

**I. CALL TO ORDER**

The special meeting of the Matanuska-Susitna Borough Assembly was held on June 26, 2007, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Deputy Mary Lynne Woods called the meeting to order at 6:11 p.m. for the purpose of holding a joint Assembly/Planning Commission meeting.

**II. ROLL CALL**

Assembly members present and establishing a quorum were:

Ms. Lynne Woods, Assembly District 1 (*Deputy Mayor*)  
Ms. Michelle Church, Assembly District 3 (*arrived at 6:05 p.m.*)  
Ms. Cindy L. Bettine, Assembly District 5  
Mr. Rob Wells, Assembly District 6  
Mr. Tom Kluberton, Assembly District 7

Assembly members absent and excused were:

Mr. Bill Allen, Assembly District 2  
Ms. Mary Kvalheim, Assembly District 4

Planning Commission members present and establishing a quorum were:

Mr. Ken Klunder, District 1  
Ms. Helga Larson, District 2 (*Chair*)  
Mr. Mark Masteller, District 3  
Ms. Dianne Woodruff, District 4  
Mr. David Webster, District 5  
Mr. Doug Zobel, District 6  
Mr. Vern Halter, District 7

Staff in attendance were:

Mr. John Duffy, Borough Manager  
Ms. Michelle M. McGehee, CMC, Borough Clerk  
Mr. Nicholas Spiropoulos, Borough Attorney  
Ms. Amanda E. Charles, Executive Assistant to the Borough Clerk  
Mr. Sev Jones, Planning and Land Use Director

**III. APPROVAL OF AGENDA<sup>1</sup>**

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

Brad Sworts

#### **V. AUDIENCE PARTICIPATION**

Spoke in regards to the rights of the public to be heard at Assembly meetings and Planning Commission meetings: Mr. Byron Williams

#### **VI. ASSEMBLY ITEMS OF BUSINESS**

A. INTRODUCTION (For public hearing - 07/17/2007, 7 p.m., Borough Assembly Chambers)

1. Ordinance Serial No. 07-095: AN ORDINANCE ACCEPTING AND APPROPRIATING \$1,000,000 FROM THE STATE OF ALASKA GENERAL FUND TO FUND 430 FOR THE ENGSTROM ROAD UPGRADE PROJECT, AND ACCEPTING AND APPROPRIATING \$12,000,000 FROM THE STATE OF ALASKA GENERAL FUND TO FUND 490 FOR THE SOUTH CENTRAL RAIL EXTENSION – PORT MACKENZIE TO MAINLINE PROJECT.

- a. Resolution Serial No. 07-069: A RESOLUTION APPROVING THE SCOPES OF WORK AND BUDGETS AND AUTHORIZING THE MANAGER TO ENTER INTO THE NECESSARY AGREEMENTS WITH THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, FOR THE ENGSTROM ROAD UPGRADE PROJECT AND WITH THE STATE OF ALASKA DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT, FOR THE SOUTH CENTRAL RAIL EXTENSION – PORT MACKENZIE TO MAINLINE PROJECT.  
(1) IM No. 07-161

2. Ordinance Serial No. 07-096: AN ORDINANCE ADOPTING MSB 8.32, ELECTRICAL GENERATION FACILITY OR POWER PLANT.  
*(Sponsored by: Assemblymember Kluberton)*

- a. Resolution Serial No. 07-070: A RESOLUTION ADOPTING THE SCHEDULE OF FEES AUTHORIZED UNDER MSB 8.32.220, FEES; FOR APPLICATION UNDER MSB 8.32.  
(1) IM No. 07-162

B. AM No. 07-098: AUTHORIZING THE MANAGER TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE ALASKA RAILROAD CORPORATION FOR THE SOUTH CENTRAL RAIL EXTENSION – PORT MACKENZIE TO THE MAINLINE PROJECT.

C. SU VALLEY HIGH SCHOOL UPDATE

VII. JOINT ITEMS OF BUSINESS

B. South Central Rail Extension Update

A. DOWL Engineers – Bogard-East Extension Update

C. Code Changes to MSB 2.76, Community Councils *(Requested by: Assemblymember Church – carried over from March 27 joint agenda)*

D. Code Changes to MSB 27.15.040(E), Preliminary Plat *(Requested by: Commissioners Woodruff and Klunder)*

E. Incentives and Other Potential Tools to Maximize Positive Aspects of Growth While Minimizing its Negative Impacts *(Requested by: Commissioners Woodruff and Klunder)*

F. Formal Borough Program Allowing Land Trades and Tax Incentives to Achieve Public Health, Safety, and Education Goals *(Requested by: Commissioner Masteller)*

Combined E & F

G. Trunk Road Realignment; Parks, Recreation and Open Space Plan; Development of Core-Area Trail *(Requested by: Commissioner Masteller)*

H. Traffic Impact Analysis Implementation on a Boroughwide Basis *(Requested by: Administration)*

VIII. PLANNING COMMISSION, MAYOR, ASSEMBLY, AND STAFF COMMENTS

IX. ADJOURNMENT

The special meeting adjourned at 8:13 p.m.

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CURTIS D. MENARD, Borough Mayor

ATTEST:

**/ S /**

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MICHELLE M. MCGEHEE, CMC, Borough Clerk

Minutes approved: 08/07/06