

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 - 907-861-8683

## BOROUGH MAYOR

Edna DeVries

## BOROUGH CLERK

Lonnie R. McKechnie, CMC

## BOROUGH MANAGER

Michael Brown

## BOROUGH ATTORNEY

Nicholas Spiropoulos



## BOROUGH ASSEMBLY

Tim Hale, District 1  
Stephanie Nowers, District 2  
Dee McKee, District 3  
Maxwell Sumner, District 4  
Bill Gamble, District 5  
Dmitri Fonov, District 6  
Ron Bernier, District 7

## ASSEMBLY AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

ASSEMBLY REGULAR MEETING

6:00 PM

TUESDAY, AUGUST 5, 2025

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## WAYS TO PARTICIPATE IN THE ASSEMBLY MEETING IF YOU CANNOT ATTEND IN PERSON:

### IN WRITING:

\* You can submit written comments to [leg.com@matsugov.us](mailto:leg.com@matsugov.us)

### TELEPHONIC TESTIMONY:

- \* Dial 1-855-225-2326
- \* You will hear "Joining conference" when you are admitted to the meeting.
- \* You will be automatically muted and able to listen to the meeting.
- \* When the Mayor announces audience participation or a public hearing you would like to speak to, press \*3; you will hear "Your hand has been raised."
- \* When it is your turn to testify you will hear "Your line has been unmuted."
- \* State your name for the record, spell your last name, and provide your testimony.

### OBSERVE: observe the meeting via the live stream video at:

- \* <https://matanuska.legistar.com/Calendar.aspx>
- \* <https://www.facebook.com/MatSuBorough>
- \* Matanuska-Susitna Borough - YouTube

## I. CALL TO ORDER

## II. ROLL CALL

## III. APPROVAL OF AGENDA

#### **IV. PLEDGE OF ALLEGIANCE**

#### **V. MINUTES OF PRECEDING MEETINGS**

- [25-110](#)      A. Special Assembly Meeting Minutes: 07/15/25
- B. Regular Assembly Meeting Minutes: 07/15/25

**Attachments:** [08/05/25 - Minutes for Packet](#)

#### **VI. REPORTS/CORRESPONDENCE**

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

- 1. Reports From Cities**
- 2. Matanuska-Susitna Borough School District**
- 3. State of Alaska**

##### **B. COMMITTEE REPORTS**

- 1. Joint Assembly/School Board Committees**
- 2. Assembly Public Relations**

##### **C. MANAGER COMMENTS**

- 1. State/Federal Legislation**
- 2. Strategic Planning Issues**
- 3. Dshka Land Presentation**

[25-116](#)      Presentation

**Attachments:** [08/05/25 - Power Point Handout](#)

##### **D. ATTORNEY COMMENTS**

##### **E. CLERK COMMENTS**

##### **F. CITIZEN AND OTHER CORRESPONDENCE**

[25-111](#)

1. Animal Care and Regulation Board: 04/25/25, AC&R Case No 25-05 Final Decision
2. Big Lake Community Council: 07/14/25
3. Butte Community Council: 05/14/25
4. Chase Community Council: 04/09/25
5. Greater Talkeetna RSA Board of Supervisors: 06/12/25
6. Greater Willow RSA Board of Supervisors: 02/12/25, 04/30/25
7. Local Road Service Area Advisory Board: 04/17/25, 06/19/25
8. MSB Fish & Wildlife Commission: 04/10/25
9. Meadow Lakes Community Council: 07/09/25
10. Midway RSA Board of Supervisors: 04/30/25
11. Planning Commission: 06/02/25, 06/16/25, Resolution No. PC 25-12
12. Platting Board: 06/05/25, 06/19/25, 07/03/25
13. South Colony RSA Board of Supervisors: 04/02/25
14. Sutton Community Council: 02/26/25, 03/26/25
15. Talkeetna Community Council: 06/02/25, 07/21/25
16. West Lakes FSA Board of Supervisors: 06/09/25

**Attachments:** [08/05/25 - Citizens and Correspondence](#)

## G. INFORMATIONAL MEMORANDUMS

[IM 25-148](#) Reporting Conclusion Of Contract No. 24-110B With Meier Excavation, LLC. For A Total Contract Amount Of \$536,013.81 For The Settlers Bay Drive At Crocker Creek Fish Passage Project.

**Attachments:** [IM 25-148](#)

[IM 25-156](#) Informing The Assembly Of A Memorandum Of Agreement And Temporary Construction Easement With The Alaska State Department Of Transportation And Public Facilities, For The Church Road Pavement Preservation Project.

**Attachments:** [IM 25-156](#)

[IM 25-163](#) Informing The Assembly Of The Submittal Of Fiscal Year 2025 United States Marine Highway Program Grant Application, Requesting \$1,324,484 For The Port Mackenzie Cargo And Freight Capacity Project.

**Attachments:** [IM 25-163](#)

[IM 25-167](#) Assembly Notification Of A Land Acquisition Of The Sewer System Lot That Serves The Big Lake Recreation Center.

