

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 16, 2020

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, June 16, 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

APPROVAL OF AGENDA

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

Assemblymember Leonard moved to take up Resolution Serial No. 20-066, Ordinance Serial No. 20-046, and Ordinance Serial No. 20-061, as the first three public hearings. The motion passed by the following vote:

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

III. APPROVAL OF AGENDA

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

The agenda was approved as amended without objection.

IV. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Patty Fisher, a member of the audience.

V. MINUTES OF PRECEDING MEETINGS

There were no minutes presented.

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 on the activities of the Legislature.

B. COMMITTEE REPORTS

1. Joint Assembly/School Board Committee On School Issues

There was no report provided.

2. Assembly Public Relations

There was no report provided.

C. MANAGER COMMENTS

1. State/Federal Legislation

2. Strategic Planning Issues

Mr. George Hays reported on the activities of his office since he has transitioned to Acting Borough Manager.

D. ATTORNEY COMMENTS

There was no report provided.

E. CLERK COMMENTS

Ms. McKechnie spoke to the upcoming meeting schedule. Noted that CARES Act Funding needs to be introduced so it can be up for public hearing on July 21. Suggested introducing it on July 7, at 2 p.m. by conducting a quick teleconference meeting.

Mayor Halter queried if there was any objection to scheduling the July 7, 2020, meeting and to reschedule the July 21 regular meeting to July 14.

There was no objection noted.

F. CITIZEN AND OTHER CORRESPONDENCE

There was no citizen and other correspondence.

G. INFORMATIONAL MEMORANDUMS

[IM 20-127](#)

Informing The Assembly Of Supplement No. 10 To The Alaska Railroad Corporation Blanket Permit Contract No. 6139, Dated January 5, 1989, To Construct, Reconstruct, Operate And/Or Maintain Road Crossings And Roadways Within The Alaska Railroad Track Right-Of-Way, Communication Pole Line Right-Of-Way, Or Other Property.

The informational memorandum was 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.)

[RS 20-066](#)

A Resolution Advising The Assembly Of A Draft Memorandum Of Understanding Agreement Between The Borough, Alaska Industrial Development And Export Authority, And AK Operations, LLC. For Phase II Of The West Susitna Access Project.

Ms. McKechnie read the legislation into the record.

Mr. Alan Weitzner, Chief Investment Officer and Interim Executive Director for Alaska Industrial and Development Export Authority, provided the staff report.

Mayor Halter opened the public hearing.

The following persons spoke in opposition to Resolution Serial No. 20-066: Mr. Steve Perrins, Rainy Pass Lodge Owner; Ms. Zoe Fuller, Mr. Nic Treinen; Ms. Becky Long; Ms. Lynn Fuller; Mr. Adam Cuthriell; Ms. Ruth Wood; Mr. Mike Wood; Mr. Eric Booen; Ms. Delsy Van East; Mr. Jeremy Houston; Mr. Mark Byers; Ms. Rachel Jones; Ms. Melissa Heuer, Susitna Coalition Executive Director;

The following persons spoke in support of Resolution Serial No. 20-066: Mr. Steve Colligan and Mr. Nick Brockett.

The following persons spoke to concerns with the public notification process: Ms. Stephanie Thompson, Salmon Creek Inc. President; and Mr. Eugene Carl Haberman.

The following persons spoke to the need to be cautious and ensure that the memorandum of understanding is clear to everyone: Mr. Jim Sykes and Mr. Mark Mastellar.

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 Resolution Serial No. 20-066.

Assemblymember Hale moved a primary amendment to IM 20-123, as follows:

• page one of the Memorandum of Understanding (MOU), Section F, by inserting the words "provide public access" after the word "resources" in the second sentence, to read: "The parties acknowledge that such road(s) and infrastructure could

and may be used, subject to appropriate permits and agreements, to access MSB's resources and provide public access, as well as enhancing MSB's fire suppression activities;" and

• page two of the MOU, Section 2(a), by inserting the words "and public" after the word "industrial" to read: "Investigate the viability of permitting and constructing an all-season industrial and public access road to the Yenta Mining District, terminating near the Whiskey/Bravo Airstrip and potentially investigate beyond to AKO's operated Estelle Gold Project."

