

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, JANUARY 5, 2021

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, January 5, 2021, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:01 p.m. by Mayor Vern Halter.

II. ROLL CALL

Present: 6 - Assemblymember Stephanie Nowers, Assemblymember George McKee, Assemblymember Robert Yundt, Assemblymember Mokie Tew, Assemblymember Jesse Sumner, and Assemblymember Tam Boeve

Telephonic: 1 - Assemblymember Tim Hale

III. APPROVAL OF AGENDA

The agenda was approved as presented without objection.

IV. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Nancy Cameron, Land Management Agent.

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

Wasilla City Mayor Glenda Ledford reported on the activities of the city.

2. Matanuska-Susitna Borough School District

There were no reports provided.

3. State of Alaska

Mr. Todd Smoldon, Executive Director of Governor Dunleavy's Mat-Su Office, reported on the Governor's budget priorities.

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. Mike Brown, Borough Manager, presented two awards issued by the Government Finance Officers Association, to the Finance Department; Certificate of Achievement for Excellence in Financial reporting and Popular Annual Finance Reporting Award

Ms. Tracey Loscar, Emergency Medical Services Chief, provided a COVID-19 vaccine update.

Mr. Brown reported on the status of the Committee on School Funding and Tax Cap.

[21-017](#)

Manager's Report Supporting Documents

D. ATTORNEY COMMENTS

Mr. Spiropoulos reported on the activities of his office.

E. CLERK COMMENTS

Ms. McKechnie spoke to the upcoming meeting schedule. Advised that Mr. Brown had requested to schedule a meeting for discussion regarding Port MacKenzie. Suggested February 2, 2021, at 3 p.m.

Mayor Halter queried if there was any objection.

There was no objection noted.

F. CITIZEN AND OTHER CORRESPONDENCE

21-008

1. Enhanced 911 Advisory Board: 08/11/20, 10/13/20
 2. Greater Talkeetna RSA Board of Supervisors: 10/08/20
 3. Historical Preservation Commission: 10/22/20
 4. Local Road Service Area Advisory Board: 10/15/20
 5. North Lakes Community Council: 10/29/20, 11/13/20
 6. Parks, Recreation, and Trails Advisory Board: 08/24/20
 7. Planning Commission: 10/05/20, 11/16/20, 12/07/20, Resolution Nos. 20-34, 20-38, 20-39, 20-40, 20-43, 20-44, 20-46, 20-45
 8. Platting Board: 10/01/20, 10/15/20, 11/05/20
 9. Port Commission: 10/19/20
 10. Susitna Community Council: 11/05/20
 11. Sutton Community Council: 10/28/20
 12. Tanaina Community Council: 11/10/20
 13. Talkeetna FSA Board of Supervisors: 08/12/20, 10/14/20
 14. West Lakes FSA Board of Supervisors: 11/09/20
- The citizen and other correspondence were presented and no comments were noted.

G. INFORMATIONAL MEMORANDUMS

IM 21-008

Informing The Assembly Of Seven Grant Amendments For The State Designated Legislative Grant Program To Be Presented To The Borough Manager For Signature.

IM 21-014

Informing The Assembly Of A Memorandum Of Agreement With The Talkeetna Community Council For The Community Assistance Program That Is To Be Presented To The Borough Manager For Signature.
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.)

[OR 21-002](#)

An Ordinance Approving The Land Sale Price Adjustment Of Borough-Owned Property Offered In The 2020 Competitive Sealed Bid Land Sale, Identified As Parcel 20-03 (Tax ID 15N03W10C001), In Accordance With The Sale Brochure Policies And Remedies If A Property Is Proven To Have Less Acreage Than The Borough Assessment (MSB007595).

Ms. McKechnie read the legislation into the record.

Ms. Nancy Cameron, Land Management Agent, 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 Tew moved to adopt Ordinance Serial No. 21-002. The motion passed by the following vote:

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

OR 21-003

An Ordinance Approving An Appropriation Of \$1,500,000 From The Central Mat-Su Fire Service Area Fund Balance, Fund 250, To Project No. 45066, Fund 405, To Purchase An Aerial Platform And Related Equipment.

RS 21-002: A Resolution Approving The Scope Of Work And Budget For Project No. 45066, Fund 405, To Purchase An Aerial Platform And Related Equipment.

Ms. McKechnie read the legislation into the record.

Mr. Ken Barkely, Emergency Services Director, 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 Yundt moved to adopt Ordinance Serial No. 21-003 and Resolution Serial No. 21-002. The motion passed by the following vote:

Yes: 5 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Yundt, Assemblymember Tew, and Assemblymember Boeve

No: 2 - Assemblymember McKee, and Assemblymember Sumner

[OR 21-004](#)

An Ordinance Accepting And Appropriating Disaster Relief Funds For The 2018 Cook Inlet Earthquake For Wasilla Area Schools And Borough Roads And Bridges.

RS 21-005: A Resolution Approving The Scope Of Work And Budget For Disaster Relief Funds From The 2018 Cook Inlet Earthquake Disaster For Wasilla Area Schools And Borough Roads And Bridges.