**Attachments:** [IM 25-167](#)

## VII. SPECIAL ORDERS

**A. AUDIENCE PARTICIPATION (You can speak under one of the audience participations on the agenda, but not both; Three Minutes Per Person.)**

**B. PUBLIC HEARINGS (Three Minutes Per Person.)**

[OR 25-081](#) An Ordinance Enacting A Tax Cap Under MSB 3.04.077 And Establishing An Areawide Real Property Tax Cap Of 10 Mills And A Non-Areawide Tax Cap Of 0.55 Mills.

**Sponsors:** Sumner, Fonov and Bernier

**Attachments:** [OR 25-081](#)  
[IM 25-146](#)

[OR 25-082](#) An Ordinance Naming The Story Walk Pathway At Sutton Library In Honor Of Nancy Bertels.

**Sponsors:** Hale

**Attachments:** [OR 25-082](#)  
[IM 25-147](#)

[OR 25-084](#) An Ordinance Adopting MSB 3.15.037(E) To Allow For Prorated Senior And Disabled Veteran Residential Real Property Tax Exemption When A Qualifying Individual Moves Their Permanent Residence Mid-Year; And Submitting The Question To The Voters.

**Sponsors:** Gamble

**Attachments:** [OR 25-084](#)  
[IM 25-157](#)

**C. AUDIENCE PARTICIPATION (You can speak under one of the audience participations on the agenda, but not both; Three Minutes Per Person.)**

**D. CONSENT AGENDA**

**1. RESOLUTIONS**

[RS 25-074](#) A Resolution Supporting The Transportation Priorities Identified In The 2023 Coordinated Human Services Transportation Plan.

**Attachments:** [RS 25-074](#)  
[IM 25-164](#)

## 2. ACTION MEMORANDUMS

[AM 25-087](#) Approval Of Utility Relocation Cost Of \$114,814.04 To Matanuska Telecom Association, Inc. For The Crimsonview Drive, Vermillion Drive, Thalo Drive, And Ochre Drive Improvements For The South Colony Road Service Area Improvement Project; And Extend The Completion Date To July 15, 2026.

**Attachments:** [AM 25-087](#)

[AM 25-088](#) Award Of Bid No. 25-189B To K&H Civil Constructors In The Contract Amount Of \$1,049,261.50 For Snowcrest Drive And Trapline Drive Improvements.

**Attachments:** [AM 25-088](#)

[AM 25-089](#) Award Of Bid No. 26-005B To Dirtworks, Inc. In The Contract Amount Of \$386,941.30 For South Butte Drive Road Improvements.

**Attachments:** [AM 25-089](#)

[AM 25-090](#) Award Of Bid No. 25-179B To Southcentral Construction, Inc. In The Contract Amount Of \$1,487,654.50 To Construct The Cell 4 Expansion At The Central Landfill.

**Attachments:** [AM 25-090](#)

[AM 25-091](#) Purchase Of Sodium Chloride From Northern Gravel & Trucking, LLC. In The Amount Of \$425,750.

**Attachments:** [AM 25-091](#)

[AM 25-093](#) Award Of Bid No. 26-010B to JRF Enterprises, LLC. In The Contract Amount Of \$385,678.34 For Birch Creek At Mastodon Road Fish Passage Improvements.

**Attachments:** [AM 25-093](#)

[AM 25-094](#) Award Of Bid No. 26-011B To Western Construction & Equipment, LLC. In The Contract Amount Of \$568,255 For Eska Street, Granite Street, Utah Street, And Grand Avenue Improvements.

**Attachments:** [AM 25-094](#)

[AM 25-096](#) Authorizing A Memorandum Of Agreement With The Alaska State Department Of Transportation And Public Facilities Regarding Maintenance And Match Requirements For Palmer-Fishhook Separated Pathway, Trunk Road To Edgerton Parks Road.

**Attachments:** [AM 25-096](#)

[AM 25-097](#) Authorizing Memorandum Of Agreements With The Alaska State Department Of Transportation And Public Facilities Regarding Maintenance And Match Requirements For Seldon Road Reconstruction, Wasilla-Fishhook Road To Lucille Street, And Inner And Outer Springer Loop Separated Pathway.

**Attachments:** [AM 25-097](#)

[AM 25-099](#) Award Of Bid No. 26-018B To Ficklin Construction, LLC. In The Contract Amount Of \$115,612 For Pioneer Peak Trailhead Parking Expansion.

**Attachments:** [AM 25-099](#)

[AM 25-100](#) Award Of Contract No. 26-017C To Wolf Architecture In The Contract Amount Of \$306,968 To Provide Construction Administration Services For American Charter Academy School Construction.

**Attachments:** [AM 25-100](#)

[AM 25-101](#) Award Of Bid No. 26-006B To Crowley Fuels, LLC. For An Estimated Annual Contract Amount Of \$300,000 To Furnish And Deliver Heating Oil And Fuels.

**Attachments:** [AM 25-101](#)

## VIII. UNFINISHED BUSINESS

[OR 25-054](#) An Ordinance Adopting MSB 15.24.030(B)(48) Bogard-Seldon Corridor Access Management Plan.