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

[Clerk's note: The language included in the proposed amendment that reads "Assist AIDEA in determining programs to achieve the economic value of the resources owned by MSB" as it was not germane to the primary motion nor was in part of the section that was being amended therefore it was left out of the minutes.]

Assemblymember Hale moved a primary amendment, to IM 20-123, page two of the MOU, as follows:

- **Section 2(c), by striking the language “a plan for salmon habitat;” and**
- **Section 2(c), by inserting the language: “best management practices for the stewardship of fish and wildlife habitat, cultural and historical sites, and other assets” after the word “develop” to read: “Establish the groundwork and collaboratively develop best management practices for the stewardship of fish and wildlife habitat, cultural and historical sites, and other assets;”**
- **Page 4 of the MOU, Section 4(a)(iii), by striking the language “”and assist AIDEA in determining programs to achieve the economic value of the resources;**
- **Page 4 of the MOU, Section 4(a)(iii), by inserting the language “including fish and wildlife habitat, cultural and historical sites, tourist attractions, and other assets” after the word “corridors” to read: “ Identify resources owned by MSB along the proposed and alternative transportation Corridors, including fish and wildlife habitat, cultural and historical sites, tourist attractions, and other assets;” and**
- **Page 4 of the MOU, Section 4(a)(iv), by striking it in its entirety.**

Assemblymember Hale moved a secondary amendment to strike the word “tangible” throughout the MOU.

The secondary amendment passed by the following vote:

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

The primary amendment passed by the following vote:

Yes: 4 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Mayfield, and Assemblymember Boeve

No: 3 - Assemblymember McKee, Assemblymember Leonard, and Assemblymember Sumner

Assemblymember Hale moved a primary amendment to IM No. 20-123, page 4 of the MOU, Section 4(a)(iv), by striking it in its entirety and inserting the following in its place: “Conduct a detailed economic analysis of the potential costs and benefits of the project to the MSB.”

Assemblymember Nowers moved a secondary amendment by striking “Section 4(a)(iv) in its entirety.

The secondary amendment passed by the following vote:

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

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

Assemblymember Nowers moved a primary amendment to Resolution Serial No. 20-066, last whereas clause, by inserting the language "is for information gathering only and" after the word "agreement" to read: " Whereas, this Phase II agreement is for information gathering only and does not obligate the Borough to provide funds for these services."

The primary amendment passed by the following vote:

Yes: 5 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Mayfield, and Assemblymember Boeve

No: 2 - Assemblymember Leonard, and Assemblymember Sumner
The meeting recessed at 8:36 p.m. and reconvened at 8:46 p.m.

The main motion passed by the following vote:

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

No: 1 - Assemblymember Boeve

[OR 20-046](#)

An Ordinance Repealing The Manager Plan Of Government And Submitting The Proposal To The Qualified Voters At The November 3, 2020, Regular Borough Election.

Sponsors: Sumner and Leonard

Ms. McKechnie read the legislation into the record.

Mr. Spiropoulos provided a staff report.

Mayor Halter opened the public hearing.

The following persons spoke in opposition to Ordinance Serial No. 20-046: Mr. Mark Mastellar, Ms. Ruth Wood, Mr. John Strassenberg, Mr. Eugene Carl Haberman, Mr. Jim Sykes, and Ms. Glenda Smith.

Assemblymember Mayfield moved to continue the public hearing to July 14, 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

[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.

Mr. Spiropoulos provided a staff report.

Mayor Halter opened the public hearing.

The following persons spoke in opposition to Ordinance Serial No. 20-061: Ms. Ruth Wood, Mr. Eugene Carl Haberman, Ms. Barbara Doty, Mr. John Strassenberg, and Ms. Patty Fisher.

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

Assemblymember Leonard moved to adopt Ordinance Serial No. 20-061.

Assemblymember Mayfield moved to continue the public hearing and to continue the public hearing to July 14 and August 18, to travel with the strong mayor legislation. 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 20-049

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.