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 concerns with transparency: Mr. Eugene Carl Haberman.

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

Assemblymember Boeve moved to adopt Ordinance Serial No. 21-004 and Resolution Serial No. 21-005. The motion passed by the following vote:

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

[OR 21-005](#)

An Ordinance Approving The Sale Of Borough-Owned Land Identified As Lot 107, Rustic Wilderness Division 2, To Adjacent Property Owners Michael And Marla Murphy, Pursuant To MSB 23.10.230, Agreements By Application (MSB007681).

Ms. McKechnie read the legislation into the record.

Ms. Nancy Cameron, Land Management Agent, 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 Boeve moved to adopt Ordinance Serial No. 21-005. The motion passed by the following vote:

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

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

The following person spoke to concerns with Assembly involvement with the road service area boards: Mr. Eugene Carl Haberman.

The following person spoke in opposition to amendments to AM 20-124 due to the Local Road Service Area Advisory Board not having reviewed them: Mr. Dan Elliot, Fairview Road Service Area member.

The following persons spoke in support of Jonesville Public Use Management Plan (Or 21-006): State Representative George Rauscher and Mr. Jim Sykes.

The following person noted his disappointment in the Assembly members who voted against the wetland mitigation bank legislation: Mr. Dave Musgrave.

D. CONSENT AGENDA

1. RESOLUTIONS

[RS 21-007](#) A Resolution Approving The Scope Of Work And Budget For The Felton Street Extension Project, Fund 430, Roads And Bridges Capital Project, Project No. 35401.

2. ACTION MEMORANDUMS

[AM 21-002](#) Award Of Bid No. 21-104B To Shamrock Septic In The Contract Amount Not To Exceed \$400,000 For Leachate Hauling And Disposal.

Ms. McKechnie read the consent agenda into the record.

Assemblymember Boeve 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 Boeve

[AM 21-003](#)

Award Of Bid No. 21-111B To Roger Hickel Contracting, Inc. In The Contract Amount Of \$460,800 For Shirley Towne Bridge Repair.

Ms. McKechnie read the legislation into the record.

Assemblymember Sumner moved to adopt AM No. 21-003.

Assemblymember Sumner moved to postpone AM No. 21-003 to January 19, 2021. The motion passed by the following vote:

Yes: 4 - Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, and Assemblymember Sumner

No: 3 - Assemblymember Hale, Assemblymember Nowers, and Assemblymember Boeve

[AM 21-004](#)

Authorizing The Conversion Of One Full-Time Civil Engineer Position, PCN No. 276, To One Full-Time Surveyor Position. Ms. McKechnie read the legislation into the record.

Assemblymember Sumner moved to adopt AM No. 21-004. The motion passed by the following vote:

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

The meeting recessed at 8:15 p.m. and reconvened at 8:25 p.m.

VIII. UNFINISHED BUSINESS

[AM 20-124](#)

Approval Of The Road Service Area Road Improvement Project List - Summer 2021. (Big Lake RSA No. 21 Is The Only Project List Left For Approval)

The meeting recessed at 8:15 p.m. and reconvened at 8:25 p.m.

MOTION PENDING: Assemblymember Tew moved to adopt AM No. 20-124.

Assemblymember Tew moved a primary amendment to AM No. 20-124, Big Lake Road Service Area No. 21, Road Service Area Summer 2021 Priority list as follows:

- **by striking No. 3 – Paving Mlakar Drive (.12) and Birch Lake Drive (.10) - \$50,000;**
- **by striking No. 4 – Jojoba Road (.45) and Kluane Dr (.40) Recycled Asphalt Material Surface Course - \$85,000; and**
- **by inserting a new No. 3 to read: “No. 3 – Calcium and/or cheaper dust control methods - \$135,000.”**

**Assemblymember Sumner called for the question (to stop debate).
The motion passed by the following vote:**

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

The primary amendment passed by the following vote:

Yes: 5 - Assemblymember Hale, Assemblymember McKee, Assemblymember Yundt, Assemblymember Tew, and Assemblymember Sumner

No: 2 - Assemblymember Nowers, and Assemblymember Boeve

Assemblymember Tew moved a primary amendment to AM No. 20-124, by striking "sand and chip storage development" throughout the legislation. The motion failed by the following vote:

Yes: 3 - Assemblymember McKee, Assemblymember Tew, and Assemblymember Sumner

No: 4 - Assemblymember Hale, Assemblymember Nowers, Assemblymember Yundt, and Assemblymember Boeve

The main motion passed as amended by the following vote:

Yes: 6 - Assemblymember Hale, Assemblymember McKee,
Assemblymember Yundt, Assemblymember Tew,
Assemblymember Sumner, and Assemblymember Boeve

No: 1 - Assemblymember Nowers

[OR 20-101](#) An Ordinance Reappropriating \$25,000 From Project No. 25020-2402; And \$40,542.05 From Project No. 25035-2407, To Project No. 25001, Fund 420, To Allow For The Purchase Of A Waste Container Roll-Off Trailer Pup.
RS 20-106: A Resolution Approving The Scope Of Work And Budget For The Purchase Of A Waste Container Roll-Off Trailer Pup.
Ms. McKechnie read the legislation into the record.

