

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

MEETING MINUTES

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, JUNE 2, 2020

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, June 2, 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: 7 - Assemblymember Tim Hale, Assemblymember Stephanie Nowers, Assemblymember George McKee, Assemblymember Ted Leonard, Assemblymember Dan Mayfield, Assemblymember Jesse Sumner, and Assemblymember Tam Boeve

III. APPROVAL OF AGENDA

The agenda was approved as presented without objection.

IV. PLEDGE OF ALLEGIANCE

The following person lead the pledge of allegiance: Mr. John Moosey, Borough Manager.

V. MINUTES OF PRECEDING MEETINGS

There were no preceding meeting minutes provided.

Mayor Halter read and provided a proclamation to John Moosey, Borough Manager.

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, Director of Governor Dunleavy's Mat-Su Office, reported Covid-19 update.

B. COMMITTEE REPORTS

1. Joint Assembly/School Board Committee On School Issues

There was no report provided.

2. Assembly Public Relations

Assemblymember Hale reported on the Jonesville and Slipper Lake clean up event last week.

C. MANAGER COMMENTS

1. State/Federal Legislation

2. Strategic Planning Issues

Mr. John Harris, State Lobbyist for the Borough, reported on small business loans available due to the Covid-19 and reported on the candidate filing deadline for the Division of Elections.

3. Check Book Online Update

Mr. Eric Wyatt, Information Technology Director, Jack Horner, Web Architect, and Mr. Kenny Klewein, GIS Specialist gave a presentation on the Mat-Su Borough Check Book Online.

4. CARES Act Funding Relief for Businesses

Mr. George Hayes, Deputy Manager and Assemblymember Nowers reported on the CARES Act Funding Relief for Businesses.

D. ATTORNEY COMMENTS

There were no Attorney comments provided.

E. CLERK COMMENTS

Ms. McKechnie spoke to the upcoming meeting schedule. Noted update that the new call in number and the plastic partition to go in between stations on the dais should be up and running by the June 16, meeting.

F. CITIZEN AND OTHER CORRESPONDENCE

20-069

- 1.Planning Commission: 03/02/2020, Resolution No. 20-11
2. Tanaina Community Council: 02/21/2020, 02/25/2020, 03/10/2020, 04/14/2020, 04/28/2020
3. Trapper Creek Community Council: 02/20/2020

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

G. INFORMATIONAL MEMORANDUMS

IM 20-108

Reporting The Conclusion Of Contract For Bid 18-136P With Diversified Construction, Inc., For The Design/Build Of EMS Station 11-9, Project No. 45286, For A Final Contract Amount Of \$1,375,000.

IM 20-109

Reporting The Conclusion Of Contract For Bid 18-117B With Wolverine Supply, Inc., For The Su Valley High School Siding Replacement, Project No. 40167, For A Final Contract Amount Of \$424,606.65.

IM 20-110

Reporting The Conclusion Of Contract For Bid 18-064P With FE Contracting, Inc. For The Construction Manager/General Contractor For Station 6-2, Project No. 10183 For The Final Contract Amount Of \$11,315,281.17.

IM 20-115

Reporting Of Conclusion Of Contract For Proposal No. 18-088P, To Diversified Construction, Inc. For Big Lake Iron Dog Trail Bridges Design Build For The Final Contract Amount Of \$760,701.00.

IM 20-117

Informing A Memorandum Of Agreement Between The Matanuska-Susitna Borough And The Alaska Department Of Natural Resources Agreeing To Reimburse The State With Grant Funds And Local Matching Funds For The Settlers Bay Coastal Park Interpretive Plan And Panels Project In The Amount Of \$31,959.

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. ALL PUBLIC HEARING TESTIMONY AND AUDIENCE PARTICIPATION (Three minutes per person)

C. LEGISLATION SUBJECT TO TESTIMONY UNDER ITEM B. (Three Minutes Per Person.)

The following persons spoke in opposition to Resolution Serial No. 20-053: Ms. Sharon Foley, Ms. Karolyn Porter, Ms. Naomi Miller, Ms. Beth Fread, Ms. Kimberly Waychoff, Mr. LD Howard, Ms. Holly Sheldon-Lee, Ms. Melissa Debova, Ms. Desiree Cook, Ms. Tracy Recter, Ms. Ester Huddleston, Mr. Mike Coons, Ms. Carol Carman, Mr. Bert Houghtaline, Ms. Cecilia Wisthoff, Mr. Tom Wisthoff, Mr. Brian Endle, Mr. Steve Rinner, Mr. John Miller, Mr. James Pazcient, Representative George Rauscher, Ms. Melody McCullagh, Ms. Linda Branson, Mr. Kevin McCabe, Ms. Candy Miller, Mr. Dave Maxwell, Ms. Linn McCabe, Representative David Eastman, Mr. Brad Emkey, Ms. Rachael Simental, Mr. Joe Carman, Mr. Gordon Devries, and Ms. Sandy May.