Ms. McKechnie read the legislation into the record.

Mayor Halter opened the public hearing.

The following person spoke in opposition to Ordinance Serial No. 20-049: Mr. Eugene Carl Haberman.

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

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-049 and Resolution Serial No. 20-047.

Assemblymember Sumner moved to postpone to July 14. The motion failed by the following vote:

Yes: 2 - Assemblymember Leonard, and Assemblymember Sumner

No: 5 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, Assemblymember Mayfield, 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 20-052](#)

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

Ms. McKechnie read the legislation into the record.

Mr. Hays provided staff report.

Mayor Halter opened the public hearing.

The following person spoke in opposition to Ordinance Serial No. 20-052: Mr. Eugene Carl Haberman.

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

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-052. The motion passed by the following vote:

Yes: 5 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve

No: 2 - Assemblymember McKee, and Assemblymember Leonard

[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.

Ms. McKechnie read the legislation into the record.

Mr. Hays provided a staff report.

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

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-054 and Resolution Serial No. 20-054. 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 20-055](#)

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.

Ms. McKechnie read the legislation into the record.

Mr. Hays provided a staff report.

Mayor Halter opened the public hearing.

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

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-055 and Resolution Serial No. 20-057. 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 20-056

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.
Ms. McKechnie read the legislation into the record.

Assemblymember Mayfield moved to suspend the rules and to extend the meeting to 11 p.m. The motion passed by the following vote:

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

Mr. Eric Phillips provided a staff report.

Mayor Halter opened the public hearing.

The following persons spoke in support of Ordinance Serial No. 20-056: Mr. Rob Wells, a former Assembly member; and Mr. Butch Shapiro.

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

Assemblymember Sumner moved to adopt Ordinance Serial No. 20-056 and Resolution Serial No. 20-059. 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 20-059](#)

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.

Ms. McKechnie read the legislation into the record.

Mr. Jude Bilafer gave a staff report.

Mayor Halter opened the public hearing.

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

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-059 and Resolution Serial No. 20-062. 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 20-058](#)

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).

Ms. McKechnie read the legislation into the record.

Ms. Nancy Cameron provided a staff report.

The following persons spoke to concerns regarding agricultural parcels: Ms. Glenda Smith and Mr. Eugene Carl Haberman.

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

Assemblymember Mayfield moved to adopt Ordinance Serial No. 20-058. 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 20-057](#)

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).

Ms. McKechnie read the legislation into the record.

CONFLICT OF INTEREST: Mayor Halter declared a conflict of interest as he has worked closely with the company building trails for his tour business.

RULING: Deputy Mayor Mayfield ruled that Mayor Halter had a conflict of interest and would be recused.

Mayor Halter exited the meeting and Deputy Mayor Mayfield assumed the duties of the chair.

Mayor Halter opened the public hearing.

The following person spoke in support of Ordinance Serial No. 20-057:
Ms. Jenn Miller, Renewable IPP, LLC. Chief Executive Officer.

The following person expressed concerns over the lease rate: Ms.
Glenda Smith.

Assemblymember Boeve moved to adopt Ordinance Serial No. 20-057 and Resolution Serial No. 20-061.

Assemblymember Boeve moved a primary amendment to Ordinance 20-057 and IM 20-120 as follows:

- **in Ordinance Serial No. 20-057, Section 3. Conditions, by inserting the following language at the end of the first sentence:**
“a. A requirement that Lessee not develop or disturb the natural vegetation within 150-feet of the property boundary or the area located north and east of MEA’s transmission line located within the Northeast 1/4 Southeast 1/4, Section 3, Township 17 North, Range 3 West, Seward Meridian, Alaska and substitution of Exhibit A with an updated Exhibit A to reflect this restriction.
b. A requirement that Lessee revegetate any disturbed land with grass vegetation.” and
- **in Informational Memorandum 20-127 by replacing the vicinity map currently attached to the IM, with a new vicinity map that reflects the amendment to the ordinance.**

The motion 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 as amended by the following vote:

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

Mayor Halter re-entered the meeting.

