Assemblymember McKee, and Assemblymember Leonard

No: 4 - Assemblymember Beck, Assemblymember Mayfield, Assemblymember Doty, and Assemblymember Kowalke

The main motion passed by the following vote:

Yes: 5 - Assemblymember Beck, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Doty, and Assemblymember Kowalke

No: 2 - Assemblymember Sykes, and Assemblymember McKee

VII. JOINT ITEMS OF BUSINESS

A. Platting Board Update (Requested by Administration)

Ms. Eileen Probasco reported on the activities of the Platting Board.

B. Transportation Advisory Board Update (Requested by Mayor Halter)

Ms. Cindy Bettine, Transportation Advisory Board Chair, reported on the activities of the Board.

C. U-Med District Update (Requested by Administration)

Ms. Jessica Smith, Chief of Planning Services, reported on the U-Med District concept.

D. Transportation Fair Road Survey Project Results (Requested by Mayor Halter)

Mr. Ben Coleman, Transportation Planner, reported on the Transportation Fair Road Survey.

E. Update Regarding Borough Road Bond Projects and Discussion of Future Road Bond Projects (Requested by Mayor Halter)

Ms. Jessica Smith, Chief of Planning Services, and Mr. Jude Bilafer, Capital Projects Director, reported on a possible road bond package.

F. Multifamily Development Code Update (Requested by Administration)

Mr. Alex Strawn, Development Services Manager, reported on the multifamily development code update.

G. Title 17 Reorganization (Requested by Administration)

Ms. Eileen Probasco, Planning and Land Services Director, reported on the Title 17 reorganization.

H. First Class Borough vs. Second Class Borough (Requested by Assemblymember Doty)

Mr. Nick Spiropoulos, Borough Attorney, reported on the differences of a first class borough versus a second class borough.

I. Air Quality Briefing: Response to Request For More Information (Requested by Administration)

[18-049](#)

Follow Up Report on Air Quality

Sponsors: Borough Manager

Ms. Brianne Blackburn, Environmental Planner II, reported on air quality within the Borough.

VIII. MAYOR, ASSEMBLY, PLANNING COMMISSION, AND STAFF COMMENT

Planning Commission Member Chesbro thanked staff for the presentations this evening as they were very informative.

Planning Commission Member Vague thanked staff for all the hardwork put into the presentations.

Assemblymember Sykes spoke in support of a possible "anchor tenant" at Port MacKenzie. Spoke to concern with the lease and the contract for the timber sale at the Port. Opined that the Assembly should have a work session on the legislation.

Assemblymember Sykes moved to schedule a work session on Ordinance Serial Nos. 18-017 and 18-018, on April 3, 2018, at 2 p.m. The motion passed by the following vote:

Yes: 7 - Assemblymember Sykes, Assemblymember Beck, Assemblymember McKee, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Doty, and Assemblymember Kowalke

Assemblymember Sykes thanked staff for presentations and thanked the body for the meeting.

Assemblymember Kowalke spoke to his long history of working on the proposed timber sale contract and lease. Spoke to concerns that any attempt to generate revenue at the Port is constantly met with opposition.

Assemblymember Mayfield spoke in support of the proposed timber sale and the revenue it will generate, which will make the Port profitable. Noted the project has been worked on for a very long time. Opined that members have known that this project was coming forward for a very long time as it did not occur in a vacuum. Opined that if there is a project that will provide relief to the tax payers and improve the economy, that the Assembly would be guilty of a breach of trust if they did not move it forward. Thanked staff and the Planning Commission. Stated that it was a great meeting and that he learned a lot.

Assemblymember Beck moved to have the Planning Department and the Law Department conduct a comprehensive review on code compliance violations and enforcement and to refer the info that is gathered to the Planning Commission for 90 days from today to provide recommendations to the Assembly to include staffing, costs, any code changes, and the stronger ability to enforce the code. The motion passed by the following vote:

Yes: 7 - Assemblymember Sykes, Assemblymember Beck, Assemblymember McKee, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Doty, and Assemblymember Kowalke

Assemblymember Doty noted that it is important for the Assembly to all be on the same page so that they will know why the lease and timber contract did not go out for competitive bid. Stated that she enjoyed the Transportation Advisory Board report and would like to have more of them.

Assemblymember Leonard spoke in support of the April 3, 2018, work session. Stated that he would like to see a flow chart of how this lease and contract have come to fruition in order to understand the history of its development. Thanked staff for the presentations.

Assemblymember Beck thanked the public for their testimony. Thanked staff for their knowledge, skills, and hard work. Stated that he is thankful to be on the Assembly.

Mayor Halter opined that it was a great joint meeting. Noted that tomorrow is Assembly member Doty's birthday and wished her happy birthday.

IX. ADJOURNMENT

The meeting adjourned at 9:03 p.m.