The following persons spoke in favor of Resolution Serial No. 20-053: Ms. Emma Sedler, Ms. Jo Valarius, Ms. Karen Moser, Mr. Logan Bean, and Ms. Sara Abalos.

The following person spoke in appreciation of call-in audience participation: Ms. Melissa Heuer from the Susitna River Collision.

The following person spoke praise for the police in this time of riots: Mr. Huhnie Lee.

The following person spoke concerns of the way process and the way the Budget was approved. Spoke in opposition to Resolution Serial No. 20-053: Mr. Eugen Carl Haberman.

The meeting recessed at 8:26 p.m. and reconvened at 8:38 p.m.

[RS 20-053](#)

A Resolution Directing The Clerk To Move Forward With A By-Mail Election Process For The November 3, 2020, Regular Election Only.

Sponsors: Mayfield and Boeve

Ms. McKechnie read the legislation into the record.

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-053.

Assemblymember Hale moved a primary amendment to Ordinance Serial No. 20-053, by striking:

- **from the forth whereas clause the word "primary" and also the "s" in elections to read as follows: "at the time of writing this resolution the State Division of Elections has not officially announced the decision on how they will be conducting the general election; and"**
- **from the ninth and tenth whereas clause replace the words "going by-mail" to read as follows: "encouraging absentee voting"**
- **Striking the eleven, twelve, and thirteen whereas clauses;**
- **to change the Now, Therefore Be It Resolved to read as follows: "that the Matanuska-Borough Assembly directs the Borough Clerk to conduct a comprehensive campaign to encourage absentee voting in the 2020 regular election, including, at a minimum, two mailings one of which is an absentee ballot application".**
- **in the Be It Further Resolved by striking the "a" to read: "that the Borough Clerk is directed to bring forward legislation that outlines the changes that would need to occur to conduct by-mail elections".**

The primary amendment passed by the following vote:

- Yes:** 6 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve
- No:** 1 - Assemblymember McKee

The main motion passed as amended by the following vote:

- Yes:** 5 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Leonard, Assemblymember Mayfield, and Assemblymember Boeve

No: 2 - Assemblymember McKee, and Assemblymember Sumner

OR 20-045

An Ordinance Providing For The Sale Of Certain Borough-Wide Real Property Acquired Through Tax Foreclosure For Delinquent Real Property Tax Years 2013 And Prior, And Special Assessment For 2014 And Prior, And Not Needed For Public Purpose.

Ms. McKechnie read the legislation into the record.

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-045.

Assemblymember Mayfield moved to remove the following properties from the tax sale: TS41-07-Tax ID No. 56070000L0379 and TS41-02-Tax ID No. 56025802-L020

The primary amendment passed by the following vote:

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

The main motion passed by the following vote:

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

OR 20-047

An Ordinance Approving An Acceptance And Appropriation Of \$10,127.91 Of Revenues From Fiscal Year 2020 Public Donations And Reappropriating \$4,118 Of Donations From Project 45276 To Project No. 10176, For Kennel Replacements And Enhancements To The Cat Kennel Area At The Animal Care And Regulation Facility.

RS 20-045: A Resolution Setting The Scope Of Work And Amending The Budgets For Projects 45276, Fund 435, And 10176, Fund 480, For The Replacement Of The Cat Kennels And Enhancements To The Cat Kennel Area Project.

Ms. McKechnie read the legislation into the record.

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-047 and Resolution Serial No. 20-045.

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 20-048](#)

An Ordinance Accepting And Appropriating \$61,180 In Federal Funds From The Federal Highway Administration Through The Alaska Department Of Natural Resources For The Eska Strip Mine Trail, Project No. 15015, Fund 440, To Improve Eska Strip Mine Trail.
RS 20-046: A Resolution Approving The Scope Of Work And Budget For The Eska Strip Mine Trail, Project No. 15015, Fund 440.
Ms. McKechnie read the legislation into the record.

Assemblymember Hale moved to adopt Ordinance Serial No. 20-048 and Resolution Serial No. 20-046.

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 20-050](#)

An Ordinance Approving a Reappropriation Of \$25,000 From The Fiscal Year 2020 Community Development Department Operating Budget 100-170-124, To Fund 440, Project No. 10157.
RS 20-048: A Resolution Approving The Scope Of Work And Budget For The Purchase And Installation Of Video Surveillance Equipment At The Brett Memorial Ice Arena.
Ms. McKechnie read the legislation into the record.

Assemblymember Leonard moved to adopt Ordinance Serial No. 20-050 and Resolution Serial No. 20-048.

