

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

Michael Brown

BOROUGH ATTORNEY

Nicholas Spiropoulos



BOROUGH ASSEMBLY

Tim Hale, District 1
Stephanie Nowers, District 2
George McKee, District 3
Robert Yundt, District 4
Mokie Tew, District 5
Jesse Sumner, District 6
Tam Boeve, District 7

MEETING MINUTES

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, FEBRUARY 4, 2020

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, February 4, 2020, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Vern Halter.

II. ROLL CALL

Present: 6 - Assemblymember Stephanie Nowers, Assemblymember George McKee, Assemblymember Ted Leonard, Assemblymember Dan Mayfield, Assemblymember Jesse Sumner, and Assemblymember Tam Boeve

Telephonic: 1 - Assemblymember Tim Hale

III. APPROVAL OF AGENDA

Mayor Halter queried if there were any changes to the agenda.

The agenda was approved as presented without objection.

IV. PLEDGE OF ALLEGIANCE

The pledge of allegiance as led by Mr. John Wood, a member of the Alaska State Board of Fisheries.

V. MINUTES OF PRECEDING MEETINGS

[20-016](#)

A. Emergency Meeting Minutes: 12/28/19

B. Regular Meeting Minutes: 01/07/20

C. Special Meeting Minutes: 01/16/20

D. Regular Meeting Minutes: 01/21/20

The minutes were approved as presented without objection.

VI. REPORTS/CORRESPONDENCE

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

1. Reports From Cities

Mayor Bert Cottle, 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

Mr. Todd Smolden, Director of Governor Dunleavy's Mat-Su Office, reported on the activities of the State Legislature.

4. MSB Fish & Wildlife Commission Update

Mr. Mike Wood, MSB Fish and Wildlife Commission Chair, reported on the activities of the Commission.

[20-034](#)

MSB Fish and Wildlife Commission Report

B. COMMITTEE REPORTS

1. Joint Assembly/School Board Committee On School Issues

There was no report provided.

2. Assembly Public Relations

Mayor Halter reported that he was the Race Marshall for the Willow 300 Sled Dog Race.

C. MANAGER COMMENTS

1. State/Federal Legislation

2. Strategic Planning Issues

3. State Board of Fisheries Update - Mr. John Wood

Mr. John Wood, Alaska State Board of Fisheries, provided a Board update.

Assemblymember Mayfield moved to direct the Manager to write a letter to the Alaska State Board of Fisheries supporting the Borough Fish and Wildlife Commission's recommendation of Proposal No. 37 (RC 131). The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve

[20-037](#)

State Fisheries Report

4. Audit Presentation by Joy Merriner, Assurance Office Managing Partner of BDO Anchorage

Ms. Joy Merriner, Assurance Managing Partner with BDO, reported on the Borough's recent financial audit.

5. 2020 Property Appraisal Annual Report

Mr. Brad Pickett, Borough Assessor, reported on the property appraisals for 2020.

[20-022](#)

Power Point Handout

D. ATTORNEY COMMENTS

Mr. Spiropoulos noted that the Borough Attorney's Office staffs the Board of Equalization when they are adjusting taxes on properties.

E. CLERK COMMENTS

Ms. McKechnie spoke the upcoming regular meeting schedule. Noted the proposed schedule for the budget public hearings and deliberations. Queried if the Assembly would like to schedule those meetings.

Mayor Halter queried if there was any objection.

There was no objection noted.

Ms. McKechnie proposed Saturday, February 15, at 10 a.m. for the next planning session with Mr. Dee.

Mayor Halter queried if there was any objection.

There was no objection noted.

F. CITIZEN AND OTHER CORRESPONDENCE

20-015

1. Board of Adjustment and Appeals: 01/27/20 Order
 2. Caswell FSA Board of Supervisors: 01/09/19, 05/08/19
 3. Greater Butte RSA Board of Supervisors: 10/10/19
 4. Greater Talkeetna RSA Board of Supervisors: 11/14/19
 5. Historical Preservation Commission: 10/17/19, 12/05/19, Resolution No. 20-01
 6. Local Road Service Area Advisory Board: 11/21/19
 7. MSB Fish and Wildlife Commission: 12/19/19
 8. Planning Commission: 12/16/19, Resolution Nos. 20-01, 20-02
 9. Platting Board: 11/21/19
 10. Police Powers Task Force: 10/30/19, 11/25/19, 12/04/19
 11. South Colony RSA Board of Supervisors: 07/17/19, Resolution Nos. 19-01, 19-02
 12. West Lakes FSA Board of Supervisors: 12/09/19
 13. Lazy Mountain Community Council: 04/11/19, 05/09/19, 06/13/19
 14. Point McKenzie Community Council: 06/13/19, 10/10/19
 15. Talkeetna Community Council: 12/02/19
 16. Trapper Creek Community Council: 12/19/19
- The citizen and other correspondence were presented and no comments were noted.

G. INFORMATIONAL MEMORANDUMS

[IM 20-021](#) Reporting Of Conclusion Of Contract For Bid No. 19-032B To Northstar Excavation & Asphalt, Inc. For The Bogard Road Extension East, Phase III Construction Project For The Final Contract Amount Of \$450,890.92.

[IM 20-028](#) Reporting On The Work Of The Historical Preservation Commission To Support The High Ridge National Register Of Historic Places Nomination.
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.)

B. PUBLIC HEARINGS (Three Minutes Per Person.)

[OR 20-010](#) An Ordinance Approving The Less Than Fair Market Value Sale Of Borough Land In The Amount Of Ten Dollars To The Trapper Creek Community Service Association, Inc. For The Purpose Of Owning, Constructing, Managing, And Maintaining A Community Well And Watering Point On Lot 2, Trapper Creek Center II Subdivision (MSB007340).