[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.

Ms. McKechnie read the legislation into the record.

Mr. Terry Dolan provided a staff report.

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

Assemblymember Boeve moved to adopt Ordinance Serial No. 20-060 and Resolution Serial No. 20-063. 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 following person spoke to concerns with the public process: Mr. Eugene Carl Haberman.

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 20-056](#) A Resolution Amending The Scope Of Work For Project No. 10183, Fund 405, For The Construction, Furniture, Fixtures, And Equipment For A New Station 6-2; Upgrades To The Old Station 6-2; And Build-Out Of The Central Mat-Su Fire Service Area Training Complex.

2. ACTION MEMORANDUMS

[AM 20-036](#) The Request Is To Vacate 33-Foot Wide Patent Reserves On The Western, Northern, And Eastern Boundaries Of United States Government Lot 56, Located Within The Northeast 1/4, Northeast 1/4, Section 33, Township 19 North, Range 4 West, Seward Meridian, Alaska, Lying Southwest Of West Parks Highway, West Of North Buckingham Palace Drive, On A Peninsula In Nancy Lake.

- [AM 20-037](#) Acceptance Of Late Filed And Retroactive Senior Citizen And Disabled Veteran Tax Exemptions.
- [AM 20-038](#) Authorizing The Borough Manager To Enter Into Contract Addendum No. 1 For Fire Protection Services With The City Of Palmer For The Contract Period Of July 1, 2019, To June 30, 2024, For An Amount Of \$444,102 For Fiscal Year 2021.
- [AM 20-039](#) Award Of Bid No. 20-131B To Big Dipper Construction, Inc. In The Annual Contract Amount Of \$209,921.66 For Midway Road Service Area No. 9 Annual Maintenance.
- [AM 20-040](#) Vacate That Portion Of The Platted North Buroker Circle And All That Portion Of The Public Use Easement Recorded At Book 198, Page 431, Lying Within The Boundaries Of Lot 2, C & R Acres, Plat No. 2010-21, Palmer Recording District, Alaska. Replacement Right-Of-Way Will Be Constructed And Dedicated To Provide Equal Or Better Access To All Areas Affected. Located In Section 19, Township 18 North, Range 2 East, Seward Meridian, Alaska.
- [AM 20-041](#) Award Of Bid No. 20-141B To Pacific Power Group In The Contract Amount Of \$117,503.64 To Provide Generator Testing And Maintenance Services For Borough Facilities.
- [AM 20-042](#) Approval Of A Contract Extension Of Contract No. 20-039P With Information First For Implementing Content Manager For Managing Electronic Records; And Extend The Completion Time To June 30, 2021.
- [AM 20-049](#) Authorizing The Manager To Enter Into A Contract Addendum No. 22 With Glacier View Transportation For Ambulance Storage For The Period Of July 1, 2020, To June 30, 2021, In The Amount Of \$3,600.

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

[AM 20-043](#) Award Of Bid No. 20-145B To Fierce Fire Protection Services, LLC In The Contract Amount Of Not To Exceed \$241,114 To Provide Fire Alarm And Security Systems Monitoring.
Ms. McKechnie read the legislation into the record.

Mr. Russ Krafft provided a staff report.

**Assemblymember Mayfield moved to adopt AM No. 20-043.
The motion passed by the following vote:**

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

[AM 20-044](#) Award Of Bid No. 20-132B To Steppers Construction In The Annual Contract Amount Of \$402,230 For South Colony Road Service Area Annual Road Maintenance.
Mayor Halter queried if there was any objection to taking up AM Nos. 20-044, 20-045, 20-046, and 20-047, together.

There was no objection noted.

Ms. McKechnie read the legislation into the record.

[AM 20-045](#) Award Of Bid No. 20-133B To Eshco Construction In The Annual Contract Amount Of \$72,748 For Lazy Mountain Road Service Area Annual Road Maintenance.

[AM 20-046](#) Award Of Bid No. 20-134B To Ficklin Construction In The Annual Contract Amount Of \$367,082.34 For Bogard Road Service Area Annual Road Maintenance.