The motion passed by the following vote:

Yes: 6 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve

No: 1 - Assemblymember McKee

[OR 20-051](#) An Ordinance Accepting And Appropriating A Grant In The Amount Of \$7,000 From The International Association Of Fire Chiefs “Ready, Set, Go” Grant Program, To Project No. 20399, Fund 405, For A Wildfire Mitigation Defensible Space Demonstration.

RS 20-049: A Resolution Approving The Scope Of Work And Budget For The International Association Of Fire Chiefs “Ready, Set, Go” Grant Program, To Project No. 20399, Fund 405, For A Wildfire Mitigation Defensible Space Demonstration.

Ms. McKechnie read the legislation into the record.

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-051 and Resolution Serial No. 20-049.

The motion passed by the following vote:

Yes: 6 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Leonard, Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve

No: 1 - Assemblymember McKee

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 20-058](#) A Resolution Amending The Scope Of Work For The Security Program Project, Fund 47043-1801, Lenel Door Security System Upgrade To Be Used For Meeting Room Enhancements And Migration Of Microsoft Exchange Email System To Microsoft Office 365 Cloud-Hybrid System.

[RS 20-060](#) A Resolution Accepting Coronavirus Relief Funds In The Amount Of \$38,032,471.79 For Necessary Expenditures Incurred Due To The Public Health Emergency With Respect To The Coronavirus Disease 2019 (Covid-19), From The Alaska Department Of Commerce, Community And Economic Development.

2. ACTION MEMORANDUMS

[AM 20-030](#) Extension Of Contract No. 04-098 To North Star Group In The Amount Not To Exceed \$75,000 For Federal Lobbyist Services.

[AM 20-032](#) Award Of Proposal No. 20-053P To Alaska Quality Builders In The Contract Amount Of \$342,512.89 For Design Build For The Willow Log Cabin Rehabilitation Project.

[AM 20-033](#) Authorization To Renew A 3-Year License Agreement With Environmental Systems Research Institute, Inc. In The Amount Of \$198,900 For Geographic Information Systems Software.

[AM 20-035](#) Authorization To Renew A 1-Year License Agreement For Govern Software In The Amount Of \$103,322.57, Supporting Borough Operations Including Assessments, Collections And Permits.
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

VIII. UNFINISHED BUSINESS

There was no unfinished business.

IX. VETO

A. MOTION TO OVERRIDE ANY POSSIBLE MAYORAL VETO ON FISCAL YEAR 2021 BUDGET ITEMS

There was no veto presented.

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 06/16/20, Assembly Chambers)

[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.

[OR 20-052](#)

An Ordinance Extending The Time Limit For Completion Of Borough Capital Projects.

[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.

[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.

[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.

[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).

[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).

[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.

[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.

[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

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 hearing for June 16, 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

[20-070](#)

Mayoral Requests for Confirmation

Sponsors: Halter

Knik RSA # 17

Douglas Lowry

Assemblymember Mayfield moved to confirm the appointment requested by the Mayor.

The motion passed by the following vote:

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)

There were no referrals.

XI. RECONSIDERATION

There were no reconsiderations.

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

Mr. Moosey remarked on the cargo coming out of the Point MacKenzie port. Thanked the Mayor for his kind words.

Mr. Spiropoulos noted that he will miss Mr. Moosey and thanked him for his work.

Ms. McKechnie noted that Mr. Moosey will be missed.

Assemblymember McKee spoke concerns of decisions being made because of Covid-19.

Assemblymember Nowers wished Mr. Moosey good luck and spoke to the hard decision about voting on Ordinance Serial No. 20-053.

Assemblymember Hale wished Mr. Moosey good luck and thanked Assemblymember's Mayfield and Boeve for sponsoring Ordinance Serial No. 20-053.

Assemblymember Boeve thanked Mr. Moosey for his service and encouraged all to vote absentee by-mail.

Assemblymember Leonard spoke of Mr. Moosey's leadership.

Assemblymember Sumner thanked Mr. Moosey for his service. Expressed the success of the Matanuska-Susitna Borough was due to him. Stated he would rather the decision to go by mail be a voter decision. Strongly declared he wants the CARE Fund money to go to citizens for relief.

Assemblymember Mayfield moved to extend the meeting to 10:10 p.m.

There was no objection noted.

Assemblymember Mayfield thanked Mr. Moosey for his service and remarked it was a honor to work with him. Voiced congratulations to Mr. Barlkey on his wedding. Spoke of the Point MacKenzie Port and it being used. Expressed thanks to Assemblymember Hale for the compromise on Resolution Serial No. 20-053.

Mr. Mayor thanked Mr. Moosey and offered good luck. Expressed he will be missed. Spoke to the need to look at the CARES Act funding closely.

XIII. EXECUTIVE SESSION

There was no executive session.

XIV. ADJOURNMENT

The meeting adjourned at 10:08 p.m.