Sponsors: Boeve

Ms. McKechnie read the legislation into the record.

Ms. Nancy Cameron, Land Management Specialist, provided a staff report.

Mayor Halter opened the public hearing.

The following persons spoke to concerns with Ordinance Serial No. 20-010: Mr. Eugene Carl Haberman.

Assemblymember Boeve moved to adopt Ordinance Serial No. 20-010. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve

[OR 20-011](#)

An Ordinance Amending MSB 17.10.110, Aviation Activity Notice Area, By Adopting The Wasilla Creek Airpark Aviation Activity Notice Area.

Ms. McKechnie read the legislation into the record.

Mr. Christopher Cole, Planner II, provided a staff report.

Mayor Halter opened the public hearing.

The following persons spoke in support of Ordinance Serial No. 20-011: Mr. Michael Grow, Mr. Norman Chance, member of the aviation advisory board.

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

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-011 The motion failed by the following vote:

- Yes:** 3 - Assemblymember Hale, Assemblymember Mayfield, and Assemblymember Boeve
- No:** 4 - Assemblymember Nowers, Assemblymember McKee, Assemblymember Leonard, and Assemblymember Sumner

[OR 20-012](#)

An Ordinance Accepting And Appropriating 2018 Cook Inlet Earthquake Disaster Relief Monies In The Amount Of \$2,105,126.51 From The Federal Emergency Management Agency; And \$701,708.82 From The Alaska State Division Of Homeland Security And Emergency Management, To Fund 445, Project Nos. 55026 And 55027.

RS 20-010: A Resolution Approving The Scope Of Work And Budget For A Portion Of The 2018 Cook Inlet Earthquake Disaster Relief Monies, Project Nos. 55026 And 55027.

Ms. McKechnie read the legislation into the record.

Ms. Cheyenne Heindel, Finance Director, provided a staff report.

Mayor Halter opened the public hearing.

The following person spoke to need for an accounting of funds: Mr. Eugene Carl Haberman.

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

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-012 and Resolution Serial No. 20-010. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

(The meeting recessed at 7:54 p.m. and reconvened at 8:01 p.m.)

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

The following person spoke in support of Resolution Serial No. 20-013: Ms. Fran Seger-Boss, a member of the Historical Preservation Commission.

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 20-013](#) A Resolution Supporting The Alaska State Fair's Request For A Grant From The Cynthia Woods Mitchell Fund For Historic Interiors To Help Finance The Interior Restoration Of The Rebarchek Farmhouse.

Ms. McKechnie read the legislation into the record.

Assemblymember Mayfield 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 Leonard, Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve

2. ACTION MEMORANDUMS

There were no action memorandums.

VIII. UNFINISHED BUSINESS

There was no unfinished business.

IX. VETO

There were no vetoes.

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 02/18/20, Assembly Chambers)

[OR 20-013](#) An Ordinance Repealing MSB 4.32, Emergency Medical Services Board, Terminating The Emergency Medical Services Board.

[OR 20-017](#) An Ordinance Accepting And Appropriating \$15,474 In Federal Funds From The National Park Service Passed Through Alaska Department Of Natural Resources For The Settlers Bay Coastal Park Cultural Resources Survey, Project No. 15040, Fund 440; Reappropriate \$9,508 From Areawide Funds, Project 99999 Grant Match, Fund 480, To Fund 440, To Satisfy The Required Match.
RS 20-011: A Resolution Approving The Scope Of Work And Budget For The Settlers Bay Coastal Park Cultural Resources Survey, Project No.15040, Fund 440.

[OR 20-018](#)

An Ordinance Approving A Reappropriation Of \$230,000 From The Fiscal Year 2020 Election Division Operating Budget, 105.451.100, To Fund 480, Project No. 47527, For Content Manager Electronic Records Implementation.

RS 20-012: A Resolution Approving The Scope Of Work And Budget For Content Manager Electronic Records Implementation, Project No. 47527.

Sponsors: Sumner

Ms. McKechnie read the legislation into the record.

Assemblymember Mayfield moved to introduce the legislation as read into the record by the Clerk and to set the public hearings for February 18, 2020. The motion passed by the following vote:

Yes: 7 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

Agriculture Advisory Board

Stephan Brown

Board of Equalization

Danalyn Dalrymple

Local Emergency Planning Committee

Gene Belden, resignation

Daniel Hansen

Caswell Lakes RSA No. 15

Rick Long, resignation

Assemblymember Mayfield 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 Leonard, Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve

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

There were no reconsiderations.

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

There were no comments provided.

XIII. EXECUTIVE SESSION (For 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 The Attorney/Client Privilege.)

A. Claims and Potential Claims Involving the Matanuska-Susitna Borough Regarding Behrens, Nash, Tax Foreclosures for 2020, and Webb

Assemblymember Mayfield moved to enter into executive session for 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 the attorney/client privilege. In particular, to discuss claims and potential claims involving the Matanuska Susitna Borough regarding Behrens, Nash, Tax Foreclosures for 2020, and Webb. Those in executive session were the Mayor, the Assembly, the Attorney, the Manager, the Clerk, and the Finance Director.

The motion passed without objection and the Assembly entered into executive session at 8:10 p.m.

Assemblymember Mayfield moved to exit executive session.

The motion passed without objection and the Assembly exited executive session at 9:08 p.m.

XIV. ADJOURNMENT

The meeting adjourned at 9:09 p.m.