

MATANUSKA-SUSITNA BOROUGH

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

BOROUGH MAYOR

Larry DeVilbiss

BOROUGH CLERK

Lonnie R. McKechnie, CMC

BOROUGH MANAGER

John Moosey

BOROUGH ATTORNEY

Nicholas Spiropoulos



BOROUGH ASSEMBLY

Jim Sykes, District 1
Matthew Beck, District 2
Ronald Arvin, District 3
Steve Colligan, District 4
Dan Mayfield, District 5
Barbara J. Doty, District 6
Vern Halter, District 7

ASSEMBLY AGENDA **ASSEMBLY CHAMBERS** **350 EAST DAHLIA AVENUE, PALMER**

REGULAR MEETING

6 P.M.

TUESDAY, MAY 5, 2015

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. PLEDGE OF ALLEGIANCE
- V. MINUTES OF PRECEDING MEETINGS
- VI. REPORTS/CORRESPONDENCE
 - A. AGENCY REPORTS (MSB 2.12.082; Seven minutes per person.)
 1. Reports From Cities
 2. Matanuska-Susitna Borough School District
 - B. COMMITTEE REPORTS
 1. Joint Assembly/School Board Committee On School Issues
 2. Joint MSB Assembly/MOA Assembly Transportation Subcommittee
 3. Assembly Public Relations
 - C. MANAGER COMMENTS
 1. State/Federal Legislation
 2. Strategic Planning Issues

- D. ATTORNEY COMMENTS
- E. CLERK COMMENTS
- F. CITIZEN AND OTHER CORRESPONDENCE

pp. 10-120

- 1. MSB Board/Committee Minutes:
 - a. Animal Care and Regulation Board: 09/08/14
 - b. Alpine RSA Board of Supervisors: 04/08/14, 07/08/14, 10/13/14
 - c. Aviation Advisory Board: 12/11/14, Resolution Serial No. 15-01
 - d. Big Lake RSA Board of Supervisors: 11/13/14, Resolution 15-01
 - e. Circle View & Stampede Estates Flood & Water Control SSA Board of Supervisors: 10/08/14
 - f. Enhanced 911 Advisory Board: 01/13/15
 - g. Fairview RSA Board of Supervisors: 11/18/14
 - h. Greater Palmer Consolidated FSA Board of Supervisors: 09/09/14, 12/17/14
 - i. Knik RSA Board of Supervisors: Resolution 15-01
 - j. Local Emergency Planning Committee: 12/17/14
 - k. Local Road Service Area Advisory Board: 02/19/15, Resolution 15-02
 - l. Planning Commission: Resolution No. 15-15
 - m. Platting Board: 02/05/15
 - n. Port Commission: Resolution Serial No. 15-001
 - o. Transportation Advisory Board: 02/17/15, 02/25/15, Resolution Serial No. 15-05
- 2. Community Council Minutes:
 - a. Big Lake Community Council: 02/10/15
 - b. Chase Community Council: 10/16/14
 - c. Lazy Mountain Community Council: 01/19/14, 08/14/14
 - d. Meadow Lakes Community Council: 02/12/15
 - e. South Knik River Community Council: 04/17/14, 05/10/14, 10/16/14, 11/20/14
 - f. Talkeetna Community Council: 11/03/14, 12/01/14, 01/05/15, 02/02/15, 03/02/15
 - g. Trapper Creek Community Council: 02/19/15

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G. INFORMATIONAL MEMORANDUMS

- 1. **IM No. 15-052:** Reporting Of Conclusion Of Contract For Proposal No. 14-091P To Howdie, Inc. For The Final Contract

pp. 121

Amount Of \$8,000,000 For Station 5-1, Design-Build, Project No. 10181.

A D O P T E D	A M E N D E D	P O S T P O N E D	D E F E A T E D

VII. SPECIAL ORDERS

A. **PERSONS TO BE HEARD (MSB 2.12.081; Three Minutes Per Person.)**
(Requires 11 Days Advance Notice And Must Otherwise Be In Compliance With The Necessary Code Requirements. If No Advance Notice Is Given, Persons Wishing To Speak May Do So Under The Audience Participation Section Of The Agenda.)

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

pp. 122-188
Beck

1. **Ordinance Serial No. 15-051:** An Ordinance To Enter Into A Management Agreement Greater Than Five Years In Length With The Mountain View Estates Homeowners Association For 81,913 Square Feet Of Borough-Owned Property Dedicated To Public Purpose As Open Space, To Serve As A Buffer To Reduce Natural And Manmade Erosion Hazards, And To Protect The Public's Health, Safety, And Welfare (MSB006950).
 - a. IM No. 15-039

pp. 189-193
Mayfield

2. **Ordinance Serial No. 15-052:** An Ordinance Accepting And Appropriating \$26,060 From The Alaska State Department Of Natural Resources, Office Of History And Archaeology To Fund 480, Project No. 47011, For The Purpose Of Completing The Cottonwood Creek Archaeological Survey For Nominating Phase II Of An Archaeological District For Listing In The National Register Of Historic Places.
 - a. **Resolution Serial No. 15-042:** A Resolution Approving The Scope Of Work And Budget And Authorizing The Manager To Enter Into An Agreement For The Purpose Of Completing The Cottonwood Creek Archaeological Survey For Nominating Phase II Of An Archaeological District For Listing In The National Register Of Historic Places.
 - (1) IM No. 15-091

pp. 194-196

3. **Ordinance Serial No. 15-053:** An Ordinance Extending The Time Limit For Completion Of Borough Capital Projects.
 - a. IM No. 15-092

pp. 197-221
Arvin

4. **Ordinance Serial No. 15-054:** An Ordinance Approving The Land Classification Of Borough Parcel Tax ID No. 2167B11L020, Within Township 27 North, Range 7 West, Section 31, Seward Meridian, Alaska, As Reserve Use Lands For The Purpose Of A Temporary Public Access Corridor To The Kenny Creek Subdivision (MSB007026).
 - a. IM No. 15-094

pp. 222-232
Halter

A D O P T E D	A M E N D E D	P O S T P O N E D	D E F E A T E D

Road – Parks Highway Interchange For The Purpose Of The Trunk Road Extension South Road Project; And Authorizing The Manager To Execute The Documents Necessary To Complete The Land Exchange (MSB007034/DPW000085).

pp. 310-312

- a. **Resolution Serial No. 15-046:** A Resolution Approving The Best Interest Finding In Support Of A Land Exchange Of .57 Acres Of Borough-Owned Land For .19 Acres Of Land Owned By Douglas L. Olson Located In The Area Of Trunk Road – Parks Highway Interchange For The Purpose Of The Trunk Road Extension South Road Project (MSB007034/DPW000085).
(1) IM No. 15-100

pp. 313-317
Mayfield

- 10. **Ordinance Serial No. 15-060:** An Ordinance Appropriating \$707,594 To Fund 495 For Issuance Costs From The Proceeds Of The Matanuska-Susitna Borough, State Of Alaska Lease Revenue Refunding Bonds, Series 2015 (Goose Creek Correctional Center Project).
a. IM No. 15-101

pp. 318-328
Sykes

- 11. **Ordinance Serial No. 15-061:** An Ordinance Repealing Permanent Registration Of Motor Vehicles Over Eight Years Old And Permanent Registration Of Non-Commercial Trailers And Repealing Changes To The Motor Vehicle Tax Distribution To Restore The Distribution To The Original Amounts. *(Sponsored By Assemblymember Sykes)*
a. IM No. 15-103

pp. 329-334
Halter

- 12. **Ordinance Serial No. 15-062:** An Ordinance Amending MSB 3.04.075, Tax Levy Limitation, To Provide That The Tax Cap Does Not Apply To Taxes To Fund Service Areas. *(Sponsored By Assemblymember Halter)*
a. IM No. 15-105

- C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)
- D. CONSENT AGENDA
 - 1. RESOLUTIONS

pp. 335-340
Beck

- a. **Resolution Serial No. 15-047:** A Resolution Approving The Amended Scope Of Work And Budgets For Project No. 25035, Transfer Site Electrical Upgrades; Project No. 25048, Heavy Equipment Fueling System; And Project No. 25020, Shop Lights Upgrade, To Allow For The Installation Of Security Systems At The Central Landfill And Transfer Sites.
(1) IM No. 15-081

I. CALL TO ORDER; ROLL CALL

The meeting of the Matanuska-Susitna Borough Animal Care and Regulation Board was called to order at 5 p.m. by Vice-Chair Morache for the purpose of conducting the regular monthly board meeting.

Board members present and establishing a quorum were:

Ms. Terry Morache, Vice-Chair
Ms. Sharon Sweeney
Dr. Sabrieta Holland
Ms. Jamie West
Mr. Dave Allen

Staff in attendance were:

Ms. Brenda J. Henry, CMC, Assistant Clerk

II. APPROVAL OF AGENDA

Vice-Chair Morache queried if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved as presented without objection.

Vice-Chair Morache:

- welcomed the new alternate member, Mr. Dave Allen; and
- invited him to share his history of working with animals.

Mr. Allen summarized his background and interest in animals.

Ms. Sweeney summarized her background and interest in animals.

Ms. West summarized her background and interest in animals.

Vice-Chair Morache summarized her background and interest in animals.

III. APPROVAL OF MINUTES

A. August 11, 2014

Vice-Chair Morache queried if there were any changes to the August 11, 2014, regular meeting minutes.

GENERAL CONSENT: The minutes were approved as presented without objection.

IV. ITEMS OF BUSINESS

A. Report by Animal Care Manager

Vice-Chair Morache:

- advised the new member of the purpose of the Animal Care Manager report;
- noted that Ms. Vardeman was not able to attend the meeting; and
- queried if there were any questions regarding the report that Ms. Henry could get answers to.

There were no questions noted.

B. Visiting the Animal Shelter

Vice-Chair Morache:

- advised the new member of the purpose of this portion of the agenda; and
- queried if any members had visited the shelter.

There were no comments noted.

VI. AUDIENCE PARTICIPATION

(There was no one present who wished to testify.)

VII. BOARD COMMENTS

Vice-Chair Morache queried if any members would like to make comments.

There were no member comments noted.

Ms. Henry:

- noted that historically, the Board has cancelled the October meeting due to elections; and
- queried if the Board was interested in doing so this year as there is no pressing business to take up.

Vice-Chair Morache queried if there was any objection.

There was no objection noted.

Ms. Henry:

- noted that the November meeting is scheduled for the day before Veteran's Day;
- stated that she is not requesting to cancel it but wanted the Board to be aware of the meeting proximity to a holiday; and
- related that there is no pressing business for the Board that month.

Vice-Chair Morache:

- spoke in support of not having meetings when there is no pressing business; and
- queried if there was any objection to cancelling the November meeting.

There was no objection noted.

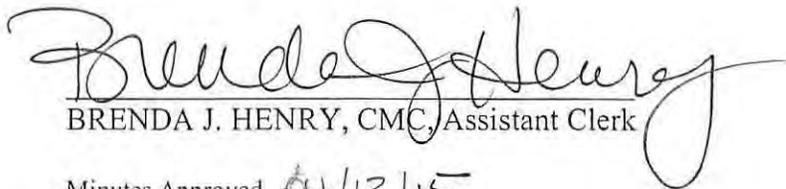
VIII. ADJOURNMENT

The meeting adjourned at 5:10 p.m.

MATANUSKA-SUSITNA BOROUGH
ANIMAL CARE AND REGULATION BOARD


TERRY MORACHE, Board Chair

ATTEST:


BRENDA J. HENRY, CMC, Assistant Clerk

Minutes Approved. 04/13/15

Alpine RSA 31 Meeting Minutes
Sutton Library
Tuesday, 8th April 2014

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CLERKS OFFICE
CLERKS OFFICE

6:30pm **Call Meeting to order:** 6:30pm

Roll Call and Attendance: Will Barickman, George Rauscher, Marvin
Baker

Agenda accepted as written

Minutes from last meeting: Approved and signed

Old Business

- The CIP list – nothing new added

New Business:

- Will gave account of funds
- Road Service doing well this spring
- Mats were discussed and we have no money to purchase any

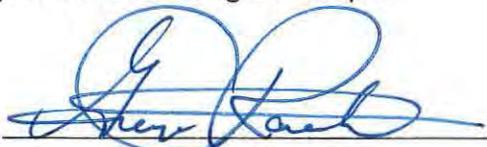
Correspondence: Was not in yet for this month

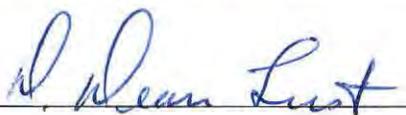
Audience Participation: None

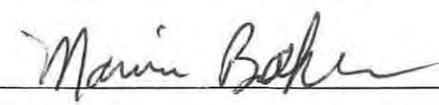
Announcements:

1. Next Alpine 31 RSA Meeting will be July 8th 2014?

Adjourn the meeting at 7:15pm

Signed Primary:  _____

Signed Alternate:  _____

Signed Alternate:  _____

Alpine RSA 31 Meeting Minutes
Sutton Library
Tuesday, July 8th 2014

6:30pm **Call Meeting to order:** 6:32pm

Roll Call and Attendance: George Rauscher, Will Barickman, Marvin Baker

Pledge to the Flag: led by George

Additions & Approval of Agenda: approved as written

Minutes from last meeting: Approved

Old Business

- The CIP list

New Business:

- Accounting Report – Will Barickman
- Our existing Road Service – opinions

Big RSA Meeting: Auto Registration Fees and Dust Control Money

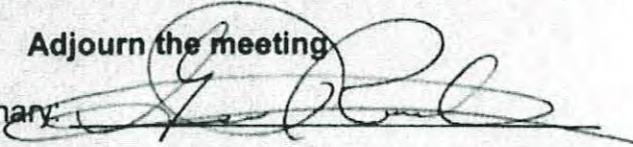
Correspondence: Not in yet for this month

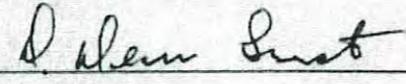
Audience Participation:

Announcements:

1. Next Alpine 31 RSA Meeting will be October 7th 2014 6:30pm Chickaloon?

Adjourn the meeting

Signed Primary: 

Signed Alternate: 

Signed Alternate: _____

Alpine RSA 31 Meeting Minutes
Sutton Library
October, 13th April 2014

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CLERKS OFFICE

6:30pm **Call Meeting to order: 6:30pm**

Roll Call and Attendance: Will Barickman, George Rauscher, Dean Lust
Baker

Agenda accepted as written

Minutes from July 14th 2014 meeting: Approved

Old Business

- The CIP list – nothing new added
- The mayors CIP list to go to the State Legislators
- We need to find Marv's replacement

New Business:

- Will gave account of funds
- Road Service doing well this summer
- Brush Cutting will be handled differently 100% every year

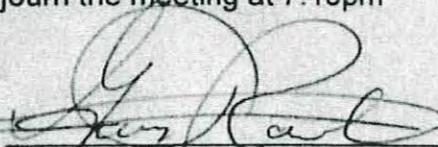
Correspondence: Was not in yet for this month

Audience Participation: None

Announcements:

1. Next Alpine 31 RSA Meeting will be Jan 13th 2014?

Adjourn the meeting at 7:15pm

Signed Primary:  _____

Signed Alternate:  _____

Signed Alternate: _____

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Aviation Advisory Board was held on Thursday, December 11, 2014, at the MSB Assembly Chambers, 350 E. Dahlia, Palmer, Alaska. The meeting was called to order at 2:32 p.m. by Mr. Archie Giddings.

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II. ROLL CALL AND DETERMINATION OF QUORUM

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Aviation Advisory Board members present and establishing a quorum were:

CLERKS OFFICE

Ms. Beth Fread
Mr. Archie Giddings
Mr. Chris Kepler
Mr. Patrick Martin
Mr. Dave Palmer
Mr. Steve Pavish
Mr. Barry Stanley

Aviation Advisory Board members absent and excused were:

Ms. Jane Dale
Mr. Mark Stigar

Staff and Agency Representatives in attendance were:

Mrs. Debbie Passmore, Administrative Support

III. AUDIENCE INTRODUCTION

Rick Antonio
Leah Henderson, DOWL HKM
Carl Sebe, HDR
Jeff Combs, City of Palmer
Eugene Haberman
Mr. Alex Strawn, MSB
Mike Pannone

IV. APPROVAL OF AGENDA

V. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Archie Giddings

VI. APPROVAL OF MINUTES OF PRECEDING MEETING

A. October 16, 2014

MOTION: Ms. Beth Fread moved to approve this month's agenda; Mr. Dave Palmer seconded.

GENERAL CONSENT: The minutes were approved without objection.

VII. AGENCY AND STAFF REPORTS

- A. Airports
 - 1. Archie Giddings: Wasilla Airport Update – nothing to report today
 - 2. Jeff Combs: Palmer Airport Update
- B. State
none
- C. Matanuska-Susitna Borough
 - 1. Alex Strawn, MSB Planning
 - A. Discuss Planning Commission Resolution 14-35 (to be heard December 15, 2014).
 - 2. Mike Brown (reported by Mr. Archie Giddings)
 - A. Briefing on meeting this fall with State Legislators & ADOT&PF
 - 3. Brad Sworts
 - a. Status of Matanuska-Susitna Borough IT creating a kmz file from FCC for towers in the Matanuska-Susitna Borough for Google Earth.
 - b. RASP Phase 2 Update

VIII. PRESENTATIONS

- A. none

IX. AUDIENCE PARTICIPATION (limited to three minutes)

Mr. Eugene Haberman

X. UNFINISHED BUSINESS

- A. Resolution 14-006, Northway Airport Fuel Availability (review and discuss draft resolution).

MOTION: Ms. Beth Fread moved to approve; Mr. Dave Palmer seconded. Discussion. Change the wording of “could...clean up” should be changed to “remove the requirement” in the fifth Whereas. Ms. Beth Fread moved to amend, Mr. Chris Kepler seconded.

VOTE: no objections and the amendment passes.

MOTION: Mr. Chris Kepler moved that this resolution be approved as amended; Mr. Dave Palmer seconded.

VOTE: No objections and this resolution is approved as amended.

- B. Discussed draft criteria for evaluating proposed tall towers. Discussion. Modify with amendment as discussed so that Number 7 reads “If this facility falls under 14 CFR Part 77 criteria, has the FAA conducted a review and ...”, then bring it back at next meeting with a resolution to adopt.

- C. Resolution 14-007, supporting adding aviation crossing warning lights at the crossing from the airport to Willow Lake to the CIP.

MOTION: Ms. Beth Fread moved to approve; Mr. Barry Stanley seconded. Discussion. Ms. Beth Fread moved to add “aircraft and” to the third Whereas; Mr. Barry Stanley seconded.

VOTE: No objections to the amendment.

VOTE: No objections and this resolution is approved as amended.

XI. NEW BUSINESS

- A. Resolution 14-008, in appreciation of the services of Ms. Jane Dale.

MOTION: Ms. Beth Fread moved to approve; Mr. Barry Stanley seconded. Discussion.
VOTE: No objections and this resolution is adopted.

XII. NEXT MEETING REMINDER:

Thursday, January 8, 2015 from 2:30-4:30 in the Assembly chambers of the Borough Building.

XIII. MISC. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

- A. New Board membership list: Mike Pannone is on our Board now; Patrick Martin and Mark Stigar's membership have been extended.
- B. Next Year's Schedule

XIV. COMMENTS FROM THE BOARD

Ms. Beth Fread: nothing

Mr. Barry Stanley: none

Mr. Patrick Martin: Happy Holidays.

Mr. Dave Palmer: State Legislative UAS Task Force had a meeting a week ago. Don't have the minutes but if appropriate, perhaps our staff support could request Ginger Blaisdell to provide us a copy of that.

Mr. Chris Kepler: no comment.

Mr. Steve Pavish: I'm not sure what the Borough's position might be but from my standpoint as a Board member I would like us to consider allowing audience input on issues that we're voting on before we vote. Because, you know, we've got a lot of brain power up here but every once in awhile I've run into situations here where the subject matter is foreign to me and fortunately one of you people had the information but there may be situations where someone in the audience can just pitch the information to us and then we know and we make a change. So I'll just throw it out there for something to consider next meeting or whenever it's appropriate. If that's doable, it would be a resource that would be available and would be useful.

Mr. Archie Giddings: That's the idea of the audience participation, to be ahead of anything we act on.

Mr. Steve Pavish: Right but the reason I mention that is the audience participation before we deal with something is on the basis of the public information, but if during our deliberation we change something without realizing that there's a piece of information that we're missing and someone in the audience has the information, it would be a shame to find out about it afterwards. That's the only point I had.

Mr. Archie Giddings: Well, then I guess that would mean you would do it more like a public hearing for each item.

Mr. Steve Pavish: Well, I don't know what the process is but the reason is that's what happened to me at the Ethics Board is that the discussion went by and I was like watching it on television and unable to say (anything). And then the decision was made and THEN I had a chance to talk about it. So anyway I just throw it out there as an issue that might be helpful. How it is done or what it is called, I don't know.

Mr. Archie Giddings: We could do it as Audience Comments; open it up to the audience before each item.

Mr. Steve Pavish: That's what I'm proposing, yeah.

Mr. Archie Giddings: Yeah, it's essentially like a public hearing.

Mr. Steve Pavish: Yeah, but it would just be open and shut.

Mr. Archie Giddings: Right.

Mr. Steve Pavish: Thank you.

Ms. Beth Fread: Mr. Chairman, would you include a time limit on that input?

Mr. Archie Giddings: We would follow standard rules. The three-minute rule.

Ms. Beth Fread: Mr. Chairman, I forgot to ask you: how did we deal with putting Willow in the...did we get the resolution back to put the Willow Lake back on the CIP list?

Mr. Archie Giddings: I don't recall where we're...

Ms. Beth Fread: We had a resolution to put Willow Lake back on the CIP list because it was ignored during the ... whatever aviation thing was done for the airport didn't include Willow Lake because that was under a lawsuit so we wanted to make sure it didn't get ignored. And I think we asked for a resolution but I don't remember whether we got it and passed it or sent it back or what.

Mr. Archie Giddings: Well, I think the lawsuit's still going on so we can't recommend anything that would be specific to the waters of the lake. Barry might be able to answer that more. The CIP we have done for Willow was on land CIP stuff but we'll have to research...

Ms. Beth Fread: I don't want us to miss out on getting Willow Lake into the...

Mr. Archie Giddings: But when you say "get Willow Lake on the CIP" what specific CIP are we talking about? I mean, that'd be a ...

Ms. Beth Fread: Well, it's my understanding that we have to put it on the State CIP but to just put it also on the Borough, and then it gets moved to the State.

Mr. Archie Giddings: But you have to have an actual project. Do what to the lake? Make it better for aviation?

Ms. Beth Fread: Not to do what to the lake. They did a study.

Mr. Archie Giddings: Right.

Ms. Beth Fread: And the study ignored Willow Lake so I want the same study that incorporated it all as a part of the...

Mr. Archie Giddings: You mean the Master Plan for Willow Airport?

Ms. Beth Fread: Right.

Mr. Archie Giddings: Okay, now I'm getting you.

Mr. Barry Stanley: To my knowledge, the Master Plan included the lake.

Mr. Archie Giddings: They can't act on it until the lawsuit's ...

Mr. Barry Stanley: But it still included the lake issues on the Master Plan. The Master Plan was ... it's just a Master Plan. It's just recommendations. It included the lake stuff and the airport stuff.

Ms. Beth Fread: I could have sworn that Allen Kemplen told us it did not include anything about the lake because of the lawsuit.

Mr. Steve Pavish: The Master Plan has some elements that talk about the lake but it stops short of making recommendations as to you know, close the lake to aeronautical operations, maintain it the way it is, expand...whatever. It stopped short of that so there's discussion but recommendations for what's needed – more rules, more what – they stopped because of the law suit. So maybe what we ought to do is just put a follow up for 6 months to just check and see what the status is and if the lawsuit is clear, then we can back up and say, oh, now what?

Mr. Archie Giddings: Exactly, that's going to be the parameter's in how you move forward in the Master Plan.

Mr. Steve Pavish: Yeah, I think her concern is just that we not forget about it and it goes away.

Mr. Archie Giddings: Right, and with Jane gone that's a legitimate concern!

Ms. Beth Fread: Could someone put a tickler in the...thank you, Debbie.

Mr. Chris Kepler: Mr. Chairman, I want to support what Steve was proposing in that we do as part of our process for each resolution that we do put this step in there about the audience participation. We talked about it here but I don't think it was defined very clearly.

Mr. Archie Giddings: We include that when we set agendas.

Mr. Chris Kepler: Okay, thank you.

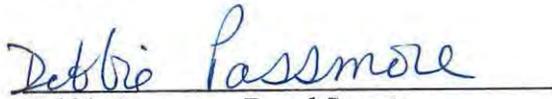
XV. ADJOURNMENT

Ms. Beth Fread moved to adjourn; Mr. Dave Palmer seconded. Adjourned at 3:24.



Archie Giddings, Chair

ATTEST:



Debbie Passmore, Board Secretary

MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. 15-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD
RECOMMENDING IMPLEMENTATION OF A BOROUGH-WIDE POLICY REGARDING USE OF
THE CRITERIA MATRIX FOR EVALUATING TALL TOWER PERMIT APPLICATIONS

WHEREAS, the Aviation Advisory Board is asked to consider
tall towers on occasion; and

WHEREAS, standardized process is important in reviewing
tall tower permit applications; and

WHEREAS, tall towers can impact aviation safety in the
Matanuska-Susitna Borough; and

WHEREAS, the Aviation Advisory Board has created a minimum
Criteria Matrix for Evaluating Tall Tower Permit Applications;
and

WHEREAS, in the criteria matrix, the possible points are 1-
5 where 1 is the lowest negative impact on aviation safety and 5
is the highest negative impact; and

WHEREAS, the criteria matrix can be used as an advisory
tool to the Matanuska-Susitna Borough.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna
Borough Aviation Advisory Board adopts the Tall Tower Criteria
Matrix to be used by the Aviation Advisory Board to consider
tall towers in the future.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory
Board on this 12th day of February, 2015.



Archie Giddings, CHAIRMAN

ATTEST:

Debbie Passmore

Debbie Passmore, Secretary

	Criteria Matrix for Evaluating Tall Tower Permit Applications	Possible Points	(Applicant Name) (Tower Location)
1	Will the tower or building impact the approach of public use, registered private or commonly-used off-airport landing areas?	5 4 3 2 1	
2	If the FAA's advisory circular indicates a change in approach minimums, how will this impact the aviation community? Is this the only approach at your airport predicated on a specific type of navigational aid? Does the impacted approach offer the lowest minimums at that facility?	5 4 3 2 1	
3	Will the structure in question be close to a visual landmark such as a highway, mine, reservoir, or any other point commonly used as a visual reference for VFR pilots?	5 4 3 2 1	
4	Will the tower underlie terminal airspace, creating traffic compression and with it an increased risk of a mid-air collision?	5 4 3 2 1	
5	Will the structure lie in an area in which a high volume of training activities is conducted?	5 4 3 2 1	
6	Will the proposed structure lie along commonly used VFR egress or ingress tracks to your airport?	5 4 3 2 1	
7	If this facility falls under 14 CFR Part 77 criteria, has the FAA conducted a review and provided a letter of non-objection for this application?	5 4 3 2 1	
	Total:		

**Road Service Area #21 Big Lake Board of Supervisors Meeting
November 13, 2014, Big Lake Library, Minutes**

Meeting was called to order at 6:10 pm by Chairman Leo von Scheben. Supervisors Leo von Scheben (by telephone), Clinton Lofgren, and Jill Parson were present, representing a quorum.

Also in attendance: Mike Lachelt, Borough Road Superintendent; Mokie Tew, Road Maintenance Contractor, Assemblyman Dan Mayfield; guests Cathy Mayfield, Gerard and Margaret Billinger, and Jo Cassidy. Meeting notice was published in the Frontiersman and posted at the Big Lake Library.

Agenda as amended and Minutes from the August 21, 2014 meeting were approved.

Staff Reports:

Mokie Tew reported no snow but some slippery conditions and sanding being done. Mokie would like the Borough to clarify contract language on "dangerous hills, curves, intersections and roadways" and how much sanding needs to be done.

Mike Lachelt reported on the CIP list for 2015:

Lighthouse Drive design is 95% done

Old Yacht Club Road design is 60% complete

Horseshoe Lake Road Phase II is next, utilities and ROW issues will be addressed this year, \$329,000 left in funds, 2.7 miles left to pave, design costs \$230,000.

Ryan Creek has ROW issues

Calcium purchased

Old Business:

Per Mike, Low Volume roads had one project up for bid, Puritan Parkway, no bids received.

No action on Resolution 14-02 passed last meeting, requesting hiring a consultant to define the scope, services, and estimated cost for a Request for Proposal to Identify the existing rights of way for the 102 miles of road in RSA #21 maintenance contract area. Asked Assemblyman Dan Mayfield to confirm the Assembly had received the request.