**Attachments:** [OR 25-054](#)

[IM 25-093](#)

[06/17/25 - Fonov Amendment](#)

[06/17/25 - Fonov Amendment Visual Aids](#)

[06/17/25 - Nowers Amendment](#)

[OR 25-076](#) An Ordinance Enacting MSB 3.80, Areawide Fuel Excise Tax, In The Amount Of Seven Cents Per Gallon.

**Sponsors:** Borough Manager

**Attachments:** [OR 25-076](#)

[IM 25-136](#)

[07/15/25 - Sumner Amendment No. 1](#)

[07/15/25 - Sumner Amendment No. 2](#)

[08/05/25 - Sumner Proposed Amendment](#)

[08/05/25 - Nowers Proposed Amendment](#)

[07/15/25 - Fuel Excise Tax Flier](#)

[RS 25-068](#) A Resolution Directing The Borough Manager To Prepare Future Budgets Utilizing The Fuel Excise Tax Revenue To Reduce The Areawide Mill Rate And Create A Proportional Increase In The 16 Road Service Area Mill Rates And Allocate An Amount Equal To 70 Percent Of The Excise Tax Revenues To A Capital Project For Voter Approved Transportation Projects.

**Sponsors:** Sumner

**Attachments:** [RS 25-068](#)

[IM 25-151](#)

[07/15/25 - Nowers Proposed Amendment](#)

## IX. VETO

## X. NEW BUSINESS

### A. INTRODUCTIONS (For Public Hearing 08/19/25, Assembly Chambers)

[OR 25-079](#) An Ordinance Adopting MSB 15.24.030(C)(43), Fuller Lake, Lake Management Plan; And Amending MSB 17.59.060, Lake Management Plan Implementation.

**Attachments:** [OR 25-079](#)  
[IM 25-143](#)

[OR 25-083](#) An Ordinance Accepting And Appropriating \$18,000 From The Alaska State Department Of Natural Resources, Office Of History And Archaeology, For The DePriest Family Farm National Register Nomination Project.

RS 25-069: A Resolution Approving The Scope Of Work And Budget And Authorizing The Manager To Enter Into The State Grant Agreement And The Agreement With The DePriest Family Trust For The DePriest Family Farm National Register Nomination Project.

**Attachments:** [OR 25-083](#)  
[RS 25-069](#)  
[IM 25-154](#)

[OR 25-086](#) An Ordinance Enacting MSB 1.10.180, Limited Health Powers From The Cities.

**Sponsors:** Borough Manager

**Attachments:** [OR 25-086](#)  
[IM 25-162](#)

[OR 25-087](#) An Ordinance Amending MSB 5.25.044(A), Service Area No. 27: Meadow Lakes Road Service Area; And Placing On The Ballot Of The November 4, 2025, Regular Borough Election The Annexation Of Parcels Located On West Mana Naen Street, West Elvas Lane, And A Portion Of North Utopia View Circle Into The Meadow Lakes Road Service Area.  
RS 25-075: A Resolution Finding The Annexation Of Parcels Located On North Mana Nael Street, West Elvas Lane, And A Portion Of North Utopia View Circle Into The Meadow Lakes Road Service Area, Serves The Public Interest; And Placing The Question Before The Voters In The November 4, 2025, Regular Election.

**Sponsors:** Bernier

**Attachments:** [OR 25-087](#)  
[RS 25-075](#)  
[IM 25-165](#)

[OR 25-088](#) An Ordinance Annexing All Of Lot 4A, Homestead Hills Phase 2, Into The Greater Butte Road Service Area.  
RS 25-076: A Resolution Finding The Annexation Of All Of Lot 4a, Homestead Hills Phase 2, Into The Greater Butte Road Service Area Serves The Public Interest.

**Sponsors:** Hale

**Attachments:** [OR 25-088](#)  
[RS 25-076](#)  
[IM 25-166](#)

## **B. MAYORAL NOMINATIONS AND APPOINTMENTS**

### **1. VACANCY REPORT**

[25-113](#) Mayoral Request for Confirmation

**Attachments:** [08/05/25 - Vacancy Report](#)

## **C. OTHER NEW BUSINESS**

## **D. REFERRALS (For Referral To The Planning Commission For 90 Days Or Other Date Specified By The Assembly)**

[OR 25-089](#) An Ordinance Amending MSB17.17, Denali State Park Special Land Use District, By Eliminating A Provision That Allows The Special Use Boundary District To Change Automatically When The Boundary Of Denali State Park Changes.

**Attachments:** [OR 25-089](#)  
[IM 25-168](#)

[OR 25-090](#) An Ordinance Adopting MSB 17.77, Large Lot District.

**Attachments:** [OR 25-090](#)  
[IM 25-169](#)

## **XI. RECONSIDERATION**

## **XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS**

## **XIII. EXECUTIVE SESSION**

## **XIV. ADJOURNMENT**

**Disabled Persons Needing Reasonable Accommodation In Order To Participate At An Assembly Meeting Should Contact The Borough ADA Coordinator At (907) 861-8432 At Least One Week In Advance Of The Meeting.**