[AM 20-047](#) Award Of Bid No. 20-135B To Steppers Construction In The Annual Contract Amount Of \$173,817 For Greater Butte Road Service Area Annual Road Maintenance.

Assemblymember Mayfield moved to adopt AM Nos. 20-044, 20-045, 20-046, and 20-047. The motion passed by the following vote:

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

[AM 20-048](#)

Appointment Of A Second Deputy Borough Manager On A Temporary Basis.

Assemblymember Mayfield moved to suspend the rules and to extend the meeting to Midnight. The motion passed by the following vote:

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

Ms. McKechnie read the legislation into the record.

Assemblymember Leonard moved to adopt AM No. 20-048.

Assemblymember Leonard moved a primary amendment to AM 20-048, by inserting the following language to the last paragraph, to read: "Since Mr. Hays will be Acting Borough Manager for several months, Mr. Hays will likewise be granted a premium of 10 percent above his current salary for the entire period of appointment.

Assemblymember McKee moved a secondary amendment by striking "10 percent" and inserting "20 percent" in its place. The secondary amendment passed by the following vote:

Yes: 4 - Assemblymember Hale, Assemblymember Nowers, Assemblymember McKee, and Assemblymember Leonard

No: 3 - Assemblymember Mayfield, Assemblymember Sumner, and Assemblymember Boeve

The primary amendment passed as amended 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 as amended 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

There were no vetoes presented.

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 07/21/20, Assembly Chambers)

[OR 20-062](#) An Ordinance Authorizing The Manager To Enter Into A Less Than Fair Market Value Lease Of Borough-Owned Real Property With Hatcher Alpine Xperience, LLC. For The Skeetawk Ski Area At Hatcher Pass In The Government Peak Recreation Area, Northern Sub-Unit.

Sponsors: Sumner and Hale

[OR 20-064](#) An Ordinance Approving The Sale Of Replatted Borough-Owned Lots In Windsong Subdivision For Offering Through Borough Land Sales In Accordance With Title 23 And Adopted Land And Resource Management Policy And Procedures; And Classification Of Said Lots As Residential.

[OR 20-066](#) An Ordinance Appropriating \$100,000 From Talkeetna Flood Control Service Area No. 7 Fund Balance, Fund 290 To Fund 490, For The Talkeetna Revetment Repair Project, Project 75004.
RS: 20-065: A Resolution Establishing The Scope Of Work And Budget For The Talkeetna Revetment Repair Project, Project No. 75004.

[Clerk's note: The 07/21/20 meeting was rescheduled to 07/14/20.]

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 July 14, 2020.

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

[20-094](#)

Mayoral Requests For Confirmation

Sponsors: Halter

Knik RSA No. 17

Douglas Lowry

Assemblymember Mayfield moved to confirm the appointment 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

1. RECRUITMENT OF A NEW BOROUGH MANAGER

Ms. Sonya Conant reported on the recruitment of a new Borough Manager.

Assemblymember Hale moved to schedule a special meeting for June 30, 2020, at 6 p.m. for discussion of recruitment of a new Borough manager. The motion passed by the following vote:

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

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 presented.

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

Assemblymember Boeve noted that June 14th is the anniversary of the Sockeye Fire. Related that there are still families who are dealing with the aftermath of that tragedy.

Mr. Spiropoulos stated that if the Assembly wants to change directions on the search for a new manager, to please let him know.

Acting Manager Hays thanked the Assembly for their confidence in him.

Assemblymember Nowers spoke in support of solar energy. Stated that she is happy to see the industry growth in Alaska.

Assemblymember Mayfield thanked the body for the meeting.

Mayor Halter noted that when he was on the Assembly, that Assembly meetings regularly went to midnight. Stated that he is pleased the memorandum of understanding for the West Susitna access has been approved. Spoke to his support of the solar farm and that he is grateful the Assembly supported that legislation.

XIII. EXECUTIVE SESSION

There was no executive session held.

XIV. ADJOURNMENT

The meeting adjourned at 11:30 p.m.