MOTION PENDING: Assemblymember Boeve moved to adopt Ordinance Serial No. 20-101 and Resolution Serial No. 20-106.

**Assemblymember Sumner moved to postpone Ordinance Serial No. 20-101 and Resolution Serial No. 20-106 to January 19, 2021.
The motion passed by the following vote:**

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

IX. VETO

There were no vetoes presented.

X. NEW BUSINESS

A. INTRODUCTIONS (For Public Hearing 01/19/21, Assembly Chambers)

[OR 21-006](#) An Ordinance Adopting The Jonesville Public Use Area Management Plan; And Amending MSB 15.24.030, Comprehensive Plan And Purposes.

[OR 21-008](#) An Ordinance Approving An Appropriation Of \$1,200,000 From The Central Mat-Su Fire Service Area Fund Balance, Fund 250, To Project No. 45076, Fund 405, For Further Expansion Of The Central Mat-Su Fire Service Area Training Complex Buildout.
RS 21-006: A Resolution Approving The Amended Scope Of Work And Budget For Project No. 45076, Fund 405, For Further Expansion Of The Central Mat-Su Fire Service Area Training Complex Buildout.

[OR 21-009](#) An Ordinance Amending MSB 18.04.080(A), Meetings; Scheduling Notice, To Address The Frequency Of Scheduled Port Commission Meetings From Monthly To Quarterly.

Sponsors: Halter

Ms. McKechnie read the legislation into the record.

Assemblymember Boeve moved to introduce the legislation as read into the record by the Clerk and to set the public hearings for January 19, 2021. The motion passed by the following vote:

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

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

[21-005](#) Mayoral Requests for Confirmation
Board of Adjustment and Appeals
Jesse Rongitsch
Borough Area Schools Site Selection Committee
Mary Anderson
Enhanced 911 Advisory Board
Joel Butcher
Health and Social Services Board
Linda Reimer
Library Board
Paige Moore
Planning Commission
Jason Ortiz
Sassan Mossanen
Platting Board
Justin Hatley
Dan Bush
Bogard RSA No. 25
Jesse Rongitsch

Assemblymember Boeve moved to confirm the appointments 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 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

A planning session was scheduled for February 27, 2021.

Assemblymember Nowers thanked Mr. Brown for gathering information that the Assembly has requested. Spoke to her appreciation in how it helps her make decisions. Spoke to the possibility of having a work session for tax discussions. Stated that when she was campaigning, she did so in a nonpartisan way. Opined that all decisions at local levels such as the Borough should be made so that they positively impact all residents. Stated that she would like a strategic planning session. Spoke to the need to manage growth and how the Borough communicates with the public.

Assemblymember Yundt echoed Assemblymember Nowers thoughts regarding managing growth. Spoke in support of a strategic planning session. Thanked Mr. Brown for the meeting and noted he appreciates the information received.

Assemblymember Hale stated that he is looking forward to taking up the Jonesville Public Use Area legislation at the next meeting. Noted that it is a big deal for Sutton and will benefit all residents of the Borough. Encouraged the members to ask questions before the meeting so that it will be easy to address the legislation. Spoke to the hard work that has gone into the project.

Assemblymember McKee stated that he is not sure the Borough does a good job on communicating with the public regarding big projects. Opined that the Borough could do better. Opined that nothing that was discussed in the last planning session has been accomplished. Related that he had expressed to Mr. Brown that he would like more documentation and noted that he delivered on that request.

Assemblymember Boeve thanked the advisory boards in her district. Opined that the Assembly should continue to value the input of all advisory boards. Noted that she cannot do her job without their input. Thanked all those that serve on advisory boards.

Mayor Halter thanked Mr. Brown for the report on school funding. Noted that the Shirley Towne bridge needs replaced as it was damaged in the September 2012 flood event. Spoke to the winter flooding that occurred on Denieke Road, which trapped residents because there was no other way out. Stated that it will be a one-lane bridge to provide access for those that live back there. Spoke to his appreciation of staff reports.

XIII. EXECUTIVE SESSION (For Matters, Which The Immediate Public Knowledge Of Would Clearly Have An Adverse Effect Upon The Finances Of The Borough; And 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 Attorney/Client Privilege.

Assemblymember Boeve moved to enter into executive session for matters, Which The Immediate Public Knowledge Of Would Clearly Have An Adverse Effect Upon The Finances Of The Borough; And 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 Attorney/Client Privilege. Those present during the executive session were the Mayor, the Assembly, the Manager, the Attorney, the Clerk, the Finance Director and the Public Works Director.

There was no objection noted and the Assembly entered into executive session at 9 p.m.

Assemblymember Boeve moved to exit executive session.

There was no objection noted and the Assembly exited executive session at 9:39 p.m.

A. Houston Middle School Insurance Claim

XIV. ADJOURNMENT

The meeting adjourned at 9:40 p.m.