

CODE ORDINANCE

Sponsored by: Assemblymember Bowles  
Introduced: 04/07/26  
Public Hearing: 04/21/26  
Amended: 04/21/26  
Adopted: 04/21/26  
Reconsideration Filed: 04/22/26  
Reconsideration Passed: 05/05/26  
Amended: 05/05/26  
Adopted: 05/05/26

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 26-046**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 3.28 TO INCREASE THE PROPERTY OWNER BALLOT THRESHOLD FOR CONTIGUOUS LOCAL IMPROVEMENT DISTRICTS FROM 54 PERCENT TO 67.

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WHEREAS the intent and rationale of this ordinance is found in the accompanying Information Memorandum No. 26-074.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 3.28.050(B)(2)(d) is hereby amended to read as follows:

(d) a ballot with a return envelope addressed to the borough finance department. The ballot shall request the property owner to indicate approval or disapproval of the local improvement district by marking a vote of "yes" or "no" on the ballot, and shall state that the assembly will not proceed with the improvement unless, within 30 days after mailing notice of the public hearing, the borough receives ballots marked "yes" from

owners of property bearing more than [54] 67 percent of the estimated cost of a natural gas distribution line improvement; or more than [54] 67 percent of the estimated cost of any other improvement, except that for noncontiguous improvement districts, the borough must receive ballots marked "yes" from 100 percent of property owners bearing 100 percent of the estimated cost of the improvement. For contiguous local improvement district proposals, the percentage calculation will be calculated based upon the total number of ballots returned. Unreturned ballots will not affect the calculation.

Section 3. Amendment of section. MSB 3.28.062(B) is hereby amended to read as follows:

(B) The assembly may not proceed with the improvement unless ballots approving a contiguous local improvement district are timely filed by owners of property bearing more than [54] 67 percent of the estimated cost of a natural gas distribution line improvement; or more than [54] 67 percent of the estimated cost of any other improvement; or for a noncontiguous local improvement district, by owners of property bearing 100 percent of the estimated cost of the improvement. If sufficient ballots are not timely

filed, the assembly may not proceed with the improvement unless it revises the plan, and a new balloting of owners of property in the local improvement district results in the timely filing of ballots approving the local improvement district by owners of property bearing more than [54] 67 percent of the estimated cost of a natural gas distribution line improvement; or more than [54] 67 percent of the estimated cost of any other improvement; or for a noncontiguous local improvement district, of owners of property bearing 100 percent of the estimated cost of the improvement. A revised plan shall be approved and adopted as an original plan as provided in MSB 3.28.050. For contiguous local improvement district proposals, the percentage calculation will be calculated based upon the total number of ballots returned. Unreturned ballots will not affect the calculation.

Section 4. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 5 day  
of May, 2026.

  
EDNA DeVRIES, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

**05/05/26 Vote:**

YES: Bowles, Nowers, McKee, and Bernier

NO: Sumner, Gamble, and Fonov

**05/05/26 Reconsideration Vote:**

YES: Nowers, McKee, Sumner, Gamble, Fonov, and Beriner

NO: Bowles

**04/21/26 Original Vote:**

YES: Bowles, Nowers, McKee, Gamble, Fonov, and Bernier

NO: Sumner