New Business:

Resolution 14-04 was passed requesting DOT State of Alaska continue to maintain the Big Lake Road projects at Hollywood and North Shore Drive when complete or reimburse the Borough's contractor for the cost of any maintenance done on Big Lake Road.

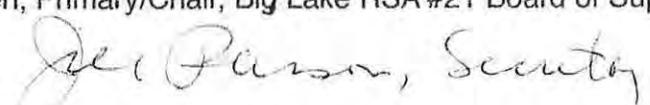
Discussion was held on the decision to change fees for vehicles 8 years and older and the impact on RSA funding.

Persons to be heard: Jo Cassidy asked how roads on the CIP list secured funding to become active projects.

Board Comments: Jill reported that the Clerk's Office confirmed that resolutions become effective on the date passed, not when the minutes are approved.

Adjournment: Adjourned at 7:22pm.


Leo von Scheben, Primary/Chair, Big Lake RSA #21 Board of Supervisors

attest.  Secretary 4-9-15

RECEIVED

APR 13 2015

CLERKS OFFICE

Resolution 15-01 from the Big Lake RSA #21 Board of Supervisors

To: MatSu Borough Assembly, Borough Manager, and Public Works Director

WHEREAS, the Big Lake RSA #21 Board has reviewed transportation projects within RSA#21 that may be considered eligible for bonding by the Matanuska-Susitna Borough, and

WHEREAS, funds are not now available in the RSA #21 account for these projects, and

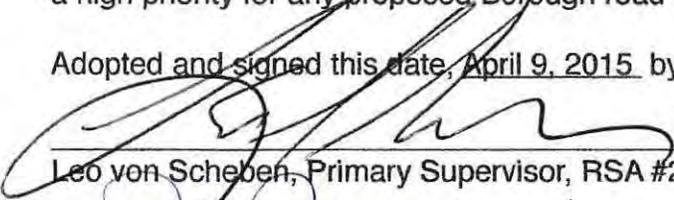
WHEREAS, the intersection of Big Lake Road and Hollywood Road has a history of drainage issues that need to be remedied, and

WHEREAS, safe traffic flow and safety are an additional concern where Big Lake Lodge Road intersects with Big Lake Road across and at an angle with Hollywood Road, and

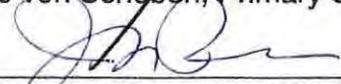
WHEREAS, increased traffic at that intersection is anticipated with the opening of a Big Lake Three Bears store on that corner.

NOW THEREFORE BE IT RESOLVED THAT: The RSA #21 Board of Supervisors requests that the Big Lake Road/Hollywood Road intersection project be nominated as a high priority for any proposed Borough road bonds.

Adopted and signed this date, April 9, 2015 by RSA #21 Big Lake Road Supervisors



Leo von Scheben, Primary Supervisor, RSA #21

 4-9-2015

Jill Parson, Secretary, RSA#21

MINUTES
SSA CIRCLE VIEW & STAMPEDE ESTATES FLOOD & WATER CONTROL SERVICE
AREA NO. 131

BUTTE PUBLIC SAFETY BUILDING
BUTTE FIRE DEPARTMENT
3355 S. Old Glenn Highway
Palmer, AK 99645

RECEIVED
OCT 20 2014
CLERKS OFFICE

TYPE OF MEETING: Regular
DATE: October 8, 2014

CALL TO ORDER - 7:05pm

ROLL CALL - Quorum: Mahana Petersen, Richard Jensen, Patti Huntsman. William Snegirev excused. 5th seat is vacant.

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

ATTENDANCE:

John Harris, Casey Cook, Mahana Petersen, Brian Maxwell, Claire Mothershead, Frankie Barker, Michelle Olsen, Richard Jensen, Julie Martin, Shelby Steele, Julia Milam, Nancy Dyer, Norm Gutcher, Patti Huntsman, Linda Smith, George Hays.

Reports/Correspondence

A. John Harris, Project Manager, MSB—Presented project history from Request for Proposals advertisement to date.

- Historically there has been cost sharing between the Borough & SSA 131. This has allowed for studies to be done on a more regular basis to ensure that any problems that arise in Circle View will be addressed in a timely manner.
- According to recent engineering estimates, \$5 mill worth of damage was quoted for work to be done on Dikes 3-5 that have sustained noticeable damage since the 2012 Flood, with Dike #5 being the hardest hit and in need of the most repair.
- Due to lack of funds, engineer was asked to provide a scope of work within a \$500k budget. Since Dike #5 had the most damage, it was decided that it would receive maintenance work this year. Alternate 2 was selected as the

most cost effective and Granite Construction was awarded the work.

- Final bid price came to \$625k with surveying to commence at the end of October and barring weather constraints, to be completed in 3 weeks.

B. Norm Gutcher, PE, Alaska Rim Engineers, and Designer

- Process of damage assessment and design for repairs for the current project and deferred maintenance was presented. Included elevations and also cost estimates. One packet showed \$5 mill cost estimate, the other was for this specific project starting October 2014.
- Mr. Gutcher cited that the heavy flow in 2012 with spring runoff and late a large storm in late September increased water flow to 10x the normal amount and contributed to much of the damage now seen on the dikes. However, since the focus was on properties upriver flooding, such damage was not noted until after the water level had returned to normal.
- Based on photos taken during flood event, the power of the river dislodged and eroded the timber and surface soil. River hits a point across the river that then deflects the flow directly at our dikes and picks at the rocks and moves it downriver. Once that point is eaten away, we will theoretically see less force against our dikes, as the flow will by then directed to the sandbar across the river.
- Based on the calculations for where the force is concentrated against the dikes, the scope of work includes armoring specific spots with larger, heavy duty rock to reinforce and hopefully prevent any more loss of major dike rock structure.
- Based on the study, Dikes #1 & 2 did not sustain much damage. Dike 4 would be next in priority after Dike #5 is repaired. In reality all 5 Dikes need some sort of maintenance but in the end lack of funding will determine whether or not anything happens.

C. Derek Morgan, Project Engineer for Grant Construction was unable to attend. A separate meeting with Board members will be scheduled to go over construction schedule.

VII. NEW BUSINESS

- **Casey Cook**
 - Took the time to explain the process by which we've acquired money and possible opportunities to pursue funds through mitigation grant

programs.

- Also clarified that to the best of his knowledge, if Circle View were to need emergency Borough funds (for whatever reason) that the subdivision would not be liable for repaying said funds. Instead there is a process that has us submit paperwork labeling the area as disastrous and in need of emergency funds, at which point the State then approves or disapproves the application and finances/reimburses the Borough for the disaster relief.
- Funds for the current project have been acquired through a legislative grant spearheaded by Bill Stoltz. As it is currently interpreted, it is strictly for the use of river management projects that does not include property buyouts. It is currently marked to be divided up among trouble areas in the Borough. There is a chance that Circle View SSA will be given more funds depending if mitigation grant money is granted to other areas, but as of now, Circle View has been earmarked the \$625k for dike #5 repair.
- Advised us to speak with Jim Sykes about funds set aside in the budget for river management and study costs.
- Advised that we should contact Bill Stolz and try to acquire more funds through the State of Alaska.
- Circle View is going to pursue federal grant money that is awarded yearly for mitigation purposes. Our goal is to secure funds each year to at a minimum help with the financial cost of maintaining
 - Circle View SSA will be contacting Jim Sykes about money he set aside in the budget for hiring a contractor for river mitigation and applying for the federal mitigation grants specific to our subdivision.
 - Any money put towards putting together our application for grant money must be done within the window for applying for the grant since anything outside that window is ineligible for reimbursement from the State of Alaska or the Borough.

VIII. QUESTIONS/AUDIENCE COMMENTS

Questions and Comments were scattered throughout the meeting and were all addressed in the above sections.

IX. UNFINISHED BUSINESS

A. Still waiting for a Financial Audit showing where the excess revenue Circle View is generating is being applied. At this point it seems that we are being double charged for the repayment of the \$180k dike loan. George Hays is looking into it and will have the Borough in-house auditor look over the financials to find where the "deficit" account originated.

X. ADJOURNMENT- 8:05pm

Board Approved Minutes 10/13/14

Signed by: Patti Hunterman

(Chairman)

Attested by: JPeter

MATANUSKA-SUSITNA BOROUGH
Enhanced 911 ADVISORY BOARD MINUTES

January 13, 2015

RECEIVED
FEB 18 2015
CLERKS OFFICE

The regular meeting of the Enhanced 911 Advisory Board was called to order at 9:00 a.m., at the Cottonwood Public Safety Building by Dennis Brodigan.

Advisory Board members in attendance establishing a quorum were:

Dennis Brodigan, MSB DES;	Ruth Josten, Wasilla Police;
Joel Butcher, Wasilla Police;	Carl Hereford, MSB IT; and
Tom Dunn, AST.	

Also in attendance were: Eric Wyatt, MSB IT; and Matt Gebhardt and Dee Williams, MTA.

A quorum was present, and due notice had been published.

APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

APPROVAL OF MINUTES

GENERAL CONSENT: There was no objection to the approval of the November 12, 2014 minutes as presented.

PERSONS TO BE HEARD - None were heard.

REPORTS

E-911 Upgrade

Mr. Hereford stated that: We will be doing a hardware "refresh" to replace all the aging dispatch hardware and servers. We put money in this year's budget to accomplish that. We are working with TCS to finalize a design for replacement technology. There is no solid timeline for this project.

Communications Command Van

Mr. Brodigan stated that: In the FY16 Capital Budget for the Borough (non-911 funds), we are requesting funds to upgrade Command Van equipment.

Reverse 911

Mr. Brodigan stated that: This project is still in suspended animation.

Regional Consolidated Dispatch

Mr. Brodigan stated that: This project is still in a suspended mode, and the Assistant Borough Manager is expected to establish another meeting of all the stakeholders. He hasn't heard when the next meeting will be taking place.

Mr. Hereford stated that he would like to raise the concern that, as long as the assembly doesn't allow us to make any changes to the environment, and the project that is supposed to replace the environment is in suspended animation, we will be putting ourselves at extreme risk.

OLD BUSINESS

Adopting National Standards for the Borough's 911 Program

Mr. Brodigan stated that: This project is still on hold.

Addressing Campaign

Mr. Brodigan stated that: This project is still on hold as well.

FY16 Proposed Budget Preparation

Mr. Brodigan stated that: We agreed to reduce the projected revenue to 99,000 subscribers rather than the 100,000 that we have projected in the past. In the latest E-911 Surcharge Revenue chart, it continues to show that we are projecting 99,651 subscribers. We have projected our expenses at \$1.4 million, and our revenues at \$2.3 million, for a net fund to go into the capital portion of the budget of \$959,000.

Mr. Gebhardt inquired about the past discussion of conducting an audit of the carrier revenues. Mr. Brodigan stated that he has requested the Finance Department do an audit of the telephone carriers. It may not happen for a while, but he will attempt to have an answer as to when the audit will be complete by the next E-911 meeting.

MOTION: Mr. Hereford motioned, and Lt. Josten seconded, to approve the proposed FY16 E-911 budget as presented. All were in favor, none were opposed.

NEW BUSINESS

INFORMATIONAL ITEMS

FY '06 - FY '15 Surcharge Revenue Chart

FY '15 Surcharge Receipts

FY '15 E-911 Budget Performance Report

FY '15 Accounts Payable by G/L Distribution Report

FY '15 General Ledger Expense Report

Mr. Brodigan asked if there were any questions on any of the financial reports. None were heard.

911 Quarterly Dispatch Call Report

No report.

Public Records Requests

Ms. Laughlin stated that: We did not receive any public records requests since the last meeting.

She also stated that Palmer Dispatch advised that a recording was released to a State Trooper through Mat-Com for internal investigative purposes. Lt. Josten stated that Palmer Dispatch forgot to advise Mat-Com that this incident was occurring (the vehicle vs. pedestrian incident - which was the call the trooper requested the recording of). Ms. Laughlin stated that, generally, with public requests, the requestor is required to complete a public records request through the Borough Emergency Services Department. In the past, law enforcement hasn't been required to request the calls through the Borough as they have been able to request them directly through Palmer PD or Mat-Com. We are trying to determine the best process for being advised of information being released. Mr. Butcher stated that he regularly gets requests for 911 information from the Troopers and through subpoenas. Discussion ensued regarding the type, frequency, and volume of records released by Mat-Com. Ms. Laughlin suggested that she and/or Mr. Brodigan be made aware of any calls that are released to anyone, including law enforcement that involves the borough regarding fire, EMS, or rescue. Lt. Dunn advised that for Mat-Com to advise us each time a record was released that involved the borough, it might be an overwhelming amount of information, because a lot of times, Emergency Services arrives on scene before the Troopers. Further discussion ensued regarding the process and possible solutions. Mr. Brodigan stated that we are not looking to impede the legitimate passage of public records to the investigative agencies, we are just looking to find a simple way to have a record of it, if possible. Ms. Laughlin and Mr. Brodigan suggested that they discuss this situation after the meeting to come to a decision.

Mr. Butcher further clarified the situation in which the Troopers were not notified of the call where a child was hit by a vehicle at a bus stop. He advised that he noticed the call come up on CAD and kept waiting for Palmer to notify Mat-Com, but it wasn't happening. He advised the Mat-Com dispatchers of the incident, and they in turn phoned Palmer Dispatch to confirm. There was an 11 minute delay in response by the Troopers due to the lack of notification. Mr. Brodigan thanked Mr. Butcher for the explanation and stated that he had not been aware that had happened.

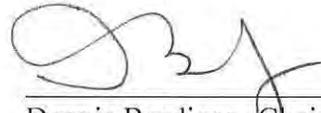
COMMENTS

Mr. Butcher stated that: Mat-Com is still seeing sporadic GCI Phase II locates. Two different phones calling from the same location sometimes produces locates where one is on the spot and the other is up to 7 miles off. Mr. Hereford stated that part of the problem is that they use different technology for different phone types. He said he would re-approach GCI regarding their still inconsistent results on locate services.

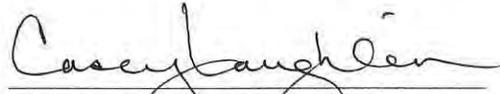
NEXT MEETING DATE

Mr. Brodigan announced that the next meeting date would be February 10, 2015 at the Cottonwood Public Safety Building.

ADJOURNMENT

 2/12/15
Dennis Brodigan, Chairman

ATTEST:


Casey Laughlin, Secretary

Matanuska-Susitna Borough
Local Road Service Area #14, Fairview Loop
Minutes for meeting held on 11/18/14

Location: Snowshoe Elementary School

Call to Order: 6:30 pm

Attendees:

Dan Elliot
Kurt Anderson
Terry Dolan
Scott Sanderson
Drew Glastetter

Minutes of 8/25/14 were reviewed and approved.

List of 2015 RSA #14 meetings was presented: 2/17/15, 5/19/15, 8/18/15, and 11/17/15

Scott Sanderson reviewed the current CIP list that was updated 11/17/14

Scott also discussed a desire to add 1,200 feet of ditching along the North side of Leona in order to save the pavement.

Speed limit of 25 mph along the new Fern road extension was discussed. It was noted that Archie Giddings at the City of Wasilla originally requested this.

Treasury: Beginning fund balance is \$84,462

Terry Dolan reviewed the 2014 pavement projects. Additionally, he outlined the requirements for Calcium Chloride to be used for dust control. Terry and Scott are to review using dust control funds to install RAP more extensively on roads in the Borough.

Spawning Loop – Drew wanted to thank the Borough for speed limit signs on Spawning Loop.

It was proposed by Dan to discuss a Mil Rate adjustment as an option for RSA revenue at future board meetings.

The Board agreed to plan for a special meeting request in January 2015 in order to invite a state Senate or House Representative to attend the meeting. Dan was going to make a call to Bill Stoltze's or Cathy Tilton's office to invite them to the meeting.

Meeting adjourned at 7:40 pm

Approved:

Daniel Elliott
January 7, 2015

[Signature]

RECEIVED
JAN 12 2015
CLERKS OFFICE

GREATER PALMER CONSOLIDATED
FIRE SERVICE AREA
BOARD OF SUPERVISORS
TUESDAY, SEPTEMBER 9, 2014
3:00 P.M. - PALMER FIRE TRNG. CTR.

MINUTES

- A. CALL TO ORDER. The meeting of the Greater Palmer Consolidated Fire Service Area Board of Supervisors was called to order at 3:00 p.m.
- B. ROLL CALL. Present were board members Charlie Akers and Jess Werner. Also present were Chief John McNutt, Asst. Chief Todd Russell, Deputy Chief Bruce Axtell and Mat-Su Borough Public Safety Director Dennis Brodigan.
- C. MINUTES FOR APPROVAL. The minutes of the regular meeting of August 12, 2014, were approved as presented.
- D. NEW BUSINESS.
1. Annexation Request.
- Mat-Su Borough requested comment on a petition to annex property located in the Cruzin Road area into the Greater Palmer Consolidated Fire Service Area.
- Motion made by Supervisor Akers, seconded by Supervisor Werner to deny this annexation request until Cruzin Road is brought into compliance with Borough standards and maintained by the Mat-Su Borough.- 2. Brush Truck.

We received notice that Legislator Bill Stoltze had reallocated a \$40,000 grant (for a dry hydrant) to the purchase of a brush truck for Station 31.

E. OLD BUSINESS. None.

F. STAFF REPORT/COMMENTS. None.

G. ADJOURNMENT. There being no further business, the meeting was adjourned.



Charlie A. Akers, Chairperson
Greater Palmer Consolidated FSA
Board of Supervisors

xc: Mat-Su Borough
Mat-Su Borough Public Safety

RECEIVED
APR 17 2015
CLERKS OFFICE

GREATER PALMER CONSOLIDATED
FIRE SERVICE AREA
BOARD OF SUPERVISORS
TUESDAY, DECEMBER 17, 2014
3:00 P.M. - PALMER FIRE TRNG. CTR.

MINUTES

- A. CALL TO ORDER. The meeting of the Greater Palmer Consolidated Fire Service Area Board of Supervisors was called to order at 3:00 p.m.
- B. ROLL CALL. Present were board members Charlie Akers and Jess Werner. Also present were Chief John McNutt, Deputy Chief Bruce Axtell, Asst Chief David Byers, Mat-Su Borough Public Safety Deputy Director/Fire Ken Barkley and Director Dennis Brodigan.
- C. MINUTES FOR APPROVAL. The minutes of the regular meeting of September 9, 2014, were approved as presented.
- D. NEW BUSINESS.
1. New Public Safety Deputy Director/Fire.
Director Brodigan introduced the new Deputy Director/Fire Ken Barkley to the group.
 2. Station 35 Parking Lot.
Discussion of revamping the parking lot at Station 35.
 3. Upgrade of SCBA.
Discussed upgrading airpacks.
 4. GPCFSA January Meeting.
Motion made by Supervisor Akers, seconded by Supervisor Werner to move the January 2015 meeting to 4:00 p.m. on Tuesday, January 6. Motion passed.
 5. 2015 Budget.
Director Brodigan brought the supervisors up to date on the 2015 budget. More discussion to follow at upcoming meetings.
- E. OLD BUSINESS. None.
- F. STAFF REPORT/COMMENTS. None.
- G. ADJOURNMENT. There being no further business, the meeting was adjourned.



Charlie A. Akers, Chairperson
Greater Palmer Consolidated FSA
Board of Supervisors

xc: Mat-Su Borough
Mat-Su Borough Public Safety

A RESOLUTION OF THE ROAD SERVICE AREA #17, KNIK BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF \$110,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #17, Knik Fund Balance has a balance of approximately \$160,382; and

WHEREAS, it is the desire of the Road Service Area #17, Knik Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the excess funds from the RSA #17, Knik Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #17, Knik Board of Supervisors request \$110,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #17, Knik Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of \$110,000 from Fund Balance 274.272.000 to Capital Improvements Project 30040.6600

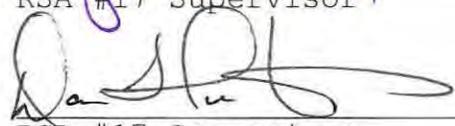
APPROVED by the Road Service Area #17, Knik Board of Supervisors:



RSA #17 Supervisor

4-8-15

Date



RSA #17 Supervisor

4-8-15

Date

RSA #17 Supervisor

Date

MATANUSKA-SUSITNA BOROUGH
LOCAL EMERGENCY PLANNING COMMITTEE MINUTES

December 17, 2014

The regular meeting of the Local Emergency Planning Committee (LEPC) was called to order by Chairman Munson at 7:00 p.m. in the Central Mat-Su Public Safety Building.

LEPC members in attendance, establishing a quorum:

Bea Adler,	Ray Hollenbeck,
Michelle Torres,	Bryen Bartgis,
Sandra Garley,	Micah Weinstein,
Amy Kearns,	Ken Slauson,
Casey Cook,	Bill Morrow,
Linda Russell,	Don Warble, and
Kevin Munson.	

Also present was Dave Snider, National Weather Service.

A quorum was present, and due notice had been published.

APPROVAL OF AGENDA: By general consent, the agenda was approved as presented.

APPROVAL OF MINUTES: By general consent, the minutes of October 15, 2014 were approved as presented.

PERSONS TO BE HEARD

REPORTS

MSB Emergency Management

Mr. Cook stated that:

- 1) The Borough EOP update/revision is complete and needs to be reviewed by the LEPC. Mr. Cook agreed to put the EOP on thumb drives for the review committee so they have time to review it and bring comments or suggestions back to the February meeting.
- 2) They are planning for a full scale exercise with Public Health.
- 3) There are ICS classes planned for the spring.
- 4) The portable communications tower should arrive the middle of January.
- 5) They are waiting for the formal paperwork from AST to acquire the small unit support vehicle. They are putting a price list together to outfit the unit with communications and lights.
- 6) The EOC Feasibility Study draft was due for completion today. The contractor advised they were slightly behind schedule and should have it ready by tomorrow.
- 7) They are requesting a \$5,000,000 State Legislative Grant through representative Hughes for a permanent EOC facility.

- 8) We are looking to see what position specific courses we will be bringing up next year for EOC/IMT Staff.
- 9) We are working with MTA on IPAWS issues.
- 10) Our RFP for EOC software should go out next week.
- 11) We will begin holding monthly EOC training in the near future.
- 12) The Mat-River property buy-outs are proceeding. Our FEMA Mitigation application to acquire properties was submitted in October. We are waiting to hear back from the State on mitigation. We are working with DOT to do a patchwork mitigation plan.

Public Health

No report.

OLD BUSINESS

NEW BUSINESS

INFORMATIONAL ITEMS

Expiring Board Seats

Ms. Laughlin stated that: She has made contact with all the representatives who's board seats are expiring. Several have already renewed, and a few are in the process. Lance Wilson, the Houston representative, advised that he will not be renewing his seat.

Preparedness Calendars

Ms. Adler stated that: The 2015 Preparedness Calendars are complete and we have them here to disseminate. She asked that each member take some calendars to pass out to the public.

Station 5-1

Mr. Slauson stated that: We finally have a station within 1.5 miles of the hospital that can house the ladder truck that was purchased on a grant with the purpose of responding to the hospital. The new station 5-1 is open and if folks would like, they can stop by and take a tour.

NEXT MEETING DATE

Chairman Munson announced that the next meeting would be February 18, 2015 and held at the Central Mat-Su Public Safety Building at 7:00 p.m.

ADJOURNMENT

Chairman Munson adjourned the meeting at 8:30 p.m.


Kevin Munson, Chairman

ATTEST:


Casey Laughlin, Secretary

MEETING

Held 6:30 pm Thursday February 19, 2015 at West Lakes Fire Station #73

MAR 20 2015
CLERKS OFFICE

IN ATTENDANCE:

RSA #

RSA Members Present

09-Midway	Dan Tucker P		
14-Fairview	Dan Elliott P	Richard Buzby	
15-Caswell Lakes	Larry Cline P	Rickie Davidson	Phillip Johnson
16-South Colony	Edward Strabel tc		
17-Knik			
19-Lazy Mountain	Raymond Cordes		
20-Willow			
21-Big Lake			
23-North Colony			
25-Bogard	Gary Hessmer P		
26-Greater Butte	Mike Shields P	Roy Nuttal	
27-Meadow Lakes	Stephen Edwards P tc		
28-Gold Trails	Ken Widmer P	Micah Schoming	
29-Talkeetna			
30-Trapper Creek	Joan Medberry P tc		
31-Alpine	Jill Alford tc	Dean Lust tc	

tc = by teleconference P = Primary

RSAs not represented: Knik (17), Willow (20), Big Lake (21), North Colony (23), and Talkeetna (29).

MSB Staff: Public Works: Terry Dolan

Borough Staff (other than Public Works): N/A

Borough Mayor: N/A

Assembly Representatives: N/A

Visitors: N/A

CALL TO ORDER at 6:36 PM, with Pledge of Allegiance, Vice-Chair Gary Hessmer presiding.

ROLL CALL and QUORUM DETERMINATION: 11 of 16 RSAs represented. Quorum was met.

APPROVAL OF AGENDA: Approved as presented.

APPROVAL OF MINUTES: Minutes of January 15, 2014, approved with one minor correction.

TRAINING: N/A

STAFF REPORTS:

A. O&M: Terry Dolan: Handed out current Design Status Report. Discussed the Preliminary Discussion Projects List from Capital Projects; this is for a possible roads bond with 50% state match, and is not prioritized though it does show possible project cuts to bring the roughly \$80 million price tag down to a more reasonable \$45 million or so. Terry noted that we are still waiting for the full state match on the previously passed bond projects, and current state budget woes don't help that situation. It's up to the Assembly to decide on project priorities and the bond fund-request level; there will be an Assembly work session on this list next week.

BOARD MEMBER REPORTS:

A. TAB: Dan Elliott: Reported on January 21 meeting: Passed a resolution supporting establishment of a Regional Transportation Board; discussed the possible relocation of the train depot in Wasilla.

LOCAL ROAD SERVICE AREA ADVISORY BOARD, MATANUSKA-SUSITNA BOROUGH

1. Possible Roads Bond initiative: Covered under Staff Reports.

UNFINISHED BUSINESS:

A. Resolution 15-01 relating to minimum lot size where access is only by Pioneer Access roads: Discussion continued on the revised draft Resolution. Steve Edwards **moved** to approve the Resolution as written; Dan Tucker **seconded**; motion **approved** by unanimous vote.

NEW BUSINESS: None.

PERSONS TO BE HEARD: None.

CORRESPONDENCE AND INFORMATION: N/A

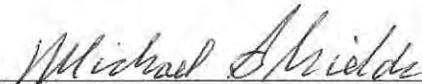
OTHER BUSINESS: N/A

BOARD COMMENTS: Dan Tucker commented that flag-lots access is too narrow and usually too soft, steep, and/or rough for emergency vehicles; Borough Code does not meet NFPA Code requirements. Could this Board come up with a way to correct that situation, in particular a way to apply residential geometry and materials requirements to the flag portion of the access? Discussion followed.

ADJOURNMENT: Richard Buzby moved, Steve Edwards seconded; by unanimous vote meeting adjourned at 7:17.

NEXT MEETING: Thursday, March 19, 2015 at the West Lakes Fire Station #73, 1250 Spring Drive.

Board Chair 

Board Secretary 

LOCAL ROAD SERVICE AREA ADVISORY BOARD
RESOLUTION 15-02

A RESOLUTION BY THE MATANUSKA-SUSITNA BOROUGH LOCAL ROAD SERVICE AREA ADVISORY BOARD TO THE BOROUGH ASSEMBLY IN SUPPORT OF MATANUSKA-SUSITNA BOROUGH ORDINANCE 15-061 REPEALING PERMANENT REGISTRATION OF MOTOR VEHICLES OVER 8 YEARS OLD AND OF NON-COMMERCIAL TRAILERS, AND REPEALING CHANGES TO THE MOTOR VEHICLE TAX DISTRIBUTION TO RESTORE DISTRIBUTION TO THE ORIGINAL AMOUNTS

WHEREAS: The Local Road Service Area Advisory Board (LRSAAB) previously approved LRSAAB Resolutions 14-04 and 14-05 opposing the establishment of permanent registration of motor vehicles and trailers by Borough Ordinances 14-107 and 14-108 that would diminish funds available for road maintenance and eventually eliminate funding for dust control by Road Service Areas (RSA's), and significantly increase the financial burden on RSA's across the Borough;

THEREFORE BE IT RESOLVED: That the LRSAAB strongly supports Matanuska-Susitna Ordinance 15-061 that repeals one-time motor vehicle registrations and returns fund distributions to previous levels found in the Code for FY 2014, to remain in place for all future years.

Approved by unanimous vote of the attending Board members on April 16, 2015.

Stephen Edwards (by MSA)
Stephen Edwards, Chairman
Local Road Service Advisory Board

4/16/15
Date

Mike Shields
Mike Shields, Secretary
Local Road Service Advisory Board

4/16/15
Date

RECEIVED

APR 23 2015

CLERKS OFFICE

By: Mike Brown
Introduced: April 6, 2015
Public Hearing: April 20, 2015
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-15**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION IN SUPPORT OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CREATING A BOROUGH ROAD BOND PACKAGE TO GO BEFORE THE VOTERS.

WHEREAS, the Matanuska-Susitna Borough's (Borough) Long Range Transportation Plan (LRTP) identifies \$1.2 Billion of needed road improvements between 2007 and 2025; and

WHEREAS, during this same time period the Borough's population is expected to more than double to 160,000 residents; and

WHEREAS, the transportation improvements identified in the LRTP must be programmed and funded for construction as early as possible in order to prevent congestion and unsafe conditions; and

WHEREAS, the Mayor's Blue Ribbon Task identified a lack of adequate federal and state funding for upgrading, extending and expanding the road network in the Borough; and

WHEREAS, this lack of funding will likely become more prevalent in 2015 as the Federal Highway Trust Fund was projected to be in deficit by \$1.1 Billion by December of 2014; and

WHEREAS, this pronounced deficit in the Federal Highway Trust Fund will cause on average, states to see a 28 percent drop in federal transportation dollars which projects out to an average \$17 Billion annual deficit from 2015-23; and

WHEREAS, the State of Alaska does not have a State Transportation Improvements Fund, but instead relies on the availability of oil funds to annually support projects chosen by the state legislature; and

WHEREAS, it is anticipated that a majority of state funds available for transportation will be needed to take the place of federal funds on the National Highway System, the State Highway System, and roads owned by the state within the Community Transportation Program system; and

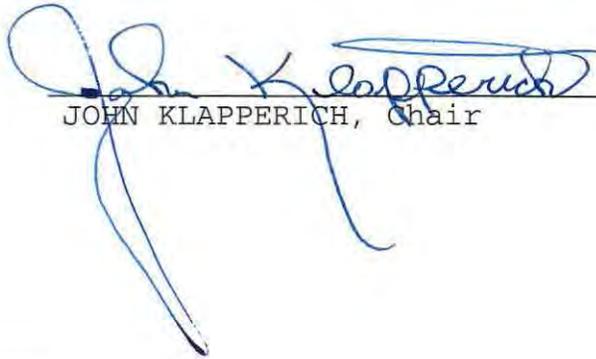
WHEREAS, it is therefore in the best interest of the citizens and property owners in the Borough to supplement the available state funds with the proceeds of Borough road bonds to build key elements of the Borough's transportation system.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Planning Commission supports the efforts of the Borough Assembly to issue general obligation bonds to finance the construction, additions, improvements, repairs and reconstruction of public roads and facilities as identified on Attachment A, the listing of TAB's Transportation Systems Bond Project Tiered Packages "Final Version" dated April 15, 2015.

The Planning Commission supports this TAB list of projects, all or a portion thereof to be put before the citizens of the Borough for a vote.

BE IT FURTHER RESOLVED, that the MSB Planning Commission requests the Assembly structure the bond package and voter ballot such that State matching funds can be pursued, but are not required to construct proposed transportation system improvements.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 20th day of April, 2015.



JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)

PASSED UNANIMOUSLY: Klapperich, Endle, Healy, Walden, Kendig, and Adams.

This is a Transportation Advisory Board (TAB) listing of tiered transportation packages for bond consideration							
Label	Projects	Description	Assembly District	Project Cost Estimates	Tier 1 (\$35M Package)	Tier 2 (\$50M Package)	Tier 3 (\$80M Package)
1	Smith Road & Smith Road Extension Upgrade and Pathway	The road currently has serious structural damage, no shoulders, and lacks guardrails in one area. Improvements to the road and construction of a pathway would benefit public safety for both drivers and pedestrians, and reduce wear and tear on vehicles. The pathway would also provide a link between the Old Glenn Highway pedestrian path and the Matanuska Peak trailhead, completing a link to the popular recreation area between the Butte and the City of Palmer.	1	\$2,750,000			\$2,750,000
2	N Showers Street to Norman Avenue Connector	This project would construct a connector road for access improvement between N Showers Street and Norman Avenue.	1	\$850,000		\$850,000	\$850,000
3	Stayton Avenue and Granite View Drive	This project would upgrade Stayton Avenue and Granite View Drive.	1	\$500,000			\$500,000
4	Old Glenn Pathway (Our Road to Knik River) (project is currently at 35% design completed)	This project was part of the 2011 Matanuska-Susitna Borough bond package which is expected to build the pathway from Plumley Road to Our Road as part of Phase 1. The proposed project would complete pathway construction to the Knik River.	1	\$750,000	\$750,000	\$750,000	\$750,000
5	Katherine Drive Connector (project is currently at 75% design completed)	The Katherine Drive Project is a component of the Trunk Road Connector project. Katherine Drive is the name of the proposed eastern leg of the project, connecting Trunk Road to Midtown Estates at the northern terminus of Manhattan Way. The purpose of this project is to provide secondary access to the subdivision via a local road and relieve pressure on the current Palmer-Wasilla Highway (PWH) intersections. As part of the AKDOT&PF PWH improvements a median will be constructed that will limit access to and from Westside Drive which is the current western Access for the subdivision.	1	\$800,000	\$800,000	\$800,000	\$800,000
6	Clark-Wolverine Road Erosion and Embankment Stabilization and Upgrade	This project would correct erosion and embankment stabilization issues along Clark-Wolverine Road near Wolverine Creek Canyon.	1	\$2,700,000			\$2,700,000
7	49th State Street Pathway	This project would construct a connecting pathway along 49th State Street between the Palmer-Wasilla Highway and Colony Schools Drive / Bogard Road, both of which have pathways.	1, 2	\$700,000	\$700,000	\$700,000	\$700,000
8	Settlement Avenue Extension East	This project would extend Settlement Ave east to Trunk Road providing alternate access for residents that typically travel Enstrom Rd and access Bogard Rd. In addition to providing for a secondary access route, this would help to alleviate congestion which occurs at the intersection of Engstrom and Bogard Roads.	1	\$5,500,000			\$5,500,000
Assembly District 1 Total				\$14,550,000	\$2,250,000	\$3,100,000	\$14,550,000

This is a Transportation Advisory Board (TAB) listing of tiered transportation packages for bond consideration							
Label	Projects	Description	Assembly District	Project Cost Estimates	Tier 1 (\$35M Package)	Tier 2 (\$50M Package)	Tier 3 (\$80M Package)
9	Hemmer Road Extension (Valley Pathways School Access Improvement Project)	This project will improve access to the Valley Pathways School and a large residential subdivision by extending a road to the Palmer-Wasilla Highway/Hemmer Road intersection where there is a protected access via the traffic signal. Current access is by way of France Road which intersects with the Palmer-Wasilla Highway with no turn lanes or a traffic signal. Additionally a connection north to the new segment of Bogard Rd will be constructed to include potential upgrades to the existing segment of Hemmer between the Palmer-Wasilla Hwy and Arctic Ave.	2	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000
Assembly District 2 Total				\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000
10	Nelson Road Extension North	This project would provide major collector road access for three large subdivisions to Fairview Loop. The proposed extension of Nelson Road would extend from the current end of the pavement north to Fairview Loop and would include realignment of Fairview Loop at the new intersection with Nelson Road to accommodate vehicular traffic queuing at the railroad crossing.	3	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000
11	Fern Street & Edlund Road Upgrades from Knik-Goose Bay Road to Fairview Loop and Pathway	This project would upgrade and add a pathway along Fern Street and Edlund Road from Knik-Goose Bay Road to Fairview Loop.	3, 4	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
12	N Green Forest Drive	This project will add shoulders and repave Green Forest Drive which provides connectivity between Bogard Road and the Palmer-Wasilla Highway. This project scope does <u>not</u> currently include realigning the intersection of Engstrom and Bogard with Green Forest and Bogard.	3	\$800,000			\$800,000
13	Well Site Road Upgrade	This road upgrade would include improvements to address underground springs, wetland crossings, glaciating ice on the road bed, deteriorating pavement, and drainage problems.	3	\$250,000			\$250,000
Assembly District 3 Total				\$7,650,000	\$6,600,000	\$6,600,000	\$7,650,000
14	Hermon Rd Connection to Palmer-Wasilla Highway	This project would provide a connector between the Parks Highway and the Palmer-Wasilla Highway via Hermon Road.	4	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
15	Foothills Blvd to Paddy Place Upgrade	This project would upgrade Foothills Blvd to collector standards providing a connection between the Parks Highway and Knik-Goose Bay Road. This project also includes a fish passage culvert.	4, 5	\$1,700,000		\$1,700,000	\$1,700,000

This is a Transportation Advisory Board (TAB) listing of tiered transportation packages for bond consideration							
Label	Projects	Description	Assembly District	Project Cost Estimates	Tier 1 (\$35M Package)	Tier 2 (\$50M Package)	Tier 3 (\$80M Package)
16	Museum Drive (project is at 95% design completed and ADOT&PF will construct the first segment as part of Parks Hwy project)	The Parks Highway from Wasilla to Big Lake is being upgraded to a four-lane highway due to high accident rates and traffic congestion. A frontage road system is required to pull local traffic off the Parks Highway. The Borough owns collector roads that run parallel with the Parks Highway corridor and could be used as frontage roads, but the collector roads are not connected. Museum Drive is one of four identified collector roads that could be used as frontage roads to relieve the Parks Highway of a significant amount of local traffic. The project would extend Museum Drive west from Parks Highway MP 47 to intersect with Vine Road and then link up with Marigold Drive at Sylvan Road.	4, 7	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
Assembly District 4 Total				\$9,700,000	\$8,000,000	\$9,700,000	\$9,700,000

17	Point MacKenzie Road Upgrade	This project would involve adding shoulders and resurfacing the existing road from Knik-Goose Bay Road to the intersection of Ayshire Road.	5	\$13,000,000			\$13,000,000
18	S Big Lake Road and Hollywood Road Intersection Improvements	Two intersections in the downtown Big Lake area were a part of the 2011 Matanuska-Susitna Borough Road Bond package. Previous funding was only adequate to address one intersection. The remaining intersection at Hollywood Road requires improvements.	5	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
19	Horseshoe Lake Road, Big Lake, Phase 1	This project will upgrade an existing road around Horseshoe Lake. The first phase of the project consists of design for approximately five miles of road which will be widened and straightened with drainage ditches constructed to address water runoff. Funding for the project to date has been from the State of Alaska at \$700,000 which has funded ROW acquisition, Geo-technical data acquisition, and design. The design is currently at the 35% phase. There are a number of full and part time residences around the lake. Total cost to complete the project is \$5.2M.	5	\$2,000,000			
20	Johnsons Rd Upgrade (Hollywood to Garten)	This project would upgrade Johnsons Road between Hollywood Road and Garten Road.	5, 7	\$2,000,000			\$2,000,000
21	Sylvan Ext (Sylvan Rd to Sylvan Ln)	This project would extend Sylvan Road south to Sylvan Lane to provide a north-south connection between the Parks Highway and Hollywood Road. This project will likely include a fish passage culvert.	5, 7	\$2,500,000			\$2,500,000
Assembly District 5 Total				\$21,500,000	\$2,000,000	\$2,000,000	\$19,500,000

22	Seldon Road Upgrade and Pathway from Wasilla-Fishhook to Lucille Street (project could be broken into two phases: Wasilla Fishhook to Snow Goose and Snow Goose to Lucille)	The project calls for the upgrade of Seldon Road from Wasilla-Fishhook to Lucille Street, approximately 1.8 miles. This segment of Seldon currently consists of two 11-ft. travel lanes with no shoulders and minimal ditching. The proposed upgrade will increase the road width to two 12-ft. travel lanes with 8 foot shoulders with a separated paved pathway.	6	\$16,000,000		\$16,000,000	\$16,000,000
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This is a Transportation Advisory Board (TAB) listing of tiered transportation packages for bond consideration							
Label	Projects	Description	Assembly District	Project Cost Estimates	Tier 1 (\$35M Package)	Tier 2 (\$50M Package)	Tier 3 (\$80M Package)
23	Tex-Al Dr. Upgrade and Extension to Palmer Fishhook	Extend and upgrade East Tex Al Drive 1.6 miles to Palmer-Fishhook Road and upgrade the intersection with Wasilla-Fishhook as required to meet design criteria. This project had preliminary engineering with a profile survey, initial right-of-way research and soils testing in the early 1980s. The current (2007) Borough Long Range Transportation Plan lists this connection as an emergency access for residents in areas with only one ingress and egress.	6	\$5,500,000			\$5,500,000
24	Engstrom Road Extension	This project would extend Engstrom Road to the north to connect to Tex-Al Dr. providing a collector road for access for residents on the north end of Engstrom who currently use residential subdivision roads as well as a more complete secondary road network for accessing arterials such as Palmer-Fishhook, Wasilla-Fishhook, and Bogard Roads.	6, 1	\$2,400,000			\$2,400,000
25	Church Rd. Pathway (Spruce to Seldon)	The project will construct a pathway along Church Road. The trail will connect pathways between Spruce Avenue and Seldon Road. The project will provide safe pedestrian/bike access along this heavily-travelled route.	6, 4, 7	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Assembly District 6 Total				\$24,900,000	\$1,000,000	\$17,000,000	\$24,900,000

26	Seldon Rd Ext Ph 2 (project is at 35% design completed)	The Seldon Road Extension project will extend Seldon Road past Church Road to a proposed new intersection with Pittman Road. The Seldon Road Extension – Phase 1 is currently under construction from Seldon Road to Beverly Lake Road, with a scheduled completion in summer 2015. Seldon Road Extension – Phase 2 begins at Beverly Lake Road near Windy Bottom Drive and ends at Pittman Road providing access for Pittman Road area residents travelling to Wasilla, as well as providing alternative access from Pittman Road to Church Road.	7	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000
27	N Michigan Street Upgrades	This project would upgrade existing roads and construct unbuilt portions	7	\$600,000			
28	E Anaconda Avenue and S Billings Blvd Connector	This project would upgrade the existing roads and construct a connector to the Talkeetna Spur Road providing for emergency access, secondary egress for residents, and commercial business access.	7	\$600,000			\$600,000
29	Caswell Lakes Road to South Bendapole Road to E. Passthebaite Avenue to Hidden Hills including South Caswell Lake Loop to Lot 15 Upgrades (project has a completed design)	This project is part of the 2011 Road Bond Projects. Due to lack of funding, the paving will not be completed and upgrades beyond Bendapole Road were not accomplished as part of the 2011 road bond. This includes Caswell Lakes Road to South Bendapole Road to E. Passthebaite Avenue to Hidden Hills including South Caswell Lake Loop to Lot 15 upgrades.	7	\$3,250,000		\$3,250,000	\$3,250,000
30	Oilwell Road	This project would upgrade this road to Borough collector standards.	7	\$6,000,000			
31	Woodpecker Avenue, Talkeetna	This project would upgrade and pave this road to provide safer access and dust control for local residents and tourists accessing the Alaska Railroad.	7	\$600,000			\$600,000

This is a Transportation Advisory Board (TAB) listing of tiered transportation packages for bond consideration							
Label	Projects	Description	Assembly District	Project Cost Estimates	Tier 1 (\$35M Package)	Tier 2 (\$50M Package)	Tier 3 (\$80M Package)
32	Park N Ride Lot (Meadow Lakes near Pittman Road)	This project would construct a park-n-ride parking lot near Pittman Road and the Parks Highway similar to the one located at the Parks Highway and Seward Meridian Parkway to allow for car pooling. This project would help provide for congestion relief on the Parks Highway.	7	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Assembly District 7 Total				\$20,050,000	\$9,000,000	\$12,250,000	\$13,450,000
				Total of Cost Estimates	Total of Tier 1	Total of Tier 2	Total of Tier 3
Borough Total				\$104,350,000	\$34,850,000	\$56,650,000	\$95,750,000

REGULAR MEETING

Friday, 8:30 AM

February 5, 2015

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 5, 2015, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 A.M. by the Chairman, Ms. Katie Cruthers.

Fist recordation of the meeting started.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Secretary)

Platting Board members present and establishing a quorum:

- Mr. Jay Van Diest, District #1
- Ms. Diana Sorensen, District #2
- Mr. Stan Gillespie, District #3 (**Excused Absence**)
- Vacant, District #4
- Mr. Tait Zimmerman, District #5 (**Late**)
- Ms. Katie Cruthers, District #6 (Chairman)
- Vacant, District #7
- Mr. Marty Van Diest, Alternate 1
- Dr. Sarah Buck, Alternate 2 (**Absent**)

Staff in attendance:

- Mr. Paul Hulbert, Platting Officer
- Ms. Sloan Von Gunten, Administrative Secretary
- Ms. Lisa Gray, Platting Technician
- Ms. Amy Otto-Buchanan, Platting Technician
- Ms. Peggy Horton, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Marty Van Diest.

C. APPROVAL OF THE AGENDA

The Chairman, Katie Cruthers inquired if there were any changes to the agenda

MOTION:

- Ms. Sorensen moved to approve the agenda, seconded by Mr. Marty Van Diest.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

MOTION:

- Ms. Sorensen moved to approve the minutes for January 2, 2015, seconded by Mr. Jay Van Diest.

GENERAL CONSENT: The minutes were approved without objection.

End of the First recordation of the meeting.

3. UNFINISHED BUSINESS

Start of Second recordation of the meeting.

4. PUBLIC HEARINGS

A. TRACY ESTATES MASTER PLAN

Sloan Von Gunten (Secretary)

- Stated that 136 public hearing notices were mailed out on January 16, 2015, to this date there has been 7 returns, 2 objections, no non-objections, and no concerns.

Lisa Gray (Platting Technician)

- Gave an overview on the case.

Katie Cruthers (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Wayne Whaley (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Jay Van Diest moved to approve the master plan for Tracy Estates, seconded by Mr. Marty Van Diest.

VOTE:

- The motion passed with all in favor. There are 12 findings.

TIME: 8:48 A.M.

CD: 00:11:19

B. THOMPSON ESTATES

Sloan Von Gunten (Secretary)

- Stated that 51 public hearing notices were mailed out on January 16, 2015, to this date there has been 1 return, 2 objections, no non-objections, and 1 concern.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview on the case.

Katie Cruthers (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Jim Burnem (Owner of Block 5, Lot 1 in Talerico Subdivision)

- There is an issue with ground water where he lives for sewage and drainage.
- Had to make a ditch to direct water on his lot.
- Concerned that there may be the same issues with this new subdivision.

Katie Cruthers (Chairman)

- Closed the public hearing.

Wayne Whaley (Petitioner's Representative)

- Agrees with all recommendations.

MOTION:

- Ms. Sorenson moved to approve the preliminary plat for Thompson Estates, seconded by Mr. Marty Van Diest.

VOTE:

- The motion passed with all in favor. There are 9 findings.

TIME: 8:58 A.M.

CD: 00:20:02

C. THE RIDGES MASTER PLAN

Sloan Von Gunten (Secretary)

- Stated that 101 public hearing notices were mailed out on January 16, 2015, to this date there has been 1 return, 1 objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview on the case.
- Would like to remove recommendation #15 and modify #16.

Katie Cruthers (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Dawn Caswell (Owner of Lot 15A, Block 2 of Donovan Estates)

- Concerned on the increase of traffic in the area.

Katie Cruthers (Chairman)

- Closed the public hearing.

Joy Cypra (Petitioner's Representative)

- Agrees with the changes to the recommendations.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat for The Ridges Master Plan, seconded by Mr. Marty Van Diest with changes to recommendation #15 and #16.

RECOMMENDATIONS:

- Remove #15.
- Modify #16: Relocate the power pole in the SE quadrant of S. Link Street/W. Sweet Birch Avenue intersection if found to be out of compliance with SCM after intersection improvements or receive intersection design sign off from capital projects division prior to construction.

VOTE:

- The motion passed with all in favor. There are 8 findings.

TIME: 9:15 A.M.

CD: 0:34:52

BREAK

TIME: 9:25 A.M.

CD: 0:36:56

Mr. Tait Zimmerman arrived at the Platting Board Meeting.

D. FRED MEYER

Sloan Von Gunten (Secretary)

- Stated that 284 public hearing notices were mailed out on January 16, 2015, to this date there has been 7 returns, 2 objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview on the case.

Katie Cruthers (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Tim Potter (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat and vacation of a portion of W. Dogwood Avenue, and elimination of a 25' screening and buffer easement for Fred Meyer, seconded by Ms. Sorensen.

VOTE:

- The motion passed with all in favor. There are 16 findings.

TIME: 9:41 A.M.

CD: 0:48:47

Ms. Sorensen recused herself from Mountain Ranch Estates #5

E. MOUNTAIN RANCH ESTATES #5

Sloan Von Gunten (Secretary)

- Stated that 52 public hearing notices were mailed out on December 11, 2014, to this date there has been 1 return, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview on the case.

Katie Cruthers (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Gary LoRusso (Petitioner's Representative) & Curt Holler (Engineer Representative)

- Agrees with all the recommendations.
- Mr. Holler explained engineering on the water system design and other aspects of the subdivision being made.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Mountain Ranch Estates 5, seconded by Mr. Jay Van Diest.

VOTE:

- The motion passed with all in favor. There are 14 findings.

TIME: 10:01 A.M.

CD: 01:05:32

Ms. Sorensen returned to the platting board hearing.

5. MISCELLANEOUS

A. Election of Platting Board Officers for 2015 (Chair & Vice Chair)

MOTION:

- Mr. Marty Van Diest nominated Ms. Diana Sorensen as the Platting Board Chair.
- Mr. Jay Van Diest moved to close the nominations, seconded by Mr. Zimmerman

VOTE:

- The Platting Board approved Ms. Diana Sorensen to be the Chair for the Platting Board. Ms. Diana Sorensen abstained.

MOTION:

- Mr. Jay Van Diest nominated Ms. Katie Cruthers as the Platting Board Vice Chair.
- Mr. Zimmerman moved to close nominations, seconded by Marty Van Diest.

VOTE:

- The Platting Board approved Ms. Katie Cruthers to be the Vice Chair for the Platting Board. Ms. Katie Cruthers abstained.

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

8. PLATTING OFFICER COMMENTS

- The next platting Board hearing is March 5, 2015
- The Budget is being worked on at this time.
- The Construction Manual is being worked on by borough staff for a current updated rewrite version.

9. BOARD COMMENTS

- The Platting Board appreciated Ms. Cruthers serving as Chair this past year.
- Mr. Marty Van Diest would like to see changes on water bodies issues in Title 43.
- Ms. Cruthers appreciates the board members comments.

Adjourned 10:15 A.M.

CD: 01:13:48



Katie Cruthers, Chairman



Sloan Von Gunten, Administrative Secretary

RECEIVED

APR 21 2015

CLERKS OFFICE

MATANUSKA-SUSITNA BOROUGH
PORT COMMISSION RESOLUTION SERIAL NO. 15-001

A RESOLUTION OF THE MATANUSKA-SUSITNA PORT COMMISSION Supporting the Alternative Corridor Past Point MacKenzie for the Alaska LNG Pipeline.

WHEREAS, ON December 23, 2014, Governor Bill Walker and Resources Energy, Inc. (REI) signed a Cooperation Agreement to develop a LNG export project in Cook Inlet for the State of Alaska; and

WHEREAS, this Cooperation Agreement includes the marketing, financing, ownership, development and acquisition of gas, domestic requirements, and marine transportation of LNG; and

WHEREAS, as an initial step in promoting the marketing in Japan of LNG from Alaska, REI proposes to develop a one million tons per annum LNG export project in the Point MacKenzie area with the target of commencing deliveries prior to 2020; and

WHEREAS, a second LNG company, WesPac Midstream LLC, also proposes to construct a LNG facility at Port MacKenzie with the initial goal of producing 250,000 gallons of LNG per day for in-state use; and

WHEREAS, Wespac Midstream LLC also proposes to expand their LNG facility in the future to one million tons per annum for both in-state use and export; and

WHEREAS, the State of Alaska has invested, and is continuing to invest, several hundred million dollars in the development of Port MacKenzie and the rail line to the Port from the Parks Highway; and

WHEREAS, Port MacKenzie and the adjacent areas have the upland capacity to accommodate both REI's and Wespac Midstream's proposed LNG operations; and

WHEREAS, Port MacKenzie and the adjacent areas have the upland capacity to expand both the proposed REI and WesPac Midstream LNG facilities when additional natural gas is available from either Cook Inlet or the North Slope; and

WHEREAS, Port MacKenzie has title to tidelands, both to the north and to the south of the existing docks, that would allow for up to four dedicated docks for the export of LNG; and

WHEREAS, the proposed Alaska LNG (AKLNG) Project currently has a primary route down the west side of Cook Inlet to Tyonek and across Cook Inlet to Nikiski and an Alternate Corridor past Point MacKenzie and Point Possession to Nikiski; and

WHEREAS, the Alternate Corridor past Point MacKenzie would enable a AKLNG take-off point to be established that would allow natural gas to be easily routed to both the Anchorage Bowl and Port MacKenzie; and

WHEREAS, the Anchorage Bowl is the largest consumer of natural gas in Alaska and a take-off point at Point MacKenzie

would allow for a connection to Anchorage to provide additional natural gas when it is needed; and

WHEREAS, a take-off point from the Alternate Corridor at Point MacKenzie would enable both REI and WesPac Midstream LLC to expand their LNG plants to utilize 100% of the State's share of Natural Gas from the AKLNG project; and

WHEREAS, this would enable the State of Alaska to market its entire 24% share of gas from the AKLNG project to REI and WesPac Midstream LLC at Port MacKenzie; and

WHEREAS, having the State of Alaska market its share of the gas at Port MacKenzie would save the State several billion dollars because private companies, REI and WesPac Midstream LLC would fund the construction of these LNG plants; AND

WHEREAS, if a future decision is made that the AKLNG project is not cost effective to construct, the State of Alaska could elect to construct the Alaska Stand Alone Pipeline (ASAP) to Point MacKenzie; and

WHEREAS, if the ASAP line is constructed, the State of Alaska could follow the same route as the AKLNG pipeline and Alternate Corridor to Point MacKenzie without having to conduct new route and environmental studies and obtain new permits which would significantly reduce the time required to complete the ASAP project;

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Port Commission highly recommends the Borough Assembly pass a resolution to submit to the State of Alaska supporting the main pipeline route for the AKLNG project along the Alternate Corridor past Point MacKenzie; and

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Port Commission also highly recommends the Borough Assembly encourage the Municipality of Anchorage to submit a resolution to the State of Alaska supporting the Alternate Corridor to Point MacKenzie to enable a take-off point to be established close to the Anchorage Bowl.

ADOPTED by the Matanuska-Susitna Port Commission this 23 day of February, 2015.



GREG BELL, Chairman

ATTEST:



PAMELA KLAYUM, Secretary

I. CALL TO ORDER

The special meeting of the Matanuska-Susitna Borough Transportation Advisory Board regarding Future MSB Road Bond Projects was held on Wednesday, February 17, 2015, at New Horizons Telecom, Inc., 901 Cope-Industrial Way, Palmer, Alaska. The meeting was called to order at 2:00 pm.

II. ROLL CALL AND DETERMINATION OF A QUOROM

Transportation Advisory Board members present and establishing a quorum were:

- Mr. LaMarr Anderson
- Mr. Don Carney
- Mr. Dan Elliott
- Ms. Beth Fread
- Mr. David Lundin
- Mr. Kenneth Walch
- Ms. Sonya Walden

Transportation Advisory Board members absent and excused were:

- Mr. Rick Besse

Staff and Agency Representatives in attendance were:

- Mr. Brad Sworts, Transportation Manager
- Mr. Mike Weller, Traffic Data Technician
- Ms. Debbie Passmore, Administrative Support
- Mr. Mike Brown, Capital Projects Director
- Assembly Member Barbara Doty - arrived at 2:45

III. AUDIENCE INTRODUCTION

- Eugene Haberman
- Scott Adams, DOWL
- Terry Dolan, MSB Public Works
- Bill Klebesadel, City of Wasilla
- Mr. Allen Kemplen, ADOT&PF - by telephone

IV. APPROVAL OF TODAY'S AGENDA

MOTION: Ms. Beth Fread moved to approve today's agenda; Mr. Dan Elliott seconded. Discussion regarding amending the meeting so that Robert's Rules are relaxed. Ms. Beth Fread moved that we relax Robert's Rules for this particular meeting; Ms. Sonya Walden seconded. Desire to make this meeting informal so that questions can be asked and answered during Mr. Brown's presentation.

VOTE: No objections and Robert's Rules are relaxed for this particular meeting.

VOTE: Motion to approve the agenda passed without objection.

V. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Mike Brown.

VI. PRESENTATIONS

A. Mike Brown, MSB Capital Projects Director – Future MSB Road Bond Projects Discussion

1. Road bond measure on the ballot this fall?
2. If so, how much \$?

Hope to get a list to the Assembly in June. Legally, our road bond projects need to be, general speaking, classified as a collector or above in order to be funded by a bond.

VII. AUDIENCE PARTICIPATION *(limited to three minutes maximum per meeting)*

Bill Klebesadel, Dep. Director of Public Works, City of Wasilla

Eugene Haberman

Allen Kemplen, ADOT&PF

VIII. UPCOMING MEETING REMINDER(S)

A. Our next regular TAB meeting will be on Wednesday, February 25, 2015, 2:00 - 4:30 pm in the Assembly chambers, 350 E. Dahlia Avenue, Palmer, AK 99645

IX. COMMENTS FROM THE BOARD

Ms. Beth Fread: Thank you, Michael, that was great. It's good to be able to see all this stuff coming together and I love the pictures. I know Ken suggested them, like, four years ago and now we get to see them on a regular basis. It's really great. I appreciate it. The information is great. I think that there are a lot of us, as Don always says, that drive the roads and know what's going on out there and so I think it really helps. And Ken's point about one road in, no roads out and geometry are very well taken. I'd also like to encourage if you're putting in an arterial that looks like it may become a major one in the future plan for six, build for four or two so that we can just expand without having to rebuy the land in the future.

Mr. Dan Elliott: First I wanted to mention to Eugene that everything that we did today we got at the last meeting, these maps and the descriptions, so it's not like there wasn't public notice. Also it's been in the Frontiersman as far as the meeting place and location. Other than that as far as to Mike, I kind of went through and scored different projects and the first thing I had down was whatever road bond projects that were in the past ought to be either finished this time or added or whatever. And I put a high score for connecting two roads as, for instance, the Tex-Al. And then I put high scoring for something that had pathways in it. And when Allen was talking about room for a bus on the side I was thinking, even though it's not a Borough road, when you're on Fairview Loop and you're behind two busses and you can't pass and you can't see...sometimes I schedule doctor's appointments at 9:20 instead of 9:00 because I would never make the 9:00 on time. Anyway, thank you.

Ms. Sonya Walden: Thank you, Mike. I scored the following: I put #4 as urgent; #9, 10, 16 and 27 - those are the ones that I thought were the most important out of all of them. The reason being the same as my co-member, Dan. Also, I thought you did a really good job on your presentation. I wanted to ask a question. Last meeting, David and I were assigned for the but there wasn't a time or schedule as to when we're supposed to meet so can you let us know.

Mr. Don Carney: We have not heard from the Mayor yet. That's the Mayor's blue ribbon task force on off road vehicle use for those of you who were wondering what we're talking about. As soon as we hear something, we'll let you know. If we don't hear back soon, we'll approach it another way.

Ms. Sonya Walden: Alright, thank you.

Mr. LaMarr Anderson: I have two: the first one is really more a rhetorical comment or question but you know we're talking about safety issues. the one road in/one road out – Caswell Lakes, the pathways, Hemmer Road extension...it goes back to what we have generalized and rhetorically talked about in terms of when the developer is creating one of those sites, why isn't a developer required to consider the safety issues in terms of what we're now trying to fix? And they're expensive ones and they take away from other needed, desired projects to solve problems that really a developer has a responsibility with as well. I know we're not going to address that. I know that's a complicated issue but I just want to throw that out again in terms of we're just kicking the box down the road and having to pick it up later. And again it takes away from some other very valuable (projects) that would really help some neighborhoods and areas. The second one is that on the transit related. I think transit-related projects are important to have them included and need to be part of our forward thinking all the time. We've got the two Park & Rides on the Parks now. They've both been full almost since they started. The one there by Sears is full most of the time now and when you're talking about the Meadow Lakes area, there's a huge amount of traffic coming from that area. That's going to increase. So how much congestion does it take off? Well, it's probably a pimple on the whole thing...

Ms. Beth Fread: 9,000 riders a day.

Mr. LaMarr Anderson: So thinking forward and looking at those transit, I think that's something we ought to be including in our thinking about these kinds of projects.

Mr. David Lundin: I just want to ask the Borough, in the prioritization and staff recommendations, what I would suggest is the secondary egress projects and the connecting of those long subdivisions that only have one way out and then the regional benefit is second as opposed to, you know just as an example, Horseshoe Lake I think is more of a local issue than a regional issue so that would be one that I wouldn't recommend. Although I do understand that the RSA's are limited on their money, I don't think that this is the funding source for that. I think there are bigger issues with roads. I've talked with Mike in the past and I think that other funding sources need to be found. Is there – would it be appropriate for each of us as individual to provide staff with a list of the changes we would like to see?

Mr. Don Carney: I think you could forward those as a comment to Debbie and she can forward them on to whomever.

Ms. Beth Fread: All of us.

Mr. Mike Brown: Yes, as opposed to trying to list things out right now.

Mr. Don Carney: If you could cc me so I can keep abreast of where people's feelings are so I can have my finger on the pulse, that would be good because some things we might want to put on a future agenda.

Mr. Brad Sworts: I just caution against don't reply to anybody else on the Board because you can send things to Debbie but don't reply to each other.

Ms. Debbie Passmore: Just as a reminder, if there are three or more Board members that engage in any type of a conversation, it's considered a meeting and we have to advertise two weeks in advance. There are a lot of rules so if you want to email it to me and cc Don then I will send them to Mike and I will make sure that they are captured that way.

Mr. David Lundin: Okay. The Clark-Wolverine project – I used to live on Clark-Wolverine and although my initial reaction when I saw that was “it's a DOT project, let DOT do their own.” However, looking at it from the priorities that I just found for myself which was secondary egress, there is no other egress and there's really no other alternative for egress. From the Old Glenn Highway to the end of the developed Clark-Wolverine Road is actually...I believe it's 13 miles. And that's with one point of access. There really is no other alternative without a bridge across the Matanuska somewhere so making sure that that road is as good as it can be so that earthquake, whatever, if that whole thing comes down, there's a lot of people stuck back there. So I kind of changed my mind after ... You know if we can, as Allen suggested, if the Borough can put funding towards it, and encourage the State to get the remainder funding. With them putting some buy into it, it helps them to get the rest. I think that would be some good use of some funds.

Mr. Ken Walch: Three items: I'd like to second what LaMarr said about trying to get our roads built properly in the first place. I think we cave in way too much. We may not always agree with all the standards that are out there but the standards are there and we ought to be using them. Second item, I'd like to thank you again, Mike. I think you did a good presentation. That's exactly the thing this Board benefits from. It was informative and thank you for making your appearance. Trying to prioritize these projects, we all have our pet projects. And there is a risk of a kind of a shoot from the hip prioritization that sometimes takes place at an open meeting. Staff has been working pretty diligently with quite a bit of input from this Board on a prioritization matrix and I think it been developing quite well. I am a great believer in prioritizing through some sort of a filtering matrix concept. We've got that process started; it's a good process, it can be improved upon – I mean it's a continuing operation. But if we want to be serious about prioritizing these projects as a Board, I would strongly recommend we use some type of formal process that would involve that type of comprehensive evaluation of all the projects and try to avoid picking out our favorite and advocating for it too much. We can still advocate for our favorites, I mean we won't get too carried away. That's it. Thank you.

Dr. Barbara Doty: I'm learning and listening. I spent a little time with staff before I came to this meeting. It's important, I think, to have a system and to have a broad base of input and to have it run by the public as well the Board as well as a variety of people. I'm impressed with the process. I think you guys are doing a great job.

Mr. Don Carney: Thank you. And thank you for taking the time to contribute. Gosh, I don't know where to start, there's so many things. I want to thank Mike and the staff for putting this together. I too want to go along with what ken said. It's really easy for us to email Debbie “I like project #7 and I like project #8.” I'd like to make it a little bit more difficult for you. There is a process that these projects are rated on, so if you have a reason that you think #1 should be #1, submit that reason. The vetting process is an ongoing, growing, live tool, if you will, and you might have a reason that didn't fit anywhere in the vetting process

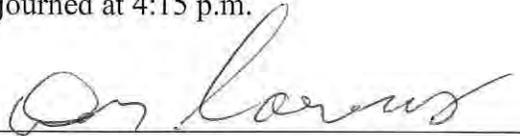
that they might want to put in the matrix and say maybe this is something that should be considered. So rather than just say "I really like #1 because my house is next door," there's a thought process and there's a reason that you came up with that being your priority so include that so that they have a basis that you make your decision on and it may be just enough or it may have been missed or it may be something that hadn't been considered in the way that you present it. So please don't hesitate to be a little bit more descriptive, rather than saying "1, 2, 7 and 4." I think we owe it as Board members to give the staff more specific detail as to what our reasonings are. I agree that planning is so important and it goes all the way back. I've just been reviewing, and we'll talk about it in the meeting so I'm not going to go very far on it, but in reviewing Title 43 and the changes that the Platting is asking to be made in Title 43. It goes all the way back to something that's relatively to the outsider that's simple as Title 43 is but there are reasons for the things that were put into Title 43. And to just arbitrarily take them out without some real good discussion is a step backwards in the planning process. Planning is crucial in solving many of our transportation problems today - driving access, flag lots and so on and so forth. While it doesn't seem that important to transportation people, it does because that's the root, that's where it starts - in the planning process. Are we ever going to get rid of single access properties in the Valley? It's never going to happen, we know that. Dave has a great take on that, if you will - at least make the road passable by two vehicles if it's going to be one way in, one way out. Let's do the best job we can for making it as safe as we can and certainly make that road substantial enough that it's going to support the emergency vehicles when we need them. That's just good planning. I'm so impressed and so pleased with the progress that's been made in the last couple of years in the Borough's attitude about planning and moving and staying focused in one direction. It really is a big light at the end of the tunnel for me. I go through what Mike is going through and the staff's going through all the time with school projects. I have close to \$600M worth of deferred maintenance. Will I ever get voters to approve \$600M? No way. I was incredibly pleased that they approved \$214M and I'm going to have to come back and ask them for more money. But using a matrix and planning, thinking about the future. Just like Beth was saying, you buy a right of way for an 11-foot wide road, why not buy a right of way for a 12-foot? You know you're going to go there some time. Why not buy the right of way? I know it's money but we need to at least have that thought process in our minds so that when we move forward if there's the opportunity there, it creates a little bit of pressure. If that attitude isn't there, you never even think about it and the money might be there, the opportunity might be there. So I just think plan ahead, plan ahead. I've always used the saying "If you fail to plan, you plan to fail." I'm really impressed with the direction that the Borough has been taking recently down that road. That's all I have to say. And I would ask if the staff has any comments.

Ms. Beth Fread: Welcome back, Brad.

Mr. Brad Sworts: Thanks.

X. ADJOURNMENT

With no further business on hand, the meeting was adjourned at 4:15 p.m.



Don Carney, Chair

ATTEST:

Debbie Passmore

Debbie Passmore, Admin. Support

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Transportation Advisory Board was held on Wednesday, February 25, 2015, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 1:59 pm.

II. ROLL CALL AND DETERMINATION OF A QUOROM

Transportation Advisory Board members present and establishing a quorum were:

Mr. LaMarr Anderson
Mr. Rick Besse – by telephone
Mr. Don Carney
Mr. Dan Elliott
Ms. Beth Fread
Mr. David Lundin
Mr. Kenneth Walch
Ms. Sonya Walden – arrived at 2:28

Transportation Advisory Board members absent and excused were:

Staff and Agency Representatives in attendance were:

Mr. Brad Sworts, Transportation Manager
Ms. Debbie Passmore, Administrative Secretary
Mr. Mike Brown, Capital Projects Director
Ms. Eileen Probasco, Planning Director
George Hays, Assistant Borough Manager

III. AUDIENCE INTRODUCTION

Eugene Haberman
Allen Kemplen, ADOT&PF
Tom Healy, City of Palmer
Peter Curtis, Lounsbury
Dan Marr
Bill Klebesadel, City of Wasilla
Jim Sykes, Assemblymember

IV. APPROVAL OF TODAY'S AGENDA

MOTION: Mr. Ken Walch moved to approve today's agenda; Ms. Beth Fread seconded.

Discussion of a couple of amendments:

1. On page 1, Item VIII, Agency and Staff Reports, Mike Campfield will not have an update for the Board until July.
2. In that same section, Transit Services has nothing to report this month.
3. On page 2, Item XII, New Business, we will be discussing HB21. Rep. Andy Josephson will be joining us by telephone.

VOTE: Motion to approve the agenda as amended passed without objection.

V. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Dan Elliott

VI. APPROVAL OF MINUTES OF PRECEDING MEETINGS

A. January 21, 2015

MOTION: Ms. Beth Fread moved to accept the minutes of January 21, 2015; Mr. Ken Walch seconded. Discussion. Need to correct the date of the minutes on the first page.

VOTE: Motion to approve the minutes as amended passed without objection.

VII. INFORMATION FROM THE CHAIR

A. Affordable Housing Meeting

B. Title 43 – wants the board to discuss at our next meeting whether or not we want to have a special meeting to consider Title 43.

VIII. AGENCY AND STAFF REPORTS

A. Cities

1. Tom Healy, City of Palmer
2. Bill Klebesadel, City of Wasilla

B. State Agencies

1. Allen Kemplen, ADOT&PF: 2015 Construction Projects

C. MSB Staff

1. Mike Brown, MSB Capital Projects
 - a. Report on 2015 construction projects.
 - b. Report on 2015 Road Bond Package workshop and discussion. Mike

will give us an update of the list with cost estimates at the March meeting; he will also discuss why each project was added to the list. He would like the TAB to pass a reso: of support at that time.

Meeting paused to fix technical difficulties with the telephone conference system at 3:27.

Meeting restarted at 3:42 (technical difficulties with the telephone conference system not resolved)

C. MSB Staff (continued)

2. Eileen Probasco, Planning Director
 - a. Title 43 update and future work session
 - b. RTPO will be introduced to the Assembly on March 2; for public

hearing on March 16. Beth volunteered to be the TAB representative.

D. Tribal Organizations

none

E. Mat-Su Transit Coalition

none

IX. PRESENTATIONS

none

X. AUDIENCE PARTICIPATION *(limited to three minutes maximum per meeting)*

Eugene Haberman

Dan Monarch, homeowner in the _____ Heights Subdivision (France Road)

XI. UNFINISHED BUSINESS

- A. Discuss TAB Resolution 15-02 (fka 14-12), recommending the adoption of a policy that the Matanuska-Susitna Borough and the State Department of Transportation and Public Facilities include separated pathways when constructing or reconstructing any collector or arterial roads within the Matanuska-Susitna Borough.

MOTION: Mr. Dan Elliott moved that we approve Reso. 15-02 as amended; seconded by Mr. Ken Walch. Discussion and Board amendments.

MOTION: Mr. Ken Walch moved that we extend the meeting for 15 minutes; seconded by Ms. Beth Fread.

VOTE: no objection

VOTE ON MOTION REGARDING RESOLUTION 15-02: this resolution passed unanimously as amended.

XII. NEW BUSINESS

- A. House Bill No. 21.

MOTION: Ms. Beth Fread moved that this discussion and Resolution 15-04 be moved to our next TAB meeting; seconded by Ms. Sonya Walden.

VOTE: no objection

XIII. UPCOMING MEETING REMINDER(S)

- A. Our next regular TAB meeting will be on Wednesday, March 25, 2015, 2:00 - 4:30 pm in the Assembly chambers, 350 E. Dahlia Avenue, Palmer, AK 99645

XIV. MISC. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

- A. Next Planning Commission Meeting Information
B. Title 43 memo and IM 15-058

XV. COMMENTS FROM THE BOARD

Ms. Beth Fread: nothing

Mr. David Lundin nothing

Mr. LaMarr Anderson nothing

Mr. Ken Walch: nothing

Mr. Dan Elliott: Glad we finally passed that 15-02

Ms. Sonya Walden: no comment

Mr. Don Carney: I just want to thank everybody for coming and participating. And I want to thank the Board and I especially want to thank the staff. And I'd like to give staff a chance for comment.

Mr. Brad Sworts: I don't have anything.

Ms. Debbie Passmore: Nothing, thank you.

Mr. Don Carney: Thank you. Consider this meeting ... Mr. Mayor, would you like to talk to us?

Mayor Larry DeVilbiss: It's stretching the rules a little bit to call me staff but it's the only place it would fit for me to just thank you personally for being my voices in this board and your time and service. I'm sorry I missed the presentation. I did read it though. I got it with the packet. I don't know what you did with it but I thought there were some good ideas in there and I imagine that's why I see Title 43 being passed out. So, thank you. Just a bit of trivia. I'm working on a presentation, too, involved with the Anchorage Centennial. And I happened to look at a 1910 map and the only town on the Upper Cook Inlet was Knik. So I went

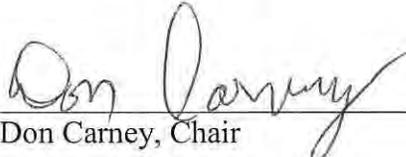
over to the Recording Office and asked them if they had anything on the history of how land was recorded here and, sure enough, Knik is where the first recording book starts in this area. It was the only recording area until 1915 when Anchorage came in so we were on the map before Anchorage was. We're just trying to catch up now. Thank you.

Mr. Don Carney: Thank you. We enjoy serving at your pleasure and I hope that we're helpful and I look for big things from this Board as we move forward. There are a lot of issues that are coming up. The Borough is growing and moving rapidly and our needs are changing daily. I'm hoping that we're going to be able to contribute to solutions rather than be the problem. Thank you all, again.

XVI. ADJOURNMENT

Ms. Beth Fread moved that we adjourn.

With no further business at hand, the meeting was adjourned at 4:37 p.m.


Don Carney, Chair

ATTEST:


Debbie Passmore, Admin. Support

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MATANUSKA-SUSITNA BOROUGH
TRANSPORTATION ADVISORY
RESOLUTION SERIAL NO. 15-05

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH TRANSPORTATION ADVISORY BOARD IN SUPPORT OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CREATING A MATANUSKA-SUSITNA BOROUGH TRANSPORTATION SYSTEMS BOND PACKAGE TO GO BEFORE THE VOTERS IN OCTOBER 2015.

WHEREAS, the Matanuska-Susitna Borough's (Borough) Long Range Transportation Plan (LRTP) identifies \$1.2 Billion of needed transportation system improvements between 2007 and 2025; and

WHEREAS, during this same time period the Borough's population is expected to more than double to 160,000 residents; and

WHEREAS, the transportation system improvements identified in the LRTP must be programmed and funded for construction as early as possible in order to prevent congestion and unsafe conditions; and

WHEREAS, on March 6, 2007, the Mayor's Blue Ribbon Task Force on Road Service Areas identified a lack of adequate federal and state funding for upgrading, extending and expanding the transportation system network in the Borough; and

WHEREAS, this lack of funding will likely become more prevalent in 2015 as the Federal Highway Trust Fund was projected to be in deficit by \$1.1 Billion by December of 2014; and

WHEREAS, this pronounced deficit in the Federal Highway Trust Fund will cause on average, states to see a 28 percent drop in federal transportation dollars which projects out to an average \$17 Billion annual deficit from 2015-23; and

WHEREAS, the State of Alaska does not have a State Transportation Improvements Fund, but instead relies on the availability of oil funds to annually support projects chosen by the state legislature; and

WHEREAS, it is anticipated that a majority of state funds available for transportation will be needed to take the place of

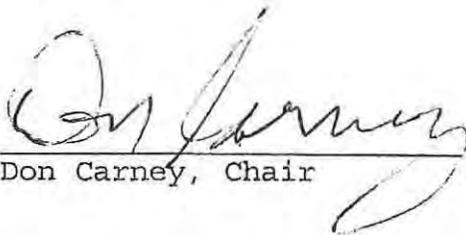
federal funds on the National Highway System, the State Highway System and roads owned by the state within the Community Transportation Program system; and

WHEREAS, it is therefore in the best interest of the citizens and property owners in the Borough to supplement the available state funds with the proceeds of Borough transportation system bonds to build key elements of the Borough's transportation system.

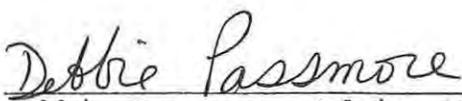
NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Transportation Advisory Board supports the efforts of the Borough Assembly to issue general obligation bonds to finance the construction, additions, improvements, repairs and reconstruction of public transportation systems and facilities as identified on Attachment A, TAB Transportation Systems Bond Project Tiered Packages, Final Version dated 4/15/2015.

This is a TAB recommended list of needed projects, all or a portion thereof, to be put before the citizens of the Borough for a vote.

ADOPTED by the Matanuska-Susitna Borough Transportation Advisory Board this 15th day of April, 2015.


Don Carney, Chair

ATTEST:


Debbie Passmore, Admin. Board Support

This is a Transportation Advisory Board (TAB) listing of tiered transportation packages for bond consideration							
Label	Projects	Description	Assembly District	Project Cost Estimates	Tier 1 (\$35M Package)	Tier 2 (\$50M Package)	Tier 3 (\$80M Package)
1	Smith Road & Smith Road Extension Upgrade and Pathway	The road currently has serious structural damage, no shoulders, and lacks guardrails in one area. Improvements to the road and construction of a pathway would benefit public safety for both drivers and pedestrians, and reduce wear and tear on vehicles. The pathway would also provide a link between the Old Glenn Highway pedestrian path and the Matanuska Peak trailhead, completing a link to the popular recreation area between the Butte and the City of Palmer.	1	\$2,750,000			\$2,750,000
2	N Showers Street to Norman Avenue Connector	This project would construct a connector road for access improvement between N Showers Street and Norman Avenue.	1	\$850,000		\$850,000	\$850,000
3	Stayton Avenue and Granite View Drive	This project would upgrade Stayton Avenue and Granite View Drive.	1	\$500,000			\$500,000
4	Old Glenn Pathway (Our Road to Knik River) (project is currently at 35% design completed)	This project was part of the 2011 Matanuska-Susitna Borough bond package which is expected to build the pathway from Plumley Road to Our Road as part of Phase 1. The proposed project would complete pathway construction to the Knik River.	1	\$750,000	\$750,000	\$750,000	\$750,000
5	Katherine Drive Connector (project is currently at 75% design completed)	The Katherine Drive Project is a component of the Trunk Road Connector project. Katherine Drive is the name of the proposed eastern leg of the project, connecting Trunk Road to Midtown Estates at the northern terminus of Manhattan Way. The purpose of this project is to provide secondary access to the subdivision via a local road and relieve pressure on the current Palmer-Wasilla Highway (PWH) intersections. As part of the AKDOT&PF PWH improvements a median will be constructed that will limit access to and from Westside Drive which is the current western Access for the subdivision.	1	\$800,000	\$800,000	\$800,000	\$800,000
6	Clark-Wolverine Road Erosion and Embankment Stabilization and Upgrade	This project would correct erosion and embankment stabilization issues along Clark-Wolverine Road near Wolverine Creek Canyon.	1	\$2,700,000			\$2,700,000
7	49th State Street Pathway	This project would construct a connecting pathway along 49th State Street between the Palmer-Wasilla Highway and Colony Schools Drive / Bogard Road, both of which have pathways.	1, 2	\$700,000	\$700,000	\$700,000	\$700,000
8	Settlement Avenue Extension East	This project would extend Settlement Ave east to Trunk Road providing alternate access for residents that typically travel Enstrom Rd and access Bogard Rd. In addition to providing for a secondary access route, this would help to alleviate congestion which occurs at the intersection of Engstrom and Bogard Roads.	1	\$5,500,000			\$5,500,000
Assembly District 1 Total				\$14,550,000	\$2,250,000	\$3,100,000	\$14,550,000

This is a Transportation Advisory Board (TAB) listing of tiered transportation packages for bond consideration							
Label	Projects	Description	Assembly District	Project Cost Estimates	Tier 1 (\$35M Package)	Tier 2 (\$50M Package)	Tier 3 (\$80M Package)
9	Hemmer Road Extension (Valley Pathways School Access Improvement Project)	This project will improve access to the Valley Pathways School and a large residential subdivision by extending a road to the Palmer-Wasilla Highway/Hemmer Road Intersection where there is a protected access via the traffic signal. Current access is by way of France Road which intersects with the Palmer-Wasilla Highway with no turn lanes or a traffic signal. Additionally a connection north to the new segment of Bogard Rd will be constructed to include potential upgrades to the existing segment of Hemmer between the Palmer-Wasilla Hwy and Arctic Ave.	2	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000
Assembly District 2 Total				\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000
10	Nelson Road Extension North	This project would provide major collector road access for three large subdivisions to Fairview Loop. The proposed extension of Nelson Road would extend from the current end of the pavement north to Fairview Loop and would include realignment of Fairview Loop at the new intersection with Nelson Road to accommodate vehicular traffic queuing at the railroad crossing.	3	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000
11	Fern Street & Edlund Road Upgrades from Knik-Goose Bay Road to Fairview Loop and Pathway	This project would upgrade and add a pathway along Fern Street and Edlund Road from Knik-Goose Bay Road to Fairview Loop.	3, 4	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
12	N Green Forest Drive	This project will add shoulders and repave Green Forest Drive which provides connectivity between Bogard Road and the Palmer-Wasilla Highway. This project scope does <u>not</u> currently include realigning the intersection of Engstrom and Bogard with Green Forest and Bogard.	3	\$800,000			\$800,000
13	Well Site Road Upgrade	This road upgrade would include improvements to address underground springs, wetland crossings, glaciating ice on the road bed, deteriorating pavement, and drainage problems.	3	\$250,000			\$250,000
Assembly District 3 Total				\$7,650,000	\$6,600,000	\$6,600,000	\$7,650,000
14	Hermon Rd Connection to Palmer-Wasilla Highway	This project would provide a connector between the Parks Highway and the Palmer-Wasilla Highway via Hermon Road.	4	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
15	Foothills Blvd to Paddy Place Upgrade	This project would upgrade Foothills Blvd to collector standards providing a connection between the Parks Highway and Knik-Goose Bay Road. This project also includes a fish passage culvert.	4, 5	\$1,700,000		\$1,700,000	\$1,700,000

This is a Transportation Advisory Board (TAB) listing of tiered transportation packages for bond consideration							
Label	Projects	Description	Assembly District	Project Cost Estimates	Tier 1 (\$35M Package)	Tier 2 (\$50M Package)	Tier 3 (\$80M Package)
16	Museum Drive (project is at 95% design completed and ADOT&PF will construct the first segment as part of Parks Hwy project)	The Parks Highway from Wasilla to Big Lake is being upgraded to a four-lane highway due to high accident rates and traffic congestion. A frontage road system is required to pull local traffic off the Parks Highway. The Borough owns collector roads that run parallel with the Parks Highway corridor and could be used as frontage roads, but the collector roads are not connected. Museum Drive is one of four identified collector roads that could be used as frontage roads to relieve the Parks Highway of a significant amount of local traffic. The project would extend Museum Drive west from Parks Highway MP 47 to intersect with Vine Road and then link up with Marigold Drive at Sylvan Road.	4, 7	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
Assembly District 4 Total				\$9,700,000	\$8,000,000	\$9,700,000	\$9,700,000
17	Point MacKenzie Road Upgrade	This project would involve adding shoulders and resurfacing the existing road from Knik-Goose Bay Road to the Intersection of Ayshlre Road.	5	\$13,000,000			\$13,000,000
18	S Big Lake Road and Hollywood Road Intersection Improvements	Two Intersections in the downtown Big Lake area were a part of the 2011 Matanuska-Susitna Borough Road Bond package. Previous funding was only adequate to address one Intersection. The remaining Intersection at Hollywood Road requires improvements.	5	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
19	Horseshoe Lake Road, Big Lake, Phase 1	This project will upgrade an existing road around Horseshoe Lake. The first phase of the project consists of design for approximately five miles of road which will be widened and straightened with drainage ditches constructed to address water runoff. Funding for the project to date has been from the State of Alaska at \$700,000 which has funded ROW acquisition, Geo-technical data acquisition, and design. The design is currently at the 35% phase. There are a number of full and part time residences around the lake. Total cost to complete the project is \$5.2M.	5	\$2,000,000			
20	Johnsons Rd Upgrade (Hollywood to Garten)	This project would upgrade Johnsons Road between Hollywood Road and Garten Road.	5, 7	\$2,000,000			\$2,000,000
21	Sylvan Ext (Sylvan Rd to Sylvan Ln)	This project would extend Sylvan Road south to Sylvan Lane to provide a north-south connection between the Parks Highway and Hollywood Road. This project will likely include a fish passage culvert.	5, 7	\$2,500,000			\$2,500,000
Assembly District 5 Total				\$21,500,000	\$2,000,000	\$2,000,000	\$19,500,000
22	Seldon Road Upgrade and Pathway from Wasilla-Fishhook to Lucille Street (project could be broken into two phases: Wasilla Fishhook to Snow Goose and Snow Goose to Lucille)	The project calls for the upgrade of Seldon Road from Wasilla-Fishhook to Lucille Street, approximately 1.8 miles. This segment of Seldon currently consists of two 11-ft. travel lanes with no shoulders and minimal ditching. The proposed upgrade will increase the road width to two 12-ft. travel lanes with 8 foot shoulders with a separated paved pathway.	6	\$16,000,000		\$16,000,000	\$16,000,000

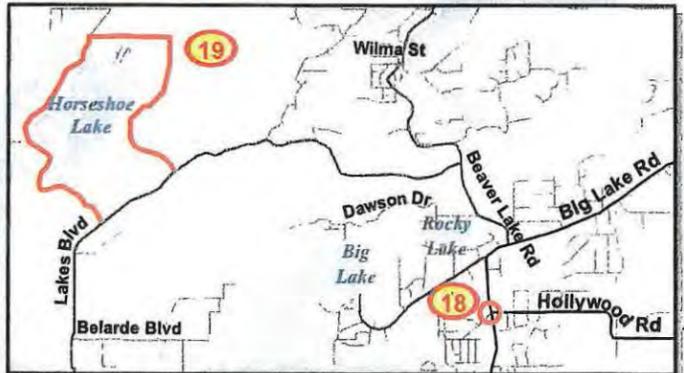
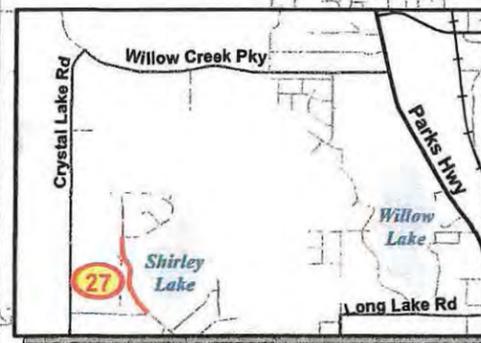
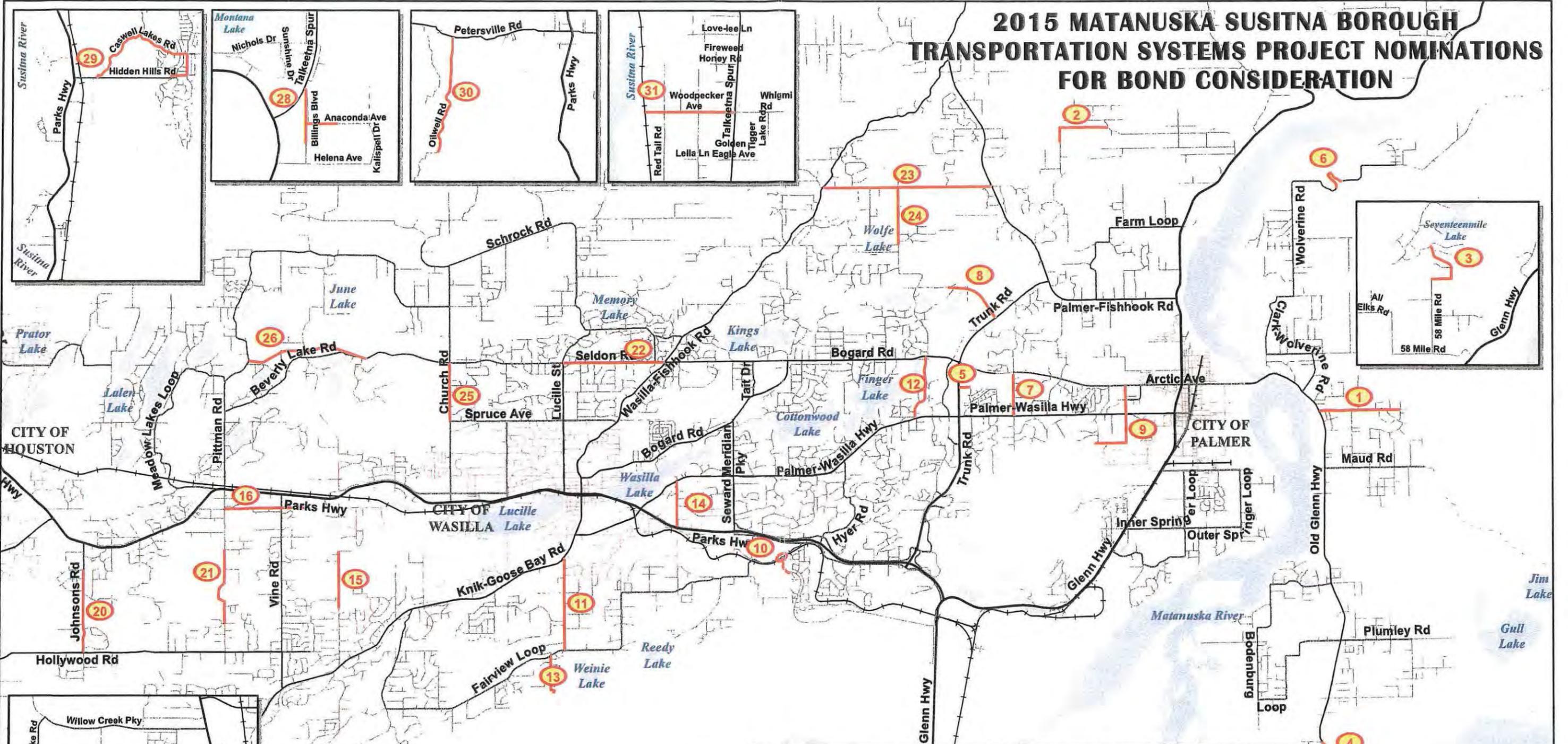
This is a Transportation Advisory Board (TAB) listing of tiered transportation packages for bond consideration							
Label	Projects	Description	Assembly District	Project Cost Estimates	Tier 1 (\$35M Package)	Tier 2 (\$50M Package)	Tier 3 (\$80M Package)
23	Tex-Al Dr. Upgrade and Extension to Palmer Fishhook	Extend and upgrade East Tex Al Drive 1.6 miles to Palmer-Fishhook Road and upgrade the intersection with Wasilla-Fishhook as required to meet design criteria. This project had preliminary engineering with a profile survey, initial right-of-way research and soils testing in the early 1980s. The current (2007) Borough Long Range Transportation Plan lists this connection as an emergency access for residents in areas with only one ingress and egress.	6	\$5,500,000			\$5,500,000
24	Engstrom Road Extension	This project would extend Engstrom Road to the north to connect to Tex-Al Dr. providing a collector road for access for residents on the north end of Engstrom who currently use residential subdivision roads as well as a more complete secondary road network for accessing arterials such as Palmer-Fishhook, Wasilla-Fishhook, and Bogard Roads.	6, 1	\$2,400,000			\$2,400,000
25	Church Rd. Pathway (Spruce to Seldon)	The project will construct a pathway along Church Road. The trail will connect pathways between Spruce Avenue and Seldon Road. The project will provide safe pedestrian/bike access along this heavily-travelled route.	6, 4, 7	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Assembly District 6 Total				\$24,900,000	\$1,000,000	\$17,000,000	\$24,900,000

26	Seldon Rd Ext Ph 2 (project is at 35% design completed)	The Seldon Road Extension project will extend Seldon Road past Church Road to a proposed new intersection with Pittman Road. The Seldon Road Extension – Phase 1 is currently under construction from Seldon Road to Beverly Lake Road, with a scheduled completion in summer 2015. Seldon Road Extension – Phase 2 begins at Beverly Lake Road near Windy Bottom Drive and ends at Pittman Road providing access for Pittman Road area residents travelling to Wasilla, as well as providing alternative access from Pittman Road to Church Road.	7	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000
27	N Michigan Street Upgrades	This project would upgrade existing roads and construct unbuilt portions	7	\$600,000			
28	E Anaconda Avenue and S Billings Blvd Connector	This project would upgrade the existing roads and construct a connector to the Talkeetna Spur Road providing for emergency access, secondary egress for residents, and commercial business access.	7	\$600,000			\$600,000
29	Caswell Lakes Road to South Bendapole Road to E. Passtheba Avenue to Hidden Hills including South Caswell Lake Loop to Lot 15 Upgrades (project has a completed design)	This project is part of the 2011 Road Bond Projects. Due to lack of funding, the paving will not be completed and upgrades beyond Bendapole Road were not accomplished as part of the 2011 road bond. This includes Caswell Lakes Road to South Bendapole Road to E. Passtheba Avenue to Hidden Hills including South Caswell Lake Loop to Lot 15 upgrades.	7	\$3,250,000		\$3,250,000	\$3,250,000
30	Oilwell Road	This project would upgrade this road to Borough collector standards.	7	\$6,000,000			
31	Woodpecker Avenue, Talkeetna	This project would upgrade and pave this road to provide safer access and dust control for local residents and tourists accessing the Alaska Railroad.	7	\$600,000			\$600,000

This is a Transportation Advisory Board (TAB) listing of tiered transportation packages for bond consideration							
Label	Projects	Description	Assembly District	Project Cost Estimates	Tier 1 (\$35M Package)	Tier 2 (\$50M Package)	Tier 3 (\$80M Package)
32	Park N Ride Lot (Meadow Lakes near Pittman Road)	This project would construct a park-n-ride parking lot near Pittman Road and the Parks Highway similar to the one located at the Parks Highway and Seward Meridian Parkway to allow for car pooling. This project would help provide for congestion relief on the Parks Highway.	7	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Assembly District 7 Total				\$20,050,000	\$9,000,000	\$12,250,000	\$13,450,000
				Total of Cost Estimates	Total of Tier 1	Total of Tier 2	Total of Tier 3
Borough Total				\$104,350,000	\$34,850,000	\$56,650,000	\$95,750,000

2015 MATANUSKA SUSITNA BOROUGH TRANSPORTATION SYSTEMS PROJECT NOMINATIONS FOR BOND CONSIDERATION

Path: S:\Capital Projects\GIS\Current Projects\2015 Road Bond Priorities Discussion_11x17.mxd April 14, 2015



- 2015 Transportation Systems Project Nominations for Bond Consideration**
- | | |
|--|--|
| 1. Smith Rd & Smith Road Extension Upgrade and Pathway | 17. Point MacKenzie Rd Upgrade (KGB to Ahysshire) |
| 2. Showers St to Norman Ave Connector | 18. Big Lake Rd & Hollywood Rd Intersection Improvements |
| 3. Stayton Ave & Granite View Dr Upgrades | 19. Horseshoe Lake Rd Phase I |
| 4. Old Glenn Hwy Pathway (Our Rd to Knik River) | 20. Johnsons Rd Upgrade (Hollywood to Garten) |
| 5. Katherine Dr Connector | 21. Sylvan Rd Extension (Sylvan Rd to Sylvan Ln) |
| 6. Clark-Wolverine Rd Erosion & Embankment Stabilization Upgrade | 22. Seldon Rd Upgrade (Wasilla-Fishhook to Lucille) |
| 7. 49th State St Pathway (PWH to Colony Schools Dr) | 23. Tex-Al Dr Upgrade and Extension |
| 8. Settlement Ave Extension East to Trunk Rd | 24. Engstrom Rd Extension |
| 9. Hemmer Rd Extension | 25. Church Rd Pathway (Spruce to Seldon) |
| 10. Nelson Rd Extension North to Fairview Lp
(to include realignment of the Fairview Lp intersection) | 26. Seldon Extension Phase II |
| 11. Fern St & Edlund Rd Upgrade (KGB to Fairview Lp) | 27. Michigan St Upgrade |
| 12. Green Forest Dr Upgrade | 28. Anaconda Ave & Billings Blvd Connector |
| 13. Well Site Rd Upgrade | 29. Caswell Lakes Rd to Bendapole Rd to PasstheBait Ave
to Lostspinner St to Hidden Hills Rd Upgrades |
| 14. Hermon Rd Connector to Palmer-Wasilla Hwy | 30. Oilwell Rd Upgrade |
| 15. Foothills Blvd to Paddy Pl Upgrade | 31. Woodpecker Ave Upgrade |
| 16. Museum Dr Extension | 32. Park-N-Ride Lot (Meadow Lakes Area, not shown) |

0 1 2
Miles

MSB IT/GIS Division - April 14, 2015

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858

Big Lake Community Council
PO Box 520931
Big Lake AK, 99652-0931
www.biglakecommunitycouncil.com
Big Lake Lions Rec Center

General Membership Meeting Minutes

Tuesday, February 10, 2015

7:00 P.M.

RECEIVED

MAR 16 2015

CLERKS OFFICE

1. Call to Order

Board Member Carol Kane called the meeting to order at 7:05 P.M. A quorum was established with Board Members present: Carol Kane, Cathy Mayfield, Yvonne Ruth, Darren Zimmer, absent excused Bill Kramer and Floyd Shilanski. Noted was Jim Hutton had submitted a written request for his resignation from the Board, thus vacating his position as School and Transportation Chairperson.

2. Pledge of Allegiance

3. Approved Agenda

A motion by Cathy Mayfield and seconded by Yvonne Ruth passed by unanimous consent to accept the agenda as presented.

4. Approved Minutes

A motion by Yvonne Ruth and seconded by Cathy Mayfield passed by unanimous consent to accept the minutes as presented.

5. Persons to be heard: 3 min max.

Heather Lima, with Cook Inlet Keeper announced they would be out at the boat launches this summer continuing awareness for clean water education.

6. Program: Butch Shapiro MSB Solid Waste Management

Butch Shapiro, MSB Solid Management talked about how recycling saves money. Additionally he stated 40-yard trailers are being refurbished as recycling "centers" for communities to use and the borough would be hauling away the filled trailers.

A representative from Raven Refuse indicated they do provide curbside pick-up for recycling materials.

7. Reports: 5 minutes max.

Mayor Larry DeVilbiss announced he would be planning to attend every community council meeting at least two times a year.

8. Borough Assembly Report: Assemblyman Dan Mayfield

Barbara Doty is the new Mat Su Borough Assembly person.

The tall tower ordinance, passed with amendments.

Frontieras passed.

The power plant ordinance was approved with a 10-mega watt maximum.

9. Road Service Area Report: No Road Service Report

10. Fire Service Area Report: No Fire Service Report

11. Treasurer's Report: Chairperson, Yvonne Ruth
Checking \$6310.68 Savings \$280.49

12. Membership Report: Chairperson, Yvonne Ruth
Currently there are 44 members

13. Chamber of Commerce Report: Ina Mueller
Ina Mueller reported that Donna Turner pled guilty to charges against her. The restitution will be \$30,000 to be paid back to the Big Lake Chamber of Commerce.

Additionally Ina announced the Winterfest would be held during the Big Lake Ice Fishing Derby on 3/21 and 3/22.

14. Parks and Trails Report: Cathy Mayfield

Chairperson Cathy Mayfield related the railroad project resulted in the trails being in poor condition with many stumps being exposed. There has been damage to the groomer, snow machines and dog sleds. When the Borough was notified work was initiated to cutting down the stumps and necessary clean up. She concluded her comments saying the new maps are not available yet.

15. School Report: Chairperson, Carol G Kane

Carol read an email from John Gardner, the new Assistant Principal for Big Lake Elementary School regarding the Cross County Ski Program. Highlighted in the email Mr. Gardner noted there are over 100 students participating in the program, which is approximately 20% of the student body. Due to limited equipment availability and the number of students participating, there is a rotating schedule to enable all students to participate. Additionally noted was several times each year Saturday sessions are held at Hatcher's Pass where parents can bring their students.

Mokie Tews announced that Valley Movers is offering transportation from the Valley Mover Lot or Wasilla Fred Meyer to Hatcher's Pass on Saturdays and Sundays with Mat Su Borough grant monies.

16. Transportation Report: No Report

17. Incorporation: Chairperson, Carol G Kane

Jim Faiks, Big Lake 2nd Class City Petitioner related the process for Big Lake is in the final stages to include a public meeting to be held sometime between 3/18 & 4/1, 2015. Jim indicated it could be possible to be voted on as soon as 120 days from the time the hearing has taken place. Ken Walsh requested the report be posted on the website.

18. Community Grants: Chairperson, Yvonne Ruth

Chairperson Yvonne Ruth announced the application dates for the Community Grants would be due May 8, 2015. The Grant Committee will review all grants on May 12, then is needed an applicant presentation could be heard on May 19 and the final grant recipients announced at the June 9 Community Council meeting.

19. Correspondence

Correspondence received was information only and required no action.

20. Land Use/Platting

•Club 907 MSB Conditional Use Permit and Application/Update

Carol Kane provided a brief update regarding the conditional use permit noting President Kramer had sent a letter as passed at the January 13, 2015 Community Council meeting in objection to the application because the Club 907 MSB Conditional Use Permit application was incomplete. *Copy provided for the audience.*

Additionally, noted was concern being expressed by community members regarding the liquor license #1034 by New Licensee - Nine Oh Severn Corporation requesting to transfer from current Licensee Sheep Mountain Lodge. *Copy provided for the audience.*

In response to the issue, on the table...

Community Comments included but limited to the following:

- Sara Oats stated there is a lot of "weight" that goes with a letter from the BLCC. She also noted the application was incomplete. Additionally wondered how the approval process occurs for license transfers and urged BLCC to send a letter in objection to a license in our community; and not about the actual application being submitted.
 - Ken Walsh stated it is ok for BLCC to take a position on this now as we have already taken position with previous resolution.
 - Mike Butcher agrees with Ken, stating we are not opposing a person's ability to apply for license but we don't want a bar right next to a residential and public park area.
 - Jim Harmen stated it would bring property values down.
 - John Rodda stated it would change our community
- Ina Mueller stated the Chamber wrote a letter in opposition due to safety concerns for the Big Lake community.

Following general discussion, a motion by Cathy Mayfield and seconded by Darren Zimmer passed by unanimous consent for letter to be written in opposition of the liquor license transfer to the Nine Oh Seven Corporation.

Ken Walsh brought up the point that we are missing planning actions and we need to reassess how Big Lake is handling the land issues. There is a need to look long term, more in depth and set up ground rules for future action.

21. Unfinished Business/Action Items: None

To be tabled as needed until the March 13, 2015 meeting.

22. New Business:

A request was made to have Mayor DeVilbiss facilitate a discussion at the March 10, 2015 Community Council Meeting for the purpose of discussing the new marijuana laws. Mayor DeVilbiss noted the MSB has a new web site but is having some difficulties.

A request was made to have the Community Impact Study be placed on the website explaining the "rule" of a resolution as opposed to writing a letter.

Additionally it was recommended a copy of the BLCC letter to the Borough be given to the ABC Board.

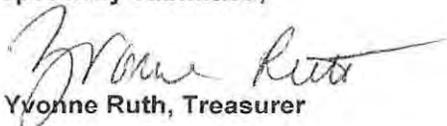
23. Announcements

Jim Faiks responded to an MSB Platting notice request by property owners asking for the creation of two lots by eliminating common lot lines with related information. Jim noted as past practice, the BLCC would not be in opposition to this proposed request as received.

24. Board Member Comments: None

25. The meeting was adjourned approximately 9:35 P.M.

Respectfully submitted,



Yvonne Ruth, Treasurer

Adopted 3/10/15

Big Lake Community Council Purpose:

To provide a direct and continuing means of citizen participation in government and local affairs; to provide a method by which they can work together for expression and discussion of their opinions, needs and desires in a manner that will have an impact on our community's development and service; to provide to governmental agencies a method for receiving opinions, needs, desires and recommendations of residents and groups, and to give local governing bodies an improved basis for decision-making and assignment of priorities for all capital improvements and governmental programs affecting community development and individual well-being.

**Minutes of the Chase Community Council Meeting
October 16, 2014, 6:30 PM
Talkeetna Road House**

RECEIVED
APR 20 2015
CLERKS OFFICE

The meeting was called to order at 6:30 by Kip Boers. A quorum was established.

Board Members present: Kip Boers, Molly Wood and James Tunnell (via phone)

Board Members absent without notice: Kim Sternberg

Ruthie Strong has resigned from her position due to a change in residence.

Chase Community Members: Beth Pike, Peg Foster, Kevin Foster, Donnie Billington, Ray James.

Molly moved to approve the agenda, Peg seconded the motion, all approved.

The minutes of the July, 2014 meeting were read by Molly. Molly moved to approve the minutes, the motion was seconded by Kip and unanimously agreed to.

Correspondence

Ruthie submitted a letter of resignation and will not run again. Her property is in the process of changing hands. She and Craig will now be residents of Talkeetna.

Treasurer's Report

none

Announcements

Elections for 2015 will need some candidates. Everyone should be considering candidates. Chase trail maintenance work has been completed.

Persons to be Heard

Beth Pike provided an update on the need for a tractor storage building. A proposal has been submitted to build the building but the location needs to be considered. The temporary location is considered adequate by all. Kevin will investigate requirements for making a more permanent storage building in that location.

Stephen R. Braund & Associates made a brief announcement that they are in the process of conducting Subsistence mapping interviews for the Alaska LNG project. If anyone has not already conducted an interview and would like to do so, can call Stephen Braund at 907-276-8222.

Committee Reports

Revenue Sharing

\$20,200 has been allocated from the Borough for the Chase revenue sharing funds. Peg circulated a summary of the proposals submitted to date. The deadline was October 15, 2014 but she is anticipating at least one more proposal. The group suggested that Ray James and Paul Richardson get together to put in a proposal for

funding in the vicinity of the Nodwell Trail. Molly moved to accept a proposal from them before the end of the year. James seconded the motion. All agreed. Once the final proposal comes in, all of them will be posted to the website for members to review. Then a special meeting will be needed to finalize the decision about who will receive funds.

Susitna Dam Committee

AEA is in the process of conducting technical work group meetings on their interim study results. Final comments from the public on this stage of the process will be due around the beginning of December. The committee will submit comments for CCC.

Trail Supervisors

Trail is in good shape. A few more loads of sand are needed and could be coming to take care of the second wet spot north of the section line trail. For the time being, that spot has not been addressed. We will wait to see if it comes through. The Board of Supervisors will report on the requirements for the use of the tractor beyond the railroad crossing at a future meeting.

Old Business

Clear Creek Trail Maintenance: Trail maintenance was conducted near Snowflake Lake. Thanks to RJ Denny, Donnie Billington, and others who helped.

Review of Chase Comprehensive Plan: Waiting on the Mat Su Borough to review. They said that they will look at it after the first of the year.

Bylaw updates: Bylaw changes are still needed. Kim agreed to review and propose revisions but has not followed through. Someone else is needed to do it in 2015.

New Business

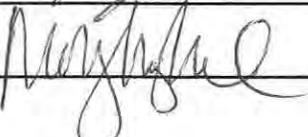
Election committee: Elections are coming up. Three new Board members will be needed for the next election. Molly agreed to work with Mike to decide who will coordinate the election. One of them, (whichever is not running) will take the lead.

Part-time residents and weekenders have shown an interest in getting involved in the community activities. The CCC should consider a trail sign that shows the website for further information.

Adjourn

Kip moved to adjourn the meeting and Kevin seconded, motion passed unanimously. The meeting adjourned at 7:21 pm.

Minutes respectfully submitted by Molly Wood

Minutes Approved:
Signature: , Chairperson Date: 1-22-15
Attested: , Secretary (interim) Date: 1-22-15



RECEIVED
APR 15 2015
CLERKS OFFICE

MINUTES

Thursday, January 9, 2014

The Lazy Mountain Community Council general meeting at Lazy Mountain Bible Church was called to order at 7:48 pm by Gerald DeVilbiss, LMCC Board President. Board members present: Mark Van Diest, Christy Cordiss, Greg Jetter, David Hale. About 16 members were present and a quorum was established, as 10 Community Council Members constitute a quorum.

The meeting began with the Pledge of Allegiance.

Motion to approve agenda. Motion seconded and passed.

Motion to approve minutes of October 10, 2013 (annual LMCC meeting). Motion seconded and passed.

Finance report: given by Gerald DeVilbiss (Job Hale, Treasurer was absent): \$332.60 in checking and \$367.79 in savings.

RSA Report by Ray Cordiss, Lazy Mountain RSA Representative

Discussion about fire, ambulance service problems

Old Business

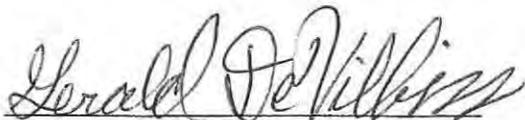
John Vinduska talked about dry fire hydrant.

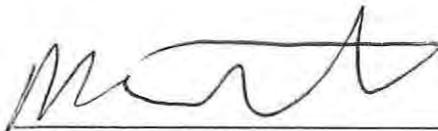
Announcements

1. Check being sent to Lazy Mountain Bible Church for use of their building in the amount of \$120.00
2. Schedule of 2014 LMCC meetings
 - a. April 10
 - b. August 8
 - c. October 9, Annual Meeting

Motion to adjourn meeting. Seconded and passed.

Meeting adjourned at 7:30 pm.


Gerald DeVilbiss, President


Mark Van Diest, Secretary

4/6/14



MINUTES
Thursday, August 14, 2014

Matanuska-Susitna Borough
OCT 28 2014

RECEIVED

OCT 28 2014

CLERKS OFFICE

The Lazy Mountain Community Council general meeting at Lazy Mountain Bible Church was called to order at 6:44 pm by LMCC President Gerald DeVilbiss. Board members present were Mark Van Diest, Kristi Cordiss, Gerald DeVilbiss, Greg Jetter.. About 11 general members were present and a quorum was established, as 10 Community Council Members constitute a quorum.

The meeting began with the Pledge of Allegiance.

Motion to approve agenda. Passed.

Motion to approve April 10, 2014 Minutes. Passed, with making a correction for the next LMCC general meeting to August 14, 2014 and spelling Paul Houser's name correctly.

No finance report given, as Treasurer, Job Hale was absent:.

RSA Report given by Ray Cordiss.

Assemblyman, Jim Sykes, spoke about senate district changes, flood issues, and ferry issues.

Old Business

- Monies for brush truck- report given by John Vinduska. Project is stalled.
- Letter to DOT regarding issues on Wolverine Canyon. Discussion. Chris Gates, after being contacted by Gerald DeVilbiss, will draft a letter to DOT.
- Park & Ride parking lot near New and Old Glenn Hiway - Discussion, no motion.

New Business

- Nomination Committee - Kristi Cordiss, Mark Van Diest, & Gerald DeVilbiss volunteered to be on the committee. Mark Van Diest is chair. Need to nominate at least three general LMCC members to fill the expired seats of Mark Van Diest, Greg Jetter, and Job Hale.

- Non-Contiguous gas LID -

-MOTION -Write an official letter to the MSB to get out of the gas business or if they stay in it, the only option is to be a noncontiguous LID. Motion passed with none opposed.

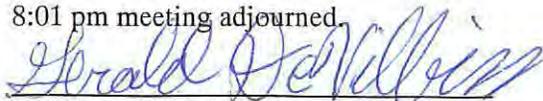
John Vinduska will draft a letter for the LMCC to consider at the annual meeting in October.

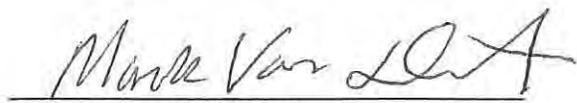
Announcements - Website is down.

Agenda for annual meeting, October 9, 2014

- CIP list

8:01 pm meeting adjourned.


Gerald DeVilbiss, President


Mark Van Diest, Secretary

RECEIVED

MAR 24 2015

CLERKS OFFICE

Meadow Lakes Community Council, Inc.

Minutes – February 12, 2015 - Meeting – Meadow Lakes Elementary School Gym

Nine (9) Board Members Required for Quorum: 7 = Yes 9

❖ X Pres: Terry Boyle ❖ X Vice Pres: Heather Heusser ❖ X Treas: Patti Fisher ❖ X Sec: Kristine Bayne
X Ed Sherri Rusher ❖ X Com: Tim Swezey ❖ X CIP: Maria Victoria Kalmbach
❖ ___ Bylaw: Don Stevens X Mem: Holly Gerlach-Grant ❖ X Trail: Robert Koruna
3 Members of the Meadow Lakes Community: Yes

Pre-meeting briefing: Meadow Lakes Community Council Inc. meetings are conducted under Roberts Rules of Order.

Call to order: Meeting call to order at 7pm by President, Terry Boyle.

Determination of Quorum: A quorum was determined to be present.

Pledge of Allegiance: Recited

Introduction of Board Members: Each Board Member gave a short introduction of themselves.

Approval of Agenda: Point of order was presented, stating that approval of agenda was required in Roberts Rules of Order. Approval of Agenda was added to the agenda. Linda Conover moved to approve agenda with the addition of "Discuss Bylaws and a motion to amend" as item No. 1 under new business. Virginia Pettijohn seconded motion. Motion passed with 52 in favor and 7 opposed.

Approval of Previous Meeting Minutes: Amanda Browne motioned to approve the January 15, 2015 minutes as presented. Mike Wolfe seconded motion. Asking for discussion, hearing none motion passes. Virginia Pettijohn called point of order noting the requirement for asking for objections before stating motion passed. Virginia Pettijohn stated that a motion needs 51 % to pass.

Treasurer's Report: Patti Fisher reported we have a total of \$40,859.61. Motion made by Mike Wolf to accept treasurer's report. Linda Conover seconded motion. Discussion followed with a question asked about restrictions on these funds. Patti Fisher responded that the council has restrictions on the initial designation, but we are required to report to the Mat Su Borough on where the money is spent. Motion passed.

Old Business:

1. **Sara Doyle of Stantec – Seeking a resolution for Seldon Road Extension "Fishback" preferred alignment.** Sara Doyle from Stantec along with engineers Mike Hemfit and Steve Kari summarized the project including the latest changes. This preferred route is the Fishback alignment for the Seldon Phase II Project. They conducted a question and answer period. The proposed speed limit was the main discussion topic. At the previous meeting of MLCC, a motion on supporting this alignment was held off until this meeting. The selected route is scheduled to go before the Assembly next month. 75% of the design drawing is to be done by July 2015 with April 5, 2016 as a deadline for field investigation, wetland maps, and environmental permitting. Steve Edwards made a motion for MLCC Inc. to write a resolution endorsing the Seldon Road Extension "Fishback" alignment as the preferred route for phase 2 with continued community involvement. Mr. Pettijohn seconded motion. Discussion requested. Hearing no objections motion on issuing the resolution passes.

New Business:

1. **Discuss Bylaws and a motion to amend** – Jaslynn Casey presented a motion to Amend MLCC Bylaws. The Motion is;

MLCC Inc
Minutes Feb 12, 2015[Type here]

To: MLCC

Page 1 of 2

From: Jaslynn Casey

Re: Motion to Amend MLCC Bylaws

Date: Feb. 12, 2015

I move to amend the MLCC Bylaws for review by the Bylaws Committee and placement on the March 2015 meeting agenda for a vote by the membership.

Amendment #1) Article 5—Voting

Section A—Shall read

Each general member is entitled to one vote on all voting matters of the MLCC providing that he/she has attended one MLCC general membership meeting in the previous twelve months. Limited members shall not have a vote.

Amendment#2) Article 5—Voting

Section B—Shall read

1) Voting shall be conducted in person or by absentee ballot. There shall be no proxy voting or voting by mail.

2) Absentee ballot procedure: Absentee voting is permitted for Board member elections and any hold over, postponed or prior notice motions from a previous meeting.

a) Hold over/ postponed/ prior notice motions may occur when a topic is determined by the Council to be important enough that the entire community needs to be informed and given additional notice of the vote.

b) The language of the hold over/ postponed/ prior notice motion must be finalized before approval and must be voted on "as is" and printed in full on the absentee ballot, at the subsequent meeting.

c) Absentee ballots may be requested in writing or by email from the Secretary of the Council board at the following addresses:

MLCC Inc
Minutes Feb 12, 2015[Type here]

Section B— Shall read

Ballot request in writing:

Meadow Lakes Community Council

Atten: Absentee Ballot Request/ Return

1210 N. Kim Drive Suite B

Meadow Lakes, Alaska 99654

Ballot requests by email:

secretary@mlcreek.org

d) Absentee ballots must be mailed back to the secretary. The ballots must be postmarked no later than one(1) week (7days) prior to the next meeting.

Valid ballots must include:

1) One ballot per envelope

2) Voters name, address and signature on the envelope

e) Valid absentee ballots will be noted on the voting list of the general members. In the event a general member mailed an absentee ballot but shows up at the same meeting to request a voting card, the ballot will be discarded.

Amendment #3) Article 12— Quorum

Section F Shall read

At general meetings, a quorum shall consist of a majority of the seated members of the executive board and a member of each standing committee plus a minimum of ~~three (3)~~ fifteen (15) general members not serving on the board.

Once a quorum has been established, business may be conducted for the remainder of the meeting. For committee meetings, a quorum shall consist of a simple majority (i.e. greater than half) of the committee membership.

Amendment #4) Appendix A

Section G Bylaws Committee Shall read

a) Committee to be made up of three (3) or more members, including the chair.

The motion was seconded by Virginia Pettijohn. Discussion followed. The list below contains some of the items discussed but is not inclusive of all discussion.

- a. We would need to a complete and accurate list of signatures to verify ballots.
- b. The 15 community member requirement may be difficult to maintain when there are no significant topics and therefore difficult to do business.
- c. The logistics of absentee and proxy voting add more work and expense for the current volunteers.
- d. Who will do the work and assure accuracy and timeliness?
- e. If approved, postmarked should not be used, but instead a received date should be implemented.

MLCC Inc
Minutes Feb 12, 2015[Type here]

- f. A postmark date deadline would delay actions by weeks.
- g. It could take months to get an action approved or voted on.
- h. This is a way for those working out of town to have a vote and a voice.
- i. This would mean more community members would have input in the decisions of the community.
- j. This is covered in Roberts Rules of Order. No absentee voting, all discussion and voting needs to be at a meeting.
- k. Claims he did not receive correspondence about the SpUD meetings.
- l. We can make amendments to Roberts Rules of Order. Member points at the seated Board and claims that they all have an "agenda".
- m. Everyone who comes to a community meeting has some type of agenda, whether that be an issue or to be involved.
- n. Show up for meetings. There should be a concern about uninformed absentee voters.
- o. Maybe should consider proxy voting.
- p. Why should a person be able to vote if they can't show up for a meeting and get informed.
- q. We should all have a vote and a voice. Those who work out of town still should be informed but does not see absentee voting as workable.
- r. Voting is a right and should maintain a vested interest in our community. Not disenfranchised because we work out of town.

Call for the question by Linda Conover and Virginia Pettijohn. Recognize Mrs. Pettijohn. Further discussion of the proper procedure in Roberts Rules of Order is held. The call for the question continued. The vote to stop discussion was 50 in favor with 15 opposed. Debate closed.

The bylaw change needs to be addressed by the bylaw committee and a recommendation brought forth at the next meeting. A briefing of Article 15 of the MLCC Inc. bylaws needs to be addressed by the bylaws committee. It was understood that bylaws amendments were presented at a meeting, brought back from the bylaws committee at the next meeting, and voted on at the following meeting. Point of order by Mrs. Pettijohn. Discussion has to stop.

The motion was re-read. If passes it will go to the bylaws committee. The vote was 39 in favor and 29 opposed, motion carries.

It is 9:00 pm, Jullie Starr motions to postpone items 2 and 3 on the Agenda under New Business and adjourn. Bill Browne seconds. Heather Heusser moves to amend motion to include current withdrawn items to be listed on next month's agenda. Seeing no objection motion passes. Sherri Rusher has spoken with the janitorial staff. They agree we can stay until 9:25 pm providing we put the chairs away. Jullie Starr moves to continue meeting. Linda Conover seconds motion. Motion passed. Meeting continues.

- 2. Sara Jansen of MSB – CIP Submissions** – Sara gave a brief overview of what a CIP (Capital Improvement Project) list is and the existing Meadow Lakes nominations. A list of current nominations was attached to the meeting packet. The Mat-Su Borough is currently accepting nominations. Anyone can nominate a project. The CIP nomination list is reviewed by several board and the projects are prioritized. New CIPs are due to the Borough by March 13, 2015. The Borough web-site is up and running. We can view all the projects and offer comments there. A question and answer period was held at the end of her presentation.
- 3. Karyn Alvarado of MSB – Spring Cleanup** – Postponed until next meeting
- 4. Sport Field Committee** – Postponed until next meeting

Correspondence: These items were not discussed due to lack of time

- 1. Herkimer Lake & Vacation #15-012 & 013
- 2. Bar-Bar-A RSB B/2 L/2 Case #2015-023
- 3. B&E Construction Update – results of Public Records Request

Agency Reports:

- 1. Assemblyman Vern Halter – Updated members on the following topics

MLCC Inc
Minutes Feb 12, 2015[Type here]

- a. Jim Culver is now replaced on the Assembly after he resigned to serve at the State level. Barbara Doty was chosen to serve as his replacement. Feels she will do a good job.
 - b. Vern is in the final year of his term as a Mat-Su Assembly Representative.
 - c. District 7 Road Bond projects are getting done. The Seldon Road Extension project was part of the bond package passed a couple of years ago. This package included Hawk Lane and Vine Road, both of these are now finished. When these projects are presented "shovel ready" they get funded quicker.
 - d. The issue of absentee has come up at other community councils. An Assembly Representative must be present to vote. There is no absentee vote at the level. It is best to be informed and present to vote. The message is to get involved with your community. He commended the present and past efforts of the Meadow Lakes Community Council members, saying they are dedicated to the community.
 - e.
2. RSA Representative Steve Edwards – Reported on road projects that are now funded for improvement. These are Forest Park Dr., Lakeshore, Carousel Lake, Brass Ring, Cozy, Easy, Satisfied, Happy, Gentry, Elizabeth Dr, and a short section of Kalmbach to be paved. He progress is slow but is moving. There is a concern about projects being funded and then a delay in getting the work done.

Persons to be heard:

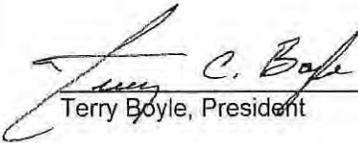
- 1. Jaslynn Casey – Already spoke.

Approve Meeting Location:

- 1. Tim Swezey has confirmed that the school will not be available next month due to spring break. The Meadow Lakes Seniors commons room has a capacity limit of 63, which takes it out as a possible meeting site. Bill Browne will check to see if we can meet in the Fire Station Bay area. A notice of correct time and place will be in the newspaper, on the website, and on social media. If you are on the email list, you will be emailed also.

Adjournment:

- 1. Bill Brown moved to adjourn. Jullie Starr seconded motion. Seeing no one opposed, meeting adjourned at 9:25pm.

 *Terry C. Boyle* 3/11/2015
 Terry Boyle, President


 Kristine Armstrong-Bayne, Secretary

Meadow Lakes Community Council Inc.

1210 N. Kim Drive, Suite B

Wasilla, AK 99623

www.mlccak.org

tcbhunter@gmail.com

RECEIVED
FEB 10 2015
CLERKS OFFICE

February 9, 2015

Assembly
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Re: Vote Count on Motion to Rescind Meadow Lakes Special Use District

Members of the Assembly,

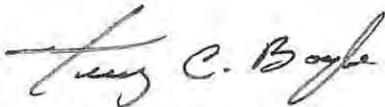
On January 15, 2015 the Meadow Lakes Community Council made a motion to rescind the Meadow Lakes Special Use District.

The vote count is as follows

- Of those attending the meeting, 104 were qualified to vote.
- Because of the lack of prior notification to rescind the SpUD was not given, a 2/3 majority was required and 69 votes or more were needed.
- 104 votes were in favor of the motion
- 15 votes were opposed

The motion passed to rescind the Meadow Lakes Special Use District.

Sincerely,



Terry Boyle
Board President

Meadow Lakes Community Council Inc.
tcbhunter@gmail.com

www.mlccak.org
www.cip.mlccak.org
www.community-center.mlccak.org
www.education.mlccak.org
www.public-safety.mlccak.org

South Knik River Community Council

Regular Meeting Minutes, Thursday, 17 Apr 2014

RECEIVED
MAY 15 2014
CLERKS OFFICE

Location: George E. Steffes Public Safety Building
8271 S Ben Hur Dr
Palmer, AK 99645

1. Quorum established at 7:15 pm with 4 officers plus 28 others present, of whom at least 8 were residents. Guests included Assemblyman Jim Sykes.

2. Meeting called to order by SKRCC President, Paul Houser. Those present recited the Pledge of Allegiance. Agenda reviewed and approved.

3. REPORTS:

Assembly Report: Jim Sykes shared that his research showed the longer the Comprehensive Plan was in process, the fewer and fewer people seemed to be involved. He asked if anyone from the Old Glenn Hwy portion of our community council area was present at this meeting. No one was present from that section. The community has the opportunity to update input before returning to assembly. He stated that money was tight this year. The scenic turn out was not part of the plans for completion this summer. It had been engineered and projected at a much higher cost than original discussions, but that a smaller scaled turn out may be doable. He encouraged public input to the Comprehensive Plan process both at the community council meetings and again when it meets the Assembly, projected for 17 June 14. Jim also stated that the borough budget was on line and we should look at it and provide feedback.

President Report:

- a. Mentioned that Alaska Daily News reporter called to ask questions. Article was published on front page of paper and several people from the area offered comments, as did Bonnie Quill from the MSB Visitor Center.
- b. SKRCC mail received: letter from "My House" asking for a \$5K donation and a letter from the Institute for Alaska Native leadership announcing the from the Tribal Administrator Forum.
- c. Asked for strong consideration to replace him as president to preclude any perceived impropriety once Revenue Sharing funds are received since he is married to another board member and the account requires dual signatures. Members suggested bylaws could be written to preclude married couples from co-signing on the account.

Secretary/Treasurer Report:

- a. Secretary read the 20 Mar 14 SKRCC Regular Meeting minutes. Motion made and minutes approved as written.

SKRCC Minutes 17 Apr 14 page 1 of 3

- b. Secretary read the 5 Apr 14 SKRCC Special Meeting minutes. Motion made and minutes approved as written.
- c. Mat Valley Credit Union Account has \$665.78 as of latest quarterly statement dated 31 Mar 14.
- d. Discovered via MSB Clerk's office that the April 2013 meeting minutes were never signed and submitted. Those minutes were approved at the May 2013 regular meeting. Acting secretary signed them, awaiting previous president's signature.
- e. Initial Report for non-profit incorporation status was due and submitted on 7 April 2014. We are in good standing. Next report is due in 2015.

4. UNFINISHED BUSINESS:

- a. Revenue Sharing funds available beginning with 2009. Projects up for approval are admin start up costs, approx 200 feet of guard rail near mile one on north side of road, and signage along 20 mile stretch of council area. Motion made, amended and approved which read: "Submit 2009 Revenue Sharing application for projects, with prioritized completion for guard rail, administrative costs and signage."
 - Barney Eberhart agreed to research costs for an extension off fire station for classroom training and community use.
 - Other suggestions included using the Comprehensive and Emergency Response Plans for ideas, including purchasing a building/connex to store emergency supplies.
- b. Bylaw revision on hold until Comprehensive Plan is completed.
- c. CIP: Resolution passed which states: "SKRCC supports a Park and Ride project at the meeting of the Glenn Hwy and Old Glenn Hwy." Project location falls outside SKRCC area. Project presented to Butte and Lazy Mountain Community Councils. Lazy Mountain voted to support. Awaiting response from Butte.
- d. Emergency Response Plan Update: No meeting held. Individuals working on plan include: Mark Simpson, John Nystrom, Barney Eberhardt, Peter Schadee and Lori Hobbs.
- e. Welcome Flyer is incorporated into Admin portion of Revenue sharing plan.
- f. Comprehensive Plan Update: Secretary read four comments submitted thus far and encouraged more be sent to MSB Planning Chief, Lauren Driscoll. Any comments received this evening will be scanned and sent to Lauren tomorrow. Several areas of discussion/concern were raised as a result of the 5 April 14 Special Meeting:
 - Great Land Trust assisted Point McKenzie in creating their Community Asset Maps. Invite will be extended to Kim Sullien to address council.
 - Additional comments can be made directly to Lauren Driscoll at 745-9855
 - Discussions about privately owned land identified at MSB
 - BLM link to map data (asked to be sent out via email)
 - Non-motorized access
 - Quarter mile recreation easement established in 1964 all the way to Knik glacier

- Identify one trail to riverbed near mile 5, access by BLM, before transfer to Native Corporation
- Flying in to glacier via Palmer airport
- Pt McKenzie survey samples for Disaster Response

6. NEW BUSINESS:

a. Nominations for next year's board members include:

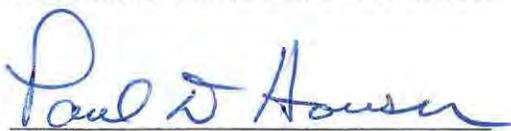
President:	Paul Houser
Vice President:	Lori Hobbs
Secretary/Treasurer:	Anne Houseal
Board Director:	Janet Read
Board Director:	Jeff Cichosz
Board Director:	Rick Polzin
Board Director:	Dennis Sayer

b. Fire services on call status, not full time. Our area does not have enough fully training people. Fire fighters support scouting with the Explorer program, minimum 14 years old
 - Jim Sykes mentioned that scouts helped paint over graffiti on Knik River bridge

c. Spring Clean Up: Janet Read said spring clean up would be on going over three 4 day periods beginning in May. She encouraged everyone to clean a different part of the road than they've done in the past. Bags and sign up will be at the Fire Barn on Ben Hur.

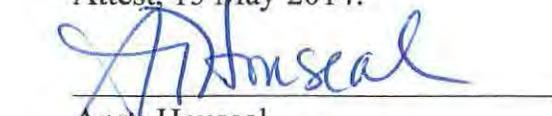
8. Adjournment: Meeting adjourned at 8:47p.m.

9. All motions and votes were open for participation to all present; no distinction was made between members and non-members in any motions made or votes taken. All votes were unanimous unless otherwise stated.


 Paul Houser
 SKRCC President

15 May 2014
 Date

Attest, 15 May 2014.


 Anne Houseal
 SKRCC Secretary/Treasurer

South Knik River Community Council Special Meeting Minutes, Saturday, 10 May 2014

RECEIVED
MAY 15 2014
CLERKS OFFICE

Location: George E. Steffes Public Safety Building
8271 S Ben Hur Dr
Palmer, AK 99645

1. Quorum established at 10:17a.m. with 6 board members and 13 other individuals present, of whom at least 6 were residents. Guests included MSB Planning Chief, Lauren Driscoll, Assemblyman Jim Sykes, Pat Chesbro and husband and Gretchen Wehmhoff.
2. Meeting called to order at 10:11 a.m. by SKRCC President Paul Houser. Those present recited the Pledge of Allegiance. Pat Chesbro introduced herself as running for the new state senate seat and Gretchen Wehmhoff introduced herself as running for the state representative seat vacated by Bill Stoltz. Jim Sykes attended the meeting as an observer.
3. PURPOSE: Special meeting called in order to address comments provided to the MSB Planning Chief for recommended updates to the South Knik River Comprehensive Plan.

Lauren Driscoll provided copies to everyone present of all comments submitted thus far. Rules of engagement agreed to were to address comments in each section and makes changes accordingly, with voting to take place covering an entire section verses each individual comment.

Any comments in report not specifically from the SKRCC would be identified in the planning department's staff report and if anything major were to occur at the Assembly meeting, it would be brought back to the SKRCC.

Kim from Great Land Trust was invited to the meeting on 15 May 14. Anything generated from her visit would be added as an appendix later. Specifically we would be looking at Community Asset Mapping of natural features.

Group present discussed and made recommended changes to the SKRCC goal identified on page 20.

Lauren led the meeting addressing comments submitted to particular areas. Land Use had the most. In addition to comments submitted, discussions and questions covered areas such as: ordinances for times and decibels; if there was a borough code addressing industrial business; do we have leverage to put parameters on something where no borough code exists; recourse for noisy neighbors; can we establish 9 or 10 p.m. rule for noise reaching a certain decibel; are we outside the core area for decibels; recourse for "junky" areas; how do we include specific language to discourage loud motorized sounds; how to address helicopter noise and traffic; concerned about volume of industrial vehicle traffic and volume of tour bus

Special Meeting 10 May 14, page 1 of 2

traffic; and the need to address detrimental effects on salmon spawning areas at Hunter Creek and other areas.

We completed updates through page 23. Work will continue at the next regular scheduled meeting on Thursday, 15 May 2014 at 7pm.

4. Adjournment: Meeting adjourned at 12:35p.m.

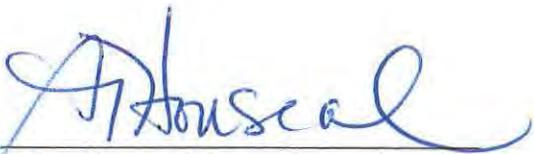
5. All motions and votes were open for participation to all present; no distinction was made between members and non-members in any motions made or votes taken.



Paul Houser
SKRCC President

15 May 2014
Date

Attest, 15 May 2014.



Anne Houseal
SKRCC Secretary/Treasurer

South Knik River Community Council

Regular Meeting Minutes, Thursday, 16 Oct 2014

RECEIVED
APR 20 2015
CLERKS OFFICE

Location: George E. Steffes Public Safety Building
8271 S Ben Hur Dr
Palmer, AK 99645

1. Quorum established at 7:09 pm with 5 officers plus 17 others present, of whom at least 7 were residents.
2. Meeting called to order by SKRCC President, Paul Houser. All present recited the Pledge of Allegiance.

3. REPORTS:

Secretary/Treasurer Report:

- a. 15 May 2014 minutes read. Motion made and minutes approved as written.
- b. Mat Valley Credit Union: Revenue Sharing account balance: \$45,597.50 and Savings account: \$665.78 as of Sep 2014 quarterly statement.
- c. Code Compliance officer attended Sep 2014 meeting (no quorum) and addressed issues related to noise abatement from neighbors and unsightly properties. He suggested contacting the FAA for helicopter and aircraft issues.

4. UNFINISHED BUSINESS:

- a. Revenue Sharing Project:
 1. Guard Rail cost came in at approximately \$29K. Worked with MSB and contractor, paid \$15K down payment for project. Work to be completed by end of October 2014 if AK DOT approves approach permit.
 2. Formed a team of Rick Polzin, Janet Read and Paul Houser to propose locations for signs. Funds will be used to purchase and build signs in time for installation in summer of 2015.
 3. One suggestion arose for additional guard rail near mile one, south side of road. Requested resident to draft a proposal so it could be presented at a future meeting and voted upon.
- b. Issue addressed regarding time involved in coordinating and dedicating time for dual signature withdrawal each time funds are needed for smaller purchases like admin supplies, to support SKRCC meetings. Motion made and approved which read:

“Authorize up to \$1000 in petty cash operating funds to be maintained by Secretary/ Treasurer. All receipts will be kept with a running total ledger. Petty cash finances will be available for for SKRCC members to review at every regular meeting.”

c. CIP Submissions: No new projects submitted.

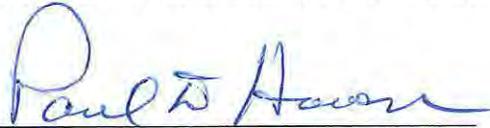
d. Emergency Response Plan: Team suggested inviting Emergency Response experts to future meetings to offer suggestions and guidance as to what to include in plan. Anticipate guests at meeting in 2015.

5. NEW BUSINESS:

Great Land Trust Mapping: Motion made and approved to invite Kim Sollien to offer presentation at November 2014 meeting. Her organization may be useful in helping us come up with proposals for inclusion in the Comprehensive Plan.

6. Adjournment: Meeting adjourned at 9:42 p.m.

7. All motions and votes were open for participation to all present; no distinction was made between members and non-members in any motions made or votes taken.



Paul Houser
SKRCC President

19 Feb 2015
Date

Attest, 19 Feb 2015.



Anne Houseal
SKRCC Secretary/Treasurer

RECEIVED
APR 20 2015
CLERKS OFFICE

South Knik River Community Council Regular Meeting Minutes, Thursday, 20 Nov 2014

Location: George E. Steffes Public Safety Building
8271 S Ben Hur Dr
Palmer, AK 99645

1. Quorum established at 7:02 pm with 5 officers plus 12 others present, of whom at least 7 were residents. Special guests included Assemblyman Jim Sykes; MSB Engineer, Bob Walden; and Kim Sollien, Great Land Trust.

2. Meeting called to order by SKRCC Vice President, Lori Hobbs. All present recited the Pledge of Allegiance.

3. REPORTS:

MSB Engineer Report:

- a. AKDOT approved permit for guard rail project at near Mile 1 of Knik River Rd but extended the length of the rail. Cost estimate provided by contractor secured for project installation sits at \$47.1K for new length. Length of guard rail is more than double MSB proposal. Previous proposal was approximately \$85/linear foot. Extended length is approximately \$60/linear foot.

Motion made and approved to:

“Expend revenue sharing funds in the amount of \$47,100 to complete guard rail project as presented at the 20 Nov 2014 meeting.”

- b. Monies are available to complete a safety pull out with parking near mile 6.8 of Knik River Rd, for the scenic viewpoint of the Knik Glacier. Pull out will be completed during the 2015 construction season.
- c. Monies are also available to complete to fire station pullout at mile 8. This project is also scheduled for completion during the 2015 construction season.

Secretary/Treasurer Report:

- a. 16 Oct 2014 minutes not available for approval at this meeting
- b. No change from previous month in finances, as no transactions occurred.
- c. Resident emailed about rise in insurance costs and wondered what had happened to cause a rise. No one present was aware of an increase.

Assembly Report:

- a. Cathy Tilton is the new state representative for our area.
- b. Classroom extension off Fire Station 2.2 is only in talking stages. Could not find an existing CIP in place.
- c. Property Tax Exemption status increased for disabled vets and seniors. Will reduce MSB coffers by approximately \$3M.
- d. Vehicle registrations not required for vehicles over 8 years will go into effect over the next couple of years. This will also reduce MSB coffers by about \$1M.
- e. Good feedback on road work done on Birch Hill.
- f. Big push in place to extend trails on north side of river. Currently firewood is available.
- g. Trails are being looked at near Maud Rd, Jim Lake, bridge across Jim Creek, and looking at corridors for access, inventorying properties, even across Metal Creek. DNR is looking for access.
- h. Bike trail from Plumley Rd to Our Rd approved for next summer.

4. UNFINISHED BUSINESS:

- a. Kim Sollien from Greatland Trust gave a 30 minute presentation on her organization and how we can help each other with information gathering and mapping of key areas and resources. A great deal of interest arose, and she was invited back to our next meeting in February.
- b. Rick Polzin presented the recommendations from the "signage committee" (Paul Houser, Janet Read and Rick Polzin). Cost estimates and sign construction to be initiated over the next few months so signs are available for installation when ground thaws. Kim Sollien shared that the DOT point of contact for permitting is Kevin Vicalise, and generally runs about \$100 for permit. Send a picture for sign placement on google maps. Jeff Cichoz to email Anne Kevin's email.
- c. Bylaws revision: Non profit status and 2010 revision (Tabled until 2015)
- d. Emergency Response Plan: Tabled until 2015

5. NEW BUSINESS:

- a. CIP: Anne will make sure there is a CIP proposal for training room/community council meeting space and present at next meeting. Adjustments will be made pending any new information Jim Sykes may discover.
- b. Revenue Sharing proposals: None submitted, but may propose using some revenue sharing funds for training room/community council area if it will expedite construction.

6. Adjournment: Meeting adjourned at 8:45 p.m.

7. All motions and votes were open for participation to all present; no distinction was made between members and non-members in any motions made or votes taken.



Paul Houser
SKRCC President



Date

Attest, 19 Feb 2015.



Anne Houseal
SKRCC Secretary/Treasurer



Talkeetna Community Council, Inc.
Regular Meeting Nov 3, 2014
Draft Minutes
Talkeetna Elementary School

RECEIVED
DEC 05 2014
CLERKS OFFICE

1. Call to order- The meeting was called to order at 19:00 by vice-chair Mary Farina. Seating of New Directors: Whitney Wolf, Mark Moren, Rob Shelby and Rich Crain. Other board members present: Mary Farino, Katie Writer, Iris Vandenharn
Quorum is established (7/7)

2. Minutes- IrisV will take the minutes.

3. Approval of the Agenda- Iris made a motion to approve the agenda as amended, Katie 2nd.
Motion approved (6/0/0).

4. Election of Officers

Iris nominee Whitney for president – Mark 2nd
Whitney nominee Mary for vice-president – Iris 2nd
Whitney nominee Iris for secretary – Katie 2nd
Mary nominee Katie for treasures –Whitney 2nd
Whitney makes motion to approve elected officers.
Motion approved (7/7)

5. Approval of Agenda

Iris made a motion to approve the minutes of October 6, 2014. Mary 2nd.
Motion approved (6/0/0).

6. Approval of minutes – Oct. 6, 2014

Iris adds SCERP to unfinished business
Whitney adds Electricity Generation Facility and Revenue Sharing Approval to new business.
Iris made a motion to approve the agenda. Katie 2nd
Motion approved (6/0/0)

7. Treasurer's Report

see attachment

8. Out-of-town guest(s)

Macey Shapiro - Mat Su Borough Solid Waste Division Manager Recycling Presentation postponed to next month

9. Correspondence (see attached sheet)

none

11. Persons to be heard

none

12. Assembly Update – Vern Halter

Susitna and Talkeetna proposed dams: makes again a statement to be against the dams.

Redistricting of District 7: objected of northern redistricting, in favor of the small southern redistrictings

Senior exemption: in favor, although not sure how to make up the difference

Revenue sharing future: in favor of the concept, but expect Juneau will make cuts in the future

Water & sewer assessment: capital money should come from Juneau, as the borough doesn't have money for that.

13. Committee & Board Reports.

a. Revenue Sharing proposal - Robert Gerlach (see attachment)

4. Small amount – religious, start up and out of council boundaries

7. No money – far out of council boundaries

9. No money - asked for \$6k to get 1 international person up for 1 week.

12. Small amount - 2 signs \$6k, but think its more like \$20k. Needs more community support and solid plans

3. More money - applied for less, but really supports the community and last year \$4k

10. Smaller amount - took out administration cost + personal cost

b. RSA 29 report to Talkeetna Community Council November 3, 2014 - John Strassenburgh

Board discussed the Assembly ordinance to end vehicle registration fees on vehicles older than 8 years and on non-commercial trailers. Elimination of this revenue stream would adversely affect RSA taxpayers, and the Board voted to write the Assembly expressing its opposition to the ordinance.

CIP for next summer was discussed and approved. Funds would come from a \$30,000 legislative grant and \$35,000 left over from last year's transfer from the RSA 29 Fund Balance (reserve) account into our project account. Projects are \$16,000 for calcium chloride and \$54,000 for recondition gravel roads.

c. Su Dam – Whitney Wolff

ILP studies meetings

Studies stop at TC Parks bridge.

Social study, Recreational study, River flow

Recreational studies will continue in 2015

d. Formation by laws committee

No committee was formed

14. Unfinished Business

a. New Library road safety

Borough will study the traffic situation in spring/summer, before defining further action

b. Talkeetna dike / USACE report / letter re. commercial riverboat use of dike

TCCI received the USACE report which will be taken up by FEMA in January

Scope of work status is unknown.

Docks build by State, but just not enough water at the dock site. Mahays will move to the end of mainstreet, which is not preferred, if they cannot use the dike. Israel might be working with Corps on dragging.

à Robert will write letter to Casey

c. Water/Sewer

TCCI received final report of CRW. Jim is reading it now, and will come up to TKA end of the month.

Vern: Operating budget should be covered by rate increase. Capital budget should be covered by a grant with the State. TCCI should apply for grant in due time.

à Iris will copy cd with report and will make available at the library

d. Christiansen Lake float plane lease

Borough asks for more definitive opinion from the community

Iris made a motion that TPAC will take the project and finds a new spot or new location, Mary 2nd

Motion approved (6/0/0)

à Iris will address the issue in TPAC

e. East Talkeetna flood service area

Vern has to bring ordinance to clerk – followed by a vote in East as well as West Talkeetna

Vern: TCCI can redistribute money from 2.5mlj State grant (for all river management) between Yoder rd and the TKA dike if needed.

à Mary will send an email to Vern asking for ordinance

f. SCERP

More input is needed to finalize the “brochure”.

à Whitney will send request to Eric Denkewalter

15. New Business

a Justin Dipaola-Allen - Park Specialist at DSP. Request for letter of support.

All operation cost come from Federal grants. Capital projects comes from State grants. Coming years projects are keep trails open, brushing and hardening of the trails. Troublesome creek is open.

Iris made a motion to write a letter of support, Rich 2nd

Motion approved (6/0/0)

à Mark will write the letter

b. Becca Stenerson - USSWCD / YCC. Request for letter of support.

USSWCD has lots of new blood and works on being more professional. They work in Denali State parks as well as Talkeetna Lakes Park. Justin supports them.

Iris made a motion to write a letter of support, Mark 2nd

Motion approved (6/0/0)

à Rich will write the letter

c. Electricity Generation Facility

Current ordinance states that all electrical generation >50MW has to follow borough ordinance. There is an repeal to raise the threshold to 101MW and/or repeal the current ordinance.

There will be a public hearing Nov 19, 2014

Katie made a motion to write a letter requesting not to repeal the ordinance without installing a new one directly and to leave the threshold at 50MW, Iris 2nd

Motion approved (5/Mark/0)

à Katie will write the letter

d. Approval of revenue sharing

Mike made a motion to approve the proposed revenue sharing as is, 2nd Rob

Motion approved (4/-/Iris)

à Katie will distribute the money

16. Adjourn at 10:05

Attested to: Mary E. Jarina 12/1/14
approved by: Katie White 12/1/14



**Talkeetna Community Council, Inc
Regular Meeting December 1, 2014
Talkeetna Elementary School**

1. **Call to order:** The meeting was called to order at 7:00 by board vice-chair Mary Farina. Board members present: Rich Crain, Mark Moren, Rob Shelby, Katie Writer.
2. **Minutes:** Rich will take the minutes.
3. **A quorum was established**
4. **Approval of the agenda:** Mark made a motion to approve the agenda. Rich seconded. Motion approved.
5. **Approval of November 3, 2014 minutes:** Rich made a motion to approve the November 3, 2014 minutes, Rob seconded. Motion approved.
6. **Treasurer's Report:** Katie gave the treasurer's report for the current account balances.
7. **Out-of-town guest:**
Macey Shapiro, Mat-Su Borough Solid Waste Division Manager. The recycling presentation was moved to the **Persons to be Heard** agenda item.
8. **Correspondence:** It was noted that none of the correspondence related to any agenda items.
9. There were no **Announcements** on the Agenda.
10. **Persons to be heard:**
 - a. Macey Shapiro, Mat-Su Borough Solid Waste Division Manager, made a presentation outlining increasing costs for solid waste

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expenditures and outlined a sustainable, long term recycling program for the Matanuska Susitna Borough. This program would rely on local community councils working with the borough to qualify recycler groups organized as 501c3 entities. In addition the MSB would be able to provide a collection location, supply no-additional-cost transportation to the Wasilla Recycling Collection Center, and could offer coordination of refurbishing 40yd recycle containers. He requested that the Talkeetna Community Council consider this proposal and listened to public comments.

11. There was no **Assembly Update** (Vern Halter was not in attendance).
12. **Committee and Board reports:**
 - a. **RSA:** John Strassenburgh gave updates to FEMA activities on Kalispell Road and Yoder Road (not in TCC area)
13. **Unfinished Business:**
 - a. **Christensen Lake Park Floatplane** discussion tabled until January Meeting. The MSB is studying legal issues.
 - b. **Gov't Lot 9 bench erosion:** Katie states that the land is currently not usable due to the river action. Concerning destruction of trees in this area by beaver action, Katie will contact MSB Parks and Rec about a special nuisance permit that can be issued by the Ak Dept of Fish and Game.
14. **New Business:**
 - a. **MVFCU Signatories.** Mary Farina requested a Resolution to remove past council member names from the accounts and to add the newly elected member names. Mark made a resolution, Rod seconded and the resolution passed. Rich will write this and Katie will submit to MVFCU.
 - b. **Recycling options.** A committee was formed to study the feasibility of forming a recycling program. Committee members will be: Beth Valentine, Trisha Costello, Katie Writer, and Rob Shelby.
15. **adjourned:** The meeting was adjourned at 8:45pm

Whitney Wolff, Chair Whitney Wolff 1/5/15

Iris Vandenharn, Secretary Iris 1/5/15



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Talkeetna Community Council, Inc
Regular Meeting January, 5 2015
Talkeetna Elementary School
Minutes

1. **Call to order:** The meeting was called to order at 7:00 by board chair Whitney Wolff. Board members present: Mary Farina, Rich Crain, Mark Moren, Rob Shelby, Iris Vandenharm.
2. **Minutes:** Rob will take the minutes.
3. **A quorum was established**
4. **Approval of the agenda:** Mary made a motion to approve the agenda. Mark seconded. Motion approved.
5. **Approval of December 1, 2014 minutes:** Mark made a motion to approve the December, 1 2014 minutes, Rich seconded. Motion approved.
6. **Treasurer's Report:** Katie was not present.
7. **Out-of-town guest:** no out of town guests present
8. **Correspondence:** Iris read over correspondence. Whitney read letter from Christianson Lake resident's group.
9. There were no **Announcements** on the Agenda.
10. **Persons to be heard:**
 - a. Stu Reder spoke against allowing commercial use of float plane docks on Christianson Lake.
 - b. Drew Haag spoke on the historical nature of Christianson lake as a float plane base.

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11. There was no Assembly Update (Vern Halter was not in attendance). Mary said that flood plan paperwork for East Talkeetna had been sent to the borough clerk, per Vern Halter.

12. Committee and Board reports:

- a. Revenue sharing:** Robert Gerlach gave update on status of 5 recipients.
- b. RSA:** John Strassenburgh requested a letter of support for a 30K grant from State of Alaska for gravel road work.
- c. SU Dam Committee:** Whitney talked of governors decision to halt major projects, including Susitna/watana dam by order 271.
- d. TPAC:** Iris read summary and motions of November, 24 2014 TPAC meeting. TPAC recommends 1. Drop float plane slip # 2 from future use rather than relocate. 2. Recognize that the 2009 additions to Talkeetna Lakes Park at the south end of Christiansen Lake should be managed in accordance with the Talkeetna Lakes Park Management Plan specifically regarding non-motorized use.

13. Unfinished Business:

a. Christensen Lake Park Floatplane:

- Whitney gave a brief history of Christianson Lake float plane activity.
- Whitney read letter from Christianson Lake residents opposing commercial operations from borough leased slips.
- Emerson Kreuger/MSB land management specialist- stated float plane slips 2 & 3 had been abandoned but an error by the MSB had allowed for #2 to be leased in 2014.

Iris made motion to adopt TPAC recommendations. Rich seconded. Vote passed unanimously.

Iris made motion to keep slip #3 as a private slip. Mary seconded. During discussion Mark moved to amend motion to include "for private and recreational use". Iris seconded. Motion passed unanimously.

b. Gov't Lot 9 bench erosion: Whitney read Katie's report on beaver damage and possible solutions including an offer from Darryl Lescanec of ADF&G to come and trap the nuisance beaver(s).

14. New Business:

a. Gov;t Lot 9 bench erosion: Mark made motion to accept offer from Darryl Lescanec to trap beaver(s). Iris seconded. Mark withdrew motion during discussion.

Iris made motion to contact Emerson Kreuger/MSB Land Management specialist about beaver problem and forward on Darryl Lescanec's contact information to him. Mary seconded. Motion passed unanimously.

b. RSA: Rich made motion to write support letter for RSA 29 to state for 30K grant. Mark seconded. Motion passed unanimously. Mark will write letter.

c. Float Plane area: Drew Haag spoke about getting suggestions for commercial float plane options in Talkeetna. Made suggestion of Fish lake area do be developed along North edge of Fish lake.

Mary made motion to have TPAC look at Fish Lake Management plan before any further discussion. Mark seconded.

15. adjourned: The meeting was adjourned at 9:35 p.m.

Iris Vandenberg



21/04/15

Whitney L. Wolff
Whitney L. Wolff
4/21/15



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APR 23 2015
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Talkeetna Community Council, Inc
Regular Meeting February 2, 2015
Talkeetna Elementary School Library
Draft Minutes

1. **Call to order:** The meeting was called to order at 7:00 PM by Board Chair Whitney Wolff. Board members present: Mary Farina, Rich Crain, Iris Vandenharn, Mark Moren, Rob Shelby, and Katie Writer.
2. **Minutes:** Mark will take the minutes.
3. **A quorum was established**
4. **Approval of the agenda:** Katie made a motion to approve the agenda. Iris seconded. Motion approved unanimously.
5. **Approval of January 5, 2015 minutes:** Mary made a motion to approve the January 5, 2015 minutes with appropriate corrections. Rob Shelby seconded. Motion approved unanimously.
6. **Treasurer's Report:** Katie discussed current account status.
7. **Out-of-town guest:** None noted.
8. **Correspondence:** Whitney and Iris discussed correspondence; including but not limited to Daryl Lescanec's decision to not trap the beavers due to dog walking in the high traffic area; Beth Valentine's Letter from the Talkeetna Chamber of Commerce regarding the support for float plane docks; a letter from Alaska Air Carriers Association referencing zoning action affecting commercial seaplane operators on Christianson and Fish Lakes; a draft letter of support request from Terry Dolan for a grant regarding monies to repair the Talkeetna Water & Sewer issues; and an amendment by DOT&DF concerning public comment and a date change regarding an underpass at the "Y" area.

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9. There were no **Announcements** on the Agenda.

10. Persons to be heard:

a. Jenny Krepel spoke on the flood plan and flooding that occurs near her business through the culvert into West Talkeetna and that another culvert may be installed under the railroad tracks. She is concerned that the water that comes through these culverts needs to be diverted away and planning needs to occur through a flood mitigation process to address these issues. It was discussed that the Emergency Manager for the Borough and the Alaska Railroad should be contacted.

b. Will Peterson from KTNA spoke regarding an invitation to meetings on Trends in Non-Profits (efficiency/Collaboration/Shared Services) that will take place February 24th- 26th – which begins on Tuesday, 2/24 at 5:30 PM at the Northern Susitna Institute building.

c. Sue Deyoe representing the Talkeetna Historical Society, spoke regarding the centennial planning and is looking for collaboration with TCC & TPAC in the planning process and for perhaps permanent display signage and/or a kiosk with Talkeetna historical information.

d. Cathy Teich spoke regarding her concerns regarding proposed commercial operations in the Fish Lake Recreation Area.

e. Larry Dearman spoke stating that the Fish and Numbered Lakes Management Plan section 4J prohibits commercial use.

11. There was no **Assembly Update** (Vern Halter was not in attendance).

12. Committee and Board reports:

a. **Recycling:** Katie gave an update on the status of purchasing a refurbished three section container for recycling that would be transferred by the Borough when filled. The committee is meeting on Tuesday, February 24th at 7:00 PM at the Roadhouse. They are planning on having a recycling fundraiser at a later date.

b. **RSA:** John Strassenburgh discussed that he finalized the RSA grant application and that he sent in the letter of support written by the TCC for a 30K grant from the State of Alaska for gravel road work.

Due to decreased revenue and low financial reserves, he further discussed a proposed Mill Rate increase from 2.89 to 3.01 to keep area roads in appropriate condition.

c. SU Dam Committee: Whitney spoke of the Governor's decision to halt and remove funding from the budget for 6 major projects, including Susitna/Watana Dam project. FERC has accepted AEA's requested 60 day delay of the Susitna licensing process.

d. TPAC: Iris reported on the discussion that occurred at the 1/26/2015 TPAC meeting (well-attended) regarding commercial use of Fish Lake Recreation Area and noted the TPAC's recommendation to honor section 4J (discussed further below) and that discussion would happen during the Unfinished Business section of this meeting. She also reported that the TPAC is looking at the Borough's Recreational Trails Plan and is in the process of determining which trails will be nominated for change or removal.

13. Unfinished Business:

a. TPAC Recommendations – Fish Lake/Letters from AACA and TKA Chamber:

A lengthy discussion was held with community members on a proposal submitted by a commercial operator at the TCCI 1/5/15 meeting, seeking a letter of support for development of MSB land / Fish Lake Recreation Area, for commercial floatplane operations. (including pros discussed by the commercial operator and his staff that there appears to be a growing need for more commercial float plane dock access in the area, the positive economic impact of such development in the community, and the need for current and future planning for floatplane use; and the cons from residents of the area that the community has spent hundreds of hours of time developing-through much compromise - the current plans to address that this type of commercial use would not be compatible with the management goals, that this is a private and not a public concern, that there are ways and means to lease commercial access through already existing channels, that there are other options on purchasing land/leasing on other lakes closer to Willow.

Rich made a motion to accept the TPAC recommendations to honor section 4J of Fish and Numbered Lakes Recreation Management plan,

which prohibits commercial use. Iris seconded. Motion passed unanimously.

Furthermore, there was discussion of letters written regarding the planning of such use by the AACA and the Talkeetna Chamber of Commerce and discussion of the TPAC recommendations from the 1/26/2015 meeting regarding the prohibition of commercial use in the area.

Iris made a motion for the TCC to respond to the letters regarding this issue; one to the Talkeetna Chamber of Commerce and the other to the AACA. Rob seconded. Motion passed unanimously.

b. SCERP: TCCI needs EMS to complete the remaining sections of the response plan.

c. Nuisance Beavers/Gov't Lot 9 bench erosion: Discussion of Darryl Lescanec's (of ADF&G) decision that due to a high level of dog traffic that he does not feel comfortable trapping the nuisance beaver(s). MSB's Mark Goetsch suggested that he saw no current sign of the beavers and that they may have drowned, moved, or perhaps swept away by high water levels.

d. 1/29/2015 MSB Formal Response Package Submission to DHS & EM: Whitney discussed the estimate of \$2,187,932.80 to address the flooding damage and to repair the Talkeetna dike.

14. New Business:

a. Future of the current Talkeetna Library Building: The borough is looking for recommendations from the Friends of the Library and the community regarding ideas for the building that would be financially self-supporting/sustaining. It was not determined if this would be through a lease or through a purchase of the library and associated lots. There were questions on the process involved in facilitating ideas.

Iris made a motion that TCC contact Eric Phillips from the Borough to inform the public of the parameters and options regarding the use of the current library and associated lots when it is eventually vacated. Mark seconded. Motion passed unanimously.

b. Request for Letter of Support – Terry Dolan/MSB Director of Public Works – Talkeetna Sewer and Water Upgrade grant.

Rich made a motion that the Talkeetna Community Council write a Letter of Support for a grant for fixing and upgrading the current Talkeetna Sewer and Water system. Iris seconded. Motion approved unanimously. Rich agreed to write draft Letter of Support.

15. Adjournment:

Mary made a motion Adjourn. Iris seconded. Motion approved unanimously. The meeting was adjourned at 9:27 PM.

Whitney R. Wolff
Whitney Wolff 4/21/15

Iris Vandenham
Iris 4/21/15

Talkeetna Community Council, Inc.
 MINUTES - Regular Meeting March 2, 2015
 Talkeetna Elementary School Library

- Call to order: Whitney called the meeting to order at 7:00 pm. Present: Mary Farina, Whitney Wolff, Iris Vandenharn, Rob Shelby, Mark Moren and Katie Writer. Not present: Rich Crain.
- Katie will take the minutes.
- A quorum was established.
- Approval of the Agenda. Mary made a motion. Rob 2nd. Motion approved.
- Approval of Feb. 2nd, 2015 minutes. Iris made a motion. Mark 2nd. Motion approved.
- Treasurer's Report- Katie gave the treasurer's report for account balances. See attached.
- Correspondence-Iris delivered correspondence summary (see attached).
- Announcements-
- Person's to be Heard-
- Lisa Shelby-Skateboard Park at the old library. Looking to get a letter of support from TCCL. Would like to utilize the TCCL's 501(c)3 for fundraising.
- Joe Page-NSI- Betsy Smith is the new Executive Director. Joe is President of the Board of Directors. NSI hosted a 3 day workshop on ways to consolidate resources on non-profits. Save the date-first week of August, 2015: Quest Workshops NSI invites the community to get involved.
- Howard- Susitna River Lodging- Wanting to build 3 additional cabins and maintain code compliance.
- John Strassenburgh- Trails meeting Feb. 21st, 2015. Asking TCCL to write a letter to borough to take a look at the process of identifying worthy trail projects.
- Assembly Update. Vern Halter not present. Mayor Larry DeVilbiss was present.
- Committee and Board Reports-
- Recycling-Katie highlighted the progress of the Talkeetna Recycling Committee. \$563 raised(+500 more since meeting)total raised \$1063.
 Grants writing efforts being made and the goal is to raise \$25,000 for two containers. The borough has agreed to make recyclables ½ the price of trash drop-offs.
 A MOA is being written by the borough in regards to Talkeetna's investment in the containers, which cost \$10,000 each for refurbishment.
 Evening Fundraiser at the Hangar, April 18th, 2015. 6-10 pm. Silent Auction, food, spirits and the Iditaprov performing live!
 April 25th, 2015 Earth Day Celebration/Recyclables Drop Off at Northern Susitna Institute. 11:00 am -3:00 pm . Join us for family fun and earth friendly products, food and games
 Contact talkeetnarecycling@gmail.com to get involved/questions/details.
- * Su Dam-Whitney made a report about the Stop Work Order and the initial study progress reports.
- Unfinished Business
- Talkeetna Sewer and Water-Whitney hoping to secure some grant funds rather than loan funds from USDA RUS / WEP. Terry Dolan's state revenue sharing grant submitted. There are not enough members on the Tka Water and Sewer Advisory board for quorum.

- Flood Mitigation- Concerns about the drainage ditch , culvert problems, and AKRR expansion projects
- New Business-
- CUP- Susitna River Lodging- Howard wants to add 3 units that would put it over the allowable 6,000 commercial square footage. Mary made a motion to support the CUP for Susitna River Lodging with the conditions that the lighting and vegetative buffer issues are addressed and are consistent with the SPUD.. Motion includes for the record that non-opposition to CUP was based, in part, on lot size and building styles consistent with TCCI design guidelines in SRC SPUD. 2nd Mark Moren. Motion passes with 4 in favor / One abstain.
- CIP list nominations-Sara Jansen –Whitney shared the list. The addition to list goes as follows: 1) Public Water Source 2) Water and Sewer 3) Useable Public Boat Launch 4) Recycling 5) Flood Mitigation . Katie made a motion for the 5 listed areas to be added to the CIP list and the State vs Borough CIP's be clarified of where monies are being spent. Rob Shelby 2nd motion. Vote to pass motion-Unanimous.
- Old Library Building-Lisa Shelby asking for letter of support for raising funds under TCCI's 501(c)3 for a Skateboard Park at old library site.
Mary made a motion in support of Lisa Shelby's request in making the old library site into a skateboard park while keeping the S. vegetation buffer intact. Katie 2nd motion. All in favor- Motion passed unanimously. Mary made an additional motion that TCCI requests the MSB keep the library lot public land and take responsibility for razing the old library building. Mark 2nd motion. All in favor- motion passed unanimously.
- Letter to Borough-regarding trail selection . Katie made a motion to write a letter to the borough and Mat Su Trails and Park Foundation/Kim Ryals to take a look at the process of identifying worthy trail projects. Rob 2nd the motion. All in favor-motion passed unanimously. Iris will write letter.
- Mary made a motion to adjourn at 9:45 pm.

Iris Vanderham

[Signature]

04/21/15

Whitney Wolff

[Signature]
04/21/15

COUNCIL MEETING MINUTES

Community Park Building
Milepost 115.2 George Parks Highway, turn left on TC Park Circle

Regular Meeting 6:30 PM Thursday, February 19, 2015

- I. Meeting called to order 6:42 pm.
- II. Board Members in Attendance: Miller, Grelson, and Kolbeck. Members Present: Lon McCullough.
- III. Reading and approval of minutes from January
- IV. Assembly Report: None
- V. TCCSA CIP Report: \$32,618.30 Remaining. Forms to be filed to get Class "C" well permit.
- VI. RSA 30 Report: None
- VII. Treasurer's Report: Checking \$236.44 & Savings: \$25.23
- VIII. Revenue Sharing Project Updates:
 - A. FY2012
 - 1. Oral History – \$951.84 Remaining
 - 2. TCCC Costs – \$1.35 Remaining
 - B. FY2013
 - 1. TCCSA Operating – \$1,560.43 Remaining
 - 2. TCCSA Conex – \$1,500 Remaining
 - 3. TCCSA Tools - \$695.64 Remaining
- IX. Current mail was read
- X. Public Forum: None
- XI. Unfinished Business:
 - A. None
- XII. New Business:
 - A. None
- XIII. Date of next meeting scheduled for March 19, 2015 at 6:30 pm.
- XIV. Meeting adjourned at 7:00 pm

(Minutes taken by Council Secretary, Levi Miller)

Approved: Revela Glendon 03/19/15 Levi Miller 3-19-15
Chairperson Date Secretary Date

SUBJECT: Reporting of conclusion of contract for Proposal No. 14-091P to HOWDIE, INC., for project no. 10181, STATION 5-1, DESIGN-BUILD, for the final contract amount of EIGHT MILLION DOLLARS AND NO/100 (\$8,000,000.00).

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: For information only.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	DS 4/16/15	
	Lead Project Manager	AW 4/16/15	
	Capital Projects Director	MB 4/16/15	
	Borough Attorney	NS	
	Borough Clerk	JAM 4/27/15	(JR)

ATTACHMENT (S): Fiscal Note: Yes _____ No X

SUMMARY STATEMENT: Pursuant to MSB Code, 3.08-170(F), the following is a summary of contract for Proposal No. 14-091P, Station 5-1 Design-Build between Owner and Contractor.

The MSB engaged in a contract with Howdie, Inc., on December 18, 2013, for Proposal No. 14-091P, Station 5-1 Design-Build, project no. 10181. The original contract amount of \$8,000,000.00 was approved through Assembly Action AM No. 13-156 presented on November 5, 2013. The project required no change orders for the total final contract amount of \$8,000,000.00.

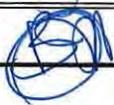
SUBJECT: APPLICATION BY MOUNTAIN VIEW ESTATES HOMEOWNERS ASSOCIATION FOR A LONG-TERM MANAGEMENT AGREEMENT BETWEEN MATANUSKA-SUSITNA BOROUGH AND THE HOMEOWNERS ASSOCIATION (HOA) ALLOWING THE HOA TO PLACE A GATE AND GUARDRAILS ON BOROUGH LAND AND CREATION OF PEDESTRIAN ADA ACCESS FROM BOROUGH-OWNED PARCELS AND RIGHT-OF-WAY THAT ADJOIN HOMEOWNER ASSOCIATION PROPERTY WITH ACCESS TO THE MATANUSKA RIVER. (MSB006950)

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	OS	
	Community Development Director	JS	
	Borough Attorney	MS	Review Pending
	Borough Clerk	Jgm	4/13/15 

ATTACHMENT (S): Fiscal Note: NO X YES ___
 Best Interest Finding and Public Comments (25 pp)
 Ordinance 98-002 (3 pp)
 Encroachment Permit and Pictures (13 pp)
 Right of Entry and Map (2 pp)
 Management Agreement and Exhibits (17 pp)
 Ordinance Serial No. 15-051 (2 pp)

SUMMARY STATEMENT:

Application has been submitted pursuant to MSB 23.05.030(E)(6) for a management agreement of borough-owned property by the Mountain View Estates Homeowners Association to place a locked gate on borough property that would restrict access between the subdivision and a trail on private property. The stated purpose of the application is to combine borough-owned property

dedicated to public purpose with property owned by the homeowners association for management purposes.

Options for this application, as discussed in more detail in the Best Interest Finding, include:

Options for this application include:

1. Deny the application. Management agreements as a whole require significant staff time for monitoring, reports, renewals, etc., with no monetary payment to the Borough to ameliorate the costs. If the Borough does not enter into a management agreement for the properties, they would continue to be dedicated for a public purpose and the current homeowner association activities would fall under the encroachment permit. Stipulations in the encroachment permit could be challenged with regard to locks and signage. Insurance on the part of the homeowners association is not a requirement of the encroachment permit and might leave the Borough open to liability for structures on borough-owned property.

2. Enter into a management agreement for maintenance of the area that does not allow a locked gate on Borough property that prevents access to private property and requires removal of the no trespassing and no parking signs from borough-owned property in view of current Borough policy and current public comment. The Borough has other trails and pioneer roads with gates; however, instructions have been given not to lock or authorize others to lock the gates pursuant to Borough policy.

3. Enter into the management agreement, allowing private use of borough-owned property to members and guests of the Mountain View Estates Homeowners Association only, including the locked gate and posted signage on Borough property.

A management agreement would provide liability protection to the borough through the insurance requirement; however, a management agreement that supports or authorizes a locked gate on Borough property dedicated to public purpose would be in conflict with asset management policy on other Borough property at this time and would create a privileged group of users.

DISCUSSION:

Several properties in the Mountain View Estates subdivision were obtained by the Borough through Clerk's Deed. Adjacent owners purchased some of the lots from the Borough. Assembly action on January 6, 1998, Ordinance Serial No. 98-002, dedicated 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L019 to public purpose, to remain in borough ownership, as open space, to serve as a buffer to reduce natural and manmade erosion hazards, and

to protect the public's health, safety, and welfare, as recorded in the Palmer Recording District, Book 0932, Pages 050 - 055.

Pictures are provided, as part of the encroachment permit that depicts the posts and cables that were replaced with guard rail for safety purposes. The original intent of the application for the encroachment permit was to clean up the property, to remove the unsightly and unsafe posts, and cable and block the public access by installing a gate that would be locked.

A copy of the issued encroachment permit is included with this management agreement legislation. The permit requires a pedestrian ADA access to be left at the location of the prior break in the cabling and requires the access to be 36-inches in width under current federal ADA requirements. The permit does not grant the permittee exclusive use of the area encroached upon or the platted right-of-way beyond the encroachment. The gate is to be maintained and remain in good repair with the permit notation if any Agency, Emergency Services Agencies, or Utilities request needed access through the gate, access shall be granted.

That permit also states if any new owners, adjacent to the platted right of way of Kay Marie Drive require access to their property through the gate or if other members of the public make a complaint to the Borough about the existence of the gate and show a need for access to the Borough right-of-way, they will be given access to ensure we do not violate the law by granting exclusive use of public lands to a select group.

By virtue of granting the application for a locked gate on borough land between two private pieces of property, with keys only available to members of the homeowners association, it would appear the borough is granting exclusive use of public lands to a select group. The property at the end of Kaye Marie Drive provides access to private property that is between the subdivision and the Matanuska River. The private property owner has not requested closure of the access through a venue at the Borough and contact was made with the private landowner in this regard. A map is included that shows the exit from Kaye Marie Drive onto the private property, and the roads/trails across said private property to the river.

To determine what impact, if any, this action would have on the private property owner and to obtain the perspective of this owner, a meeting was scheduled and a site visit made. The private property owner allows members of the public to park in his gravel pit free of charge, when no work is being done, and access the Matanuska River from his property on Outer Springer. Although, the gravel pit is not visible from the road, word of

mouth from those who are using the gravel pit might result in more requests for usage if the gate at the end of Kaye Marie is locked. We visited the gravel pit/staging area and then drove around to the Kaye Marie side. The private property owner said he would prefer the gate not be locked but that he did volunteer his own time and excavator to help install the gate when the homeowner association representative requested his assistance to place the gate on borough property.

While driving down Kaye Marie to the MSB owned properties, we met two four-wheeler riders with an ATV trailer full of gravel driving on the road in the opposite direction away from the gated trail. It was the impression of this adjudicator, from the description provided, that a vehicle gate was intended to be placed, thus allowing access to this road/trail in the case of emergency needs; however, the drive gate is located on 1969B03L019 with a posted no trespassing sign. This MSB property does not access the private property. The gate to the river access is obviously wide enough for a four wheeler but not likely to allow access to a large emergency vehicle should the need arise; however, the gate was not locked at the time of this site visit contrary to instructions on the gate to keep it locked. No parking signs have also been placed at the end of Kaye Marie, on borough property, which would seemingly limit even pedestrian use of this access to homeowner association members since visitors would not have a place to park. As we left the subdivision, the four wheelers and ATV trailer were noted in a private driveway in the Mountain View Estates and the gravel was being placed to repair the driveway.

The properties owned by the Borough are only 20,000 +/- square feet each and are located in an area close to the Matanuska Susitna River that may or may not flood. The Borough acquired additional lots in Block 3 that are now owned by an adjacent property owner. Significant amounts of property were lost to flooding of the Matanuska River when it was predominantly traveling along the bank adjacent to this private property and the Mountain View Estates subdivision.

As the Valley has grown and matured over the last several decades, large public and private properties that included different motorized and non-motorized trails have been sold into private ownership and/or developed into subdivisions without regard to continued use of the trails or subjecting the property to legal easements for the trails. This has been recognized by the Borough and addressed, to a degree, in the Matanuska-Susitna Borough Recreational Trails Plan in conjunction with the desires of Borough residents. To this end, the Borough is working in cooperation with the State of Alaska, local community councils, cities, businesses, property owners, and trail advocacy groups

to provide a system of trails throughout the Borough to enable the public to engage in motorized and non-motorized outdoor recreation activities and to ensure the future preservation of trails.

Authority:

MSB 23.05.020(A) governs all acquisitions, disposals, and management of borough-owned real property or any interest in real property by the borough.

MSB 23.05.030(E)(6) authorizes agreements by application provided in code.

MSB 23.05.030(G) requires that a Best Interest Finding shall be completed when disposing of, exchanging, or otherwise conveying an interest in real property at less than fair market value.

MSB 23.10.160(E) management agreement shall be for a period not to exceed five years unless otherwise expressly approved by the assembly by ordinance.

RECOMMENDATION OF LAND AND RESOURCE MANAGEMENT STAFF:

1. Enter into a Management Agreement with the Mountain View Homeowners Association for maintenance and upkeep that does not provide special privilege for HOA members from Borough-owned properties dedicated to public purpose.
 - a. The requested agreement and a locked gate would close access to a long-used motorized trail on private property accessed via Kaye Marie Drive, a borough-accepted and maintained road, with the only access being available to HOA members who purchase a key.
 - b. No parking signs, no trespassing signs, and any locks should be removed from borough-owned property dedicated to public purpose and any gate should be available for access to any member of the public.
 - c. The Homeowners Association could petition the private landowner to place a gate on private property that would close the public access across private land.

2. Amend the MSB-issued Encroachment Permit, issued prior to the land use application, to not allow the gate to be locked as part of the management agreement with access only by Homeowner Association members who pay a monetary deposit for the key.

RECOMMENDATION OF ADMINISTRATION: Enter into a management agreement for weed control, safety maintenance of the area, and upkeep of guardrails; denying the request for a locked gate and requiring removal of the no parking and no trespassing signs on borough-owned property dedicated to public purpose.

BEST INTEREST FINDING
For the
Disposition of Borough-owned Land

I. Summary of Proposed Action

Management agreement between Matanuska Susitna Borough and Mountain View Estates Homeowners Association for the borough-owned property outlined below in the legal description. This management agreement proposed by the Homeowners Association would allow a gate placed on borough-owned property dedicated to public purpose. This gate would be locked to block access of any type across private property, not belonging to the home owners association, to the Matanuska River.

Three options are available, on Pages 5 and 6 of the best interest finding. If a management agreement is put into place, staff recommends Option No. 2 -- Enter into a management agreement for maintenance of the area that does not allow a locked gate on Borough property that prevents access to private property and requires removal of the no trespassing and no parking signs from borough-owned property in view of current Borough policy and current public comment. The Borough has other trails and pioneer roads with gates; however, instructions have been given not to lock or authorize others to lock the gates pursuant to Borough policy.

II. Property Site Factors

- A. **Location:** 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L019
- B. **Legal Descriptions:** Lot 19, Block 3, Mountain View Estates Phase III, containing 21,406 square feet, more or less, according to Mountain View Estates Phase III, a resubdivision of Tract A-1 of Mountain View Estates Addition No. 1, filed in the Palmer Recording District on August 14, 1980 as Plat 80-76; and
Lot 17, Block 4, Mountain View Estates Phase III, containing 20,060 square feet, more or less, according to Mountain View Estates Phase III, a resubdivision of Tract A-1 of Mountain View Estates Addition No. 1, filed in the Palmer Recording District on August 14, 1980 as Plat 80-76; and
Lot 18, Block 4, Mountain View Estates Phase III, containing 20,255 square feet, more or less, according to Mountain View Estates Phase III, a resubdivision of Tract A-1 of Mountain View Estates Addition No. 1, filed in the Palmer Recording District on August 14, 1980 as Plat 80-76; and
Lot 19, Block 4, Mountain View Estates Phase III, containing 20,192 square feet, more or less, according to Mountain View Estates Phase III, a resubdivision of Tract A-1 of Mountain View Estates Addition No. 1, filed in the Palmer Recording District on August 14, 1980 as Plat 80-76;
Aggregating 81,913 square feet, more or less.
Subject to any and all existing rights-of-way and easements of record.

C. **Land Status:**

1. Clerk's Deed to Matanuska Susitna Borough, Case No. 3PA-87-199 CV
2. Clerk's Deed to Matanuska Susitna Borough, Case No. 90-400

D. **Restrictions:**

1. Land Classification – January 6, 1998, Ordinance Serial No. 98-002, dedicated the above referenced lots to public purpose, to remain in borough ownership, as open space, to serve as a buffer to reduce natural and manmade erosion hazards, and to protect the public's health, safety, and welfare. Recorded in the Palmer Recording District, Book 0932, Pages 050 – 055.
2. Land Use Plans – This property is covered by the Matanuska-Susitna Borough Core Area Comprehensive Plan. In analyzing this plan, there is nothing that would impact this management agreement.
The property is also covered in the State Susitna Matanuska Area Plan. According to that plan, as noted in Chapter 3, most state lands will be managed for multiple uses. Exceptions are lands that will be offered for private lease or ownership, recreation sites that are less than 640 acres, and certain other areas that have unique habitat or public recreation values. Two specific areas are mentioned including an experimental forest managed by the Palmer Soil and Water Conservation District and the Plant Materials Center property managed by Division of Agriculture.
3. Title Restrictions –
Federal patent reserves from the lands granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States and a right-of-way for the construction of railroads, telegraph, and telephone lines in accordance with the Act of March 12, 1914.
State patent is subject to valid existing trails, roads, and easements, reservation of a 50-foot wide perpetual public access easement along each body of water. State patent further reserves all oils, gases, coal, ores, minerals, fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils, right of entry for the same.
4. Covenants – Dedicated to public purpose.
5. Zoning – None.
6. Easements & Other Reservations – None.

E. **Current Land Use:** Currently vacant land with some trailhead and trail use.

F. **Surrounding Land Use:** Residential and recreation.

- G. **Existing Infrastructure:** South Kaye Marie Drive.
- H. **Soils & Terrain:** Utilizing the NRCS web soil survey and the NRCS prime and important farm land matrix for Mat-Su, the property includes a mixture of Yensus silt loam, farmland of local importance (3c), Knik silt loam, and Cryods. Yensus is approximately 50% of the soil of the parcels; however, as this is a residential subdivision, the property would not likely be classified as agricultural.
- I. **Coastal Management:** Not required at this time.
- J. **Resources:** 1969B03L019 has a temporary turnaround on the subdivision plat. The guard rails replaced the post and wire that were a potential safety hazard. The Association has placed a locked gate at the end of South Kaye Marie Drive in the area of the platted temporary turnaround, placed another gate on borough property with a no trespassing sign, and placed no parking signs on borough property.
- K. **Assessment:** The 2014 assessed value of the subject parcels is \$300.00 for 2300 South Kaye Marie Drive, \$500 for 2280 S Kaye Marie Drive, \$0.00 for 2320 S Kaye Marie Drive, and \$0.00 for 2341 S Kaye Marie Drive, for a total of \$800 in assessed value.

III. Public and Board and Commission Comments

Public notice under MSB 23.05.025 was placed in the Frontiersman, on the MSB web site, and mailed out based on addresses obtained from the Borough property database. Following this, one member of the public stated he lived in the subdivision and had not received public notice in the mail. Further, less specific search was done, and 22 additional public notices were mailed where the subdivision abbreviation was such it was not picked up in the first Govern run of addresses.

All comments are included in the packet as part of the best interest finding. Four (4) comments were received in support of the management and gate closure at the end of Kaye Marie Drive. Thirteen (13) comments were received opposed particularly to the gate. In addition to opposing the gate, one opposed the ADA pedestrian access stating the entrance at this time is not ADA compliant and thought compliance could be a large expense to the homeowners association.

Mr. Storey, a resident on Outer Springer Loop, called in his comment stating that the road extending from Kaye Marie, which is now gated, was built by the Corps of Engineers to access the river. He did not state what year this was done but did say it has been used as a motorized and non-motorized recreational trail since that time.

Fish and Game Habitat commented that they have no objection.

IV. Analysis & Discussion

Title to real property is held subject to matters of record, which usually include reservations and exceptions in federal and state patents and easements plus liens and encumbrances, if any.

Review of matters of record for this property include federal and state title restrictions, the state Susitna Matanuska Area Plan, Matanuska Borough Core Area Plan, and the MSB Recreational Trails Plan.

The State of Alaska classified all of this property in this area as resource management in 1977. Some acreage has since been conveyed out of state ownership but all remaining state-owned property is still classified resource management.

The use of the Borough property specified in the application should have started with a land use application for a management agreement; however, it started with an encroachment permit issued to the Mountain View Estates Homeowners Association for gate placement, cable replacement, and guard rail placement. The description of the project allowed with a right of entry was similar but not the same as visualized during an on-the-ground visit. The gate is located on borough-owned property dedicated to public use and prevents access from a borough maintained road onto private property (Loyer) with a trail that leads to the Matanuska River. The gate, at this time, is closed and has a chain to be locked with a requirement that only HOA members may obtain a key with a monetary deposit. The HOA plan does not include keys or vehicular access to anyone other than a member of the homeowners association even though this access and trail have been open to public motorized and pedestrian access in the past.

Borough authorization of this action on borough-owned lands dedicated to public purpose would seem open to question in light of other trails and pioneer roads on Borough property, created in trespass, which Land Management has gated but been told that the gate will not be locked. Consideration might also be given to potential liability on the part of the Borough should someone suffer an injury requiring emergency services and this access to the Matanuska River is gated and locked.

A copy of the issued encroachment permit is included with this management agreement application. The permit requires an ADA access to be left at the location of a break in the cabling and requires the access to be 36-inches in width. The permit does not grant the permittee exclusive use of the area encroached upon or the platted right of way beyond the encroachment. The gate is to be maintained and remain in good repair with the permit notation if any Agency, Emergency Services Agencies, or Utilities request needed access to the public area, access shall be granted.

That encroachment permit also states if any new owners, adjacent to the platted right of way of Kay Marie Drive require access to their property through the gate or if other members of the public make a complaint to the Borough about the existence of the gate and show a need for access to the Borough right-of-way, they will be given access to ensure we do not violate the law by granting exclusive use of public lands to a select group.

The property at the end of Kaye Marie Drive provides access to private property that is between the subdivision and the Matanuska River. The private property owner has not requested gating of the access through a venue at the Borough nor did the property owner submit a comment to the public notice. A map is included that shows the exit from Kaye Marie Drive onto the private property and the roads/trails across said private property to the river.

To determine what impact, if any, this action would have on the private property owner and to obtain the perspective of this owner, a meeting was scheduled and a site visit made. The private property owner allows members of the public to park in his gravel pit free of charge, when no work is being done, and access the Matanuska River from his property on Outer Springer. Although, the gravel pit is not visible from the road, word of mouth from those who are using the gravel pit might result in more requests for usage if the gate at the end of Kaye Marie is locked. We visited the gravel pit/staging area and then drove around to the Kaye Marie side. The private property owner said he would prefer the gate not be locked but that he did volunteer his own time and excavator to help install the gate when the homeowner association representative requested this.

While driving down Kaye Marie to the MSB owned properties, we met two four-wheeler riders with an ATV trailer full of gravel driving on the road in the opposite direction. It was the impression of this adjudicator, from the description provided, that a vehicle gate was intended to be placed, thus allowing access to this road in the case of emergency needs; however, the drive gate is located on 1969B03L019 with a posted no trespassing sign. This MSB property does not access the private property. The gate to the river access is obviously wide enough for a four wheeler but not likely to allow access to a large emergency vehicle should the need arise; however, the gate was not locked at the time of this site visit. No parking signs have also been placed at the end of Kaye Marie, which would seemingly limit even pedestrian use of this access to homeowner association members since visitors would not have a place to park. As we left the subdivision, the four wheelers and ATV trailer were noted in a private driveway in the Mountain View Estates and the gravel was being placed to repair the driveway.

The properties owned by the Borough are only 20,000 +/- square feet each and are located in an area close to the Matanuska Susitna River that may or may not flood. The Borough acquired additional lots in Block 3 that are now owned by an adjacent property owner. Significant amounts of those properties were lost to flooding of the Matanuska River when it was predominantly traveling along the west bank adjacent to this private property and the Mountain View Estates subdivision.

As the Valley has grown and matured over the last several decades, large public and private properties that included different motorized and nonmotorized trails have been sold into private ownership and/or developed into subdivisions without regard to continued use of the trails or subjecting the property to legal easements for the trails. This has been recognized by the Borough and addressed, to a degree, in the Matanuska-Susitna Borough Recreational Trails Plan in conjunction with the desires of Borough residents. To this end, the Borough is working in cooperation with the State of Alaska, local community councils, cities, businesses, property owners, and trail advocacy groups to provide a system of trails throughout the Borough to enable the public to engage in motorized and non-motorized outdoor recreation activities and to ensure the future preservation of trails.

Options for this application include:

1. Deny the application. Management agreements as a whole require significant staff time for monitoring, reports, renewals, etc., with no monetary payment to the Borough to ameliorate the costs. If the Borough does not enter into a management agreement for the properties, they would continue to be dedicated for a public purpose and the current homeowner association activities would fall under the encroachment permit. Stipulations in the encroachment permit could be challenged with regard to locks and signage. Insurance on the part of the homeowners association is not a requirement of the encroachment permit and might leave the Borough open to liability for structures on borough-owned property.
2. Enter into a management agreement for maintenance of the area that does not allow a locked gate on Borough property that prevents access to private property and requires removal of the no trespassing and no parking signs from borough-owned property in view of current Borough policy and current public comment. The Borough has other trails and pioneer roads with gates; however, instructions have been given not to lock or authorize others to lock the gates pursuant to Borough policy.
3. Enter into the management agreement, allowing private use of borough-owned property to members and guests of the Mountain View Estates Homeowners Association only, including the locked gate and posted signage on Borough property.

V. Staff Recommendation

Land and Resource Management staff would recommend Option 2. A management agreement with regard to the borough-owned property and use of the property dedicated to public purpose by a prior Assembly. A management agreement would provide liability protection to the borough through the insurance requirement on the part of the Homeowners Association. Option 2 would allow a gate to remain, which could be closed, but would not allow it to be locked with access only by members of the homeowners association. If the private owner whose property is being blocked had desired to prevent use of his property, a locked gate could have been installed on 17N02E17D013 rather than publically dedicated property.

To: Glenda Smith

ref: MSB006950

Our community recognized the need to fix the old cable in the poles that had been installed 30 years ago. A huge community effort where all materials, time, labor & equipment was **donated** ensued.



Old Cable that was removed



Replacing cable with guardrails.

What we have now is a safer neighborhood.

We request that this assembly allow this community project to remain.

Mt. View HOA, Vice president and resident..

VickieLee Fenster

1969B04L002

Im15-039
DR15-051

From: doug_carpenter_jacobs [mailto:doug_carpenter_jacobs@yahoo.com]

Sent: Thursday, August 28, 2014 10:48 AM

To: Vickie Lee Fenster

Subject: Mountain View Estates gate

Prior to moving into are house at the corner of Katie Marie & Nissen I and had no idea how bad the 4 wheeler traffic was in the development. A average day is between 30 to 40 4 wheelers coming through the development using the access to go into the river bed. Between the noise level the excess speeds and the lack of care for the home owners the development it was just about unbelievable . Since the guard rail and gate has been installed . The only 4 wheeler traffic is that of home owners and the noise level is only from normal vehicle traffic and has definitely returned the development to the its original status. When I first lived here.

Sent from Samsung Mobile

2

IM15-039
RS15-051

Glenda Smith

From: Vickie Lee Fenster
Sent: Wednesday, February 18, 2015 10:17 AM
To: Glenda Smith
Subject: FW: Public Notice on gate

Vickielee Fenster, CFM

Permit Center
Mat-Su Borough
907-861-8507
vfenster@matsugov.us

May you have warmth in your igloo,
oil in your lamp,
and peace in your heart...*Eskimo Saying*

From: Tammy morck [mailto:toklatgrizz@hotmail.com]
Sent: Thursday, August 28, 2014 10:10 AM
To: Vickie Lee Fenster
Subject: RE: Public Notice on gate

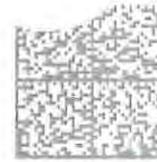
Excellent job Vickie. I know for a fact it has cut down on traffic alot. Being at the end of Kaye Marie we would hear 4 wheeler's as early as 3-4 am coming down the road not just a few of them it would be 10 to 15 one right after another. Now with the gate being up I think we have heard just a few. Makes it safer for children and adults also.

From: VickieLee.Fenster@matsugov.us
To: VickieLee.Fenster@matsugov.us; akthermalimaging@yahoo.com; richa@mtaonline.net; dlbrown@mtaonline.net; pbryan@mtaonline.net; [doug carpenter jacobs@yahoo.com](mailto:doug_carpenter_jacobs@yahoo.com); jsc@gci.net; dj@gci.net; alauraclark89@gmail.com; laynelarsoncollins@yahoo.com; timothy.davey1@us.army.mil; sduncan_213@yahoo.com; karry923@yahoo.com; bastardbarbie@hotmail.com; jukejeem@mtaonline.net; redkty@gmail.com; galeryak@ak.net; kgabel@mtaonline.net; terigardino@gmail.com; sjgilmore@mtaonline.net; dgoble@mtaonline.net; guyclair@mtaonline.net; purpledebbie@hotmail.com; edajarman@aol.com; newliver04@yahoo.com; snookums@mtaonline.net; skrueger@mtaonline.net; dlacasse@gci.net; toklatgrizz@hotmail.com; kathien@mtaonline.net; polaris@mtaonline.net; kel@alaskaseafood.com; rogersthomas@hotmail.com; johnrozzi@gmail.com; pshiflea@yahoo.com; cshults@hotmail.com; shults53@hotmail.com; kevinshults23@gmail.com; cindy.shults@alaska.gov; finerthings_76@hotmail.com; jackjudy@mtaonline.net; larryswift@hotmail.com; april3@mtaonline.net; akmuddy@gmail.com
CC: palmerguy@mtaonline.net
Subject: RE: Public Notice on gate
Date: Thu, 28 Aug 2014 17:55:15 +0000

Cindy pointed out I was speaking government and asked I clarify.... Thanks Cindy



MATANUSKA-SUSITNA BOROUGH
 Community Development
 Land Management Division
 350 East Dahlia Avenue
 Palmer, Alaska 99645



U.S. POSTAGE >>> PITNEY BOWES
 ZIP 99645 \$ 000.49⁰⁰
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 PO BOX 671871
 CHUGIAK, AK 99567-1871

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
 99567-1871
 PUBLIC NOTICE

Type: Management Agreement (MSB006950)
 Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

TAX MAP: PA12

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received an application from Mountain View Estates Homeowners Association (HOA) for a management agreement that would include the above four borough-owned parcels with a current project that includes HOA property. The above properties are substandard size for building and the Assembly has previously dedicated them to public purpose. MSB Planning Department has issued an Encroachment Permit E014003 to HOA for gate and cable replacement for public safety and trespass complaints.

A long-term management agreement between MSB and the HOA would provide a mechanism for maintenance, upkeep, and management and creation by the HOA of ADA accessible access. Future plans include public education and protection of salmon rearing habitat on private HOA property accessible from the Management Agreement area including the publically dedicated parcels.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Matanuska-Susitna Borough building in the Land Management Division. Public comment is invited on this request. If you have any comments please mail or deliver them to the borough offices at the address indicated above, no later than **September 25, 2014**. If you have questions about this request: call Glenda Smith at 861-7864 between 8:00-5:00 or you can send an e-mail to: glenda.smith@matsugov.us (PLEASE REFER TO MSB006950 WHEN SUBMITTING COMMENTS).

Comments: *Thank you! Thank you! For closing off the river access at the end of Kane Marie blv. at this at the end - it was like an freeway of 4-lanes & dirt bikes - I can now sleep @ night without the lights and noise. Thank you!*

Signature: *Judy Stahancyk* Phone: *746-4870*

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 745-4801.



MATANUSKA-SUSITNA BOROUGH
 Community Development
 Land Management Division
 350 East Dahlia Avenue
 Palmer, Alaska 99645

Place Stamp Here

*Im15-039
 0R15-051*

Glenda Smith

From: Zafian, Holly K (DFG) <holly.zafian@alaska.gov>
Sent: Wednesday, October 29, 2014 4:41 PM
To: Glenda Smith
Cc: Meehan, Joe (DFG); Bethe, Michael L (DFG); Fink, Mark J (DFG)
Subject: FW: Matansuka River HOA and MatSu Borough Management Agreement

Good afternoon,

The Alaska Department of Fish and Game (ADF&G) has reviewed the application from the Mountain View Estates Homeowners Association (HOA) to lease borough-owned land in order to maintain a guardrail and gate in order to restrict ATV access but continue to allow ADA accessible pedestrian access to trails. The trails crosses through a borough-owned parcel and leads into HOA-owned lands and to the state-owned lands and waters of the Matanuska River.

While it is unusual that motorized access would be restricted on publicly owned land that is dedicated for public purpose in order to prevent trespass on adjacent privately owned land, ADF&G does not object to the issuance of this lease. It appears that non-motorized public access to the Matanuska River is still available. Thank you for the opportunity to review and comment on this application. If you have any questions or if you would like to discuss our comments, please feel free to call or email me.

Holly Zafian
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
333 Raspberry Road
Anchorage, Alaska 99518
Phone 907-267-2292
Fax 907-267-2859
Email holly.zafian@alaska.gov



MATANUSKA-SUSITNA BOROUGH
 Community Development
 Land Management Division
 350 East Dahlia Avenue
 Palmer, Alaska 99645

HD 4
 PERMIT CENTER - INFO ONLY

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Management Agreement (MSB006950)
 Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

TAX MAP: PA12

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A long-term management agreement between MSB and the HOA would provide a mechanism for maintenance, upkeep, and management and creation by the HOA of ADA accessible access. Future plans include public education and protection of salmon rearing habitat on private HOA property accessible from the Management Agreement area including the publically dedicated parcels.

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Comments: I DID NOT RECEIVE A PUBLIC NOTICE BY MAIL FROM THE MAT-SU BOROUGH. OTHERS DID NOT AS WELL. THE GATE IS NOT ADA ACCESSIBLE. BEING ADA ACCESSIBLE COULD PRESENT A LARGE FINANCIAL BURDEN TO HOMEOWNERS. WE NEED A PUBLIC MEETING + MORE TRANSPARENCY.

Signature: David G. Jenkins Phone: 745-0701
12701 E. ERIN CT.

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 745-4801.

Place
Stamp
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MATANUSKA-SUSITNA BOROUGH
 Community Development
 Land Management Division
 350 East Dahlia Avenue
 Palmer, Alaska 99645

*This public notice & request for comments is in compliance with MSB Code 23.05.025
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Im15-039
 OR15-051



MATANUSKA-SUSITNA BOROUGH
 Community Development
 Land Management Division
 350 East Dahlia Avenue
 Palmer, Alaska 99645

HD 4
 PERMIT CENTER - INFO ONLY

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Management Agreement (MSB006950)
 Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

TAX MAP: PA12

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Comments: I am against this application, it is a push by a couple home owners & has not been voted on by the individual home owners. and the few home owners are just wanting to cut out public access to the river bed in general.

Signature: Garnette Jenkins Phone: 841-8205

(If you need more space for comments please attach a separate sheet of paper.)
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Im15-089
 DR15-051

Dear Glenda

My name is Bill Brister. I live at 12270 east outer Springer loop. I bought my first house in Mountain View Estates in 1991 on Kay Marie drive and lived there for about 11 years. I then bought a house on Allison court in 2005 and sold it in the summer of 2011 and bought the house just down the road from Mountain View Estates about 3/4 of a mile away. I have been using the river access on Kaye Marie drive ever since 1991 to go to the river bottom. The trail head is well established and is accessed from Kaye Marie drive. Kaye Marie Drive is a borough maintained road currently and I believe the gate that restricts the access to the state owned property is in violation of the law as I have been using the access point to ride my four wheeler and snow machine for almost 25 years. I along with many others have a solid case of adverse possession as I and many others have been using this access for more than 7 years. The area has long been a recreational area that we can access without driving out to the Butte. I don't agree with the home owners association and others that live in the area also don't agree with the HOA. I hope the Borough take the time and goes to the river and inspects the site and then you can clearly see that it has many years of use as an access point to the river. Thank you for your time and I hope you address my concerns to being denied access to the river after having used this location for local recreational activities. Thank You



Bill Brister

12270 east outer Springer loop

Palmer Alaska 99645

FIRST CLASS

PUBLIC NOTICE

99645-0000 MATANUSKA-SUSITNA BOROUGH

PUBLIC NOTICE

Type: Management Agreement (MSB008930)
Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

TAX MAP: PA12

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A long-term management agreement between MSB and the HOA would provide a mechanism for maintenance and protection of salmon rearing habitat on private HOA property accessible from the Management Agreement area and HOA dedicated parcels.

Im 15-039
OR 15-051

Dear Glenda

My name is Patricia Plummer. I live at 12260 East Outer Springer Loop. In Reply to the MSB006950 the point of entry to the flats thought Mt. View Estates. In the last 25 years I have used this point for entry for fishing and other actives there. I did own a house in the subdivision up to 2012 when I moved up the road 1/2 mile away. The last 2 years every weekend up to last month when they put up a locked gate. Now I am told that the only point it entry the flats is up by the bridge to the Butte. I under stand that they are upset about the traffic that is up and down Kaye Marie Street. This happens on all the roads on the Outer Springer Loop. The borough owns the properties which the entry point is at. As for now ONLY Mt. View Home Owners are allowed to use.

Patricia Plummer
12260 East Outer Springer Loop
Palmer AK 99645
746-4260

FIRST CLASS

PUBLIC NOTICE

996450000 MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Management Agreement (MSB006950)
Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

TAX MAP: PA12

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PUBLIC HEARINGS

IM15-039
OR15-051

PUBLIC NOTICE

9964589027 1009
MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Management Agreement (MSB006950)
Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

TAX MAP: PA12

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Comments: We used it for years and would like it open

Signature: CB Hank Phone: 907-746-5624

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 745-4801.

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Community Development
Land Management Division
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Palmer, Alaska 99645

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Im15-039
0R15-051

PUBLIC NOTICE

996454902 MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Management Agreement (MSB006950)

TAX MAP: PA12

Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

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Comments: I have been using this access for years And dont want it cut off

Signature: Jaydra Chapman Phone: 745-4043

(If you need more space for comments please attach a separate sheet of paper.)

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PUBLIC NOTICE

99645*902 MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Management Agreement (MSB006950)
Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

TAX MAP: PA12

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Comments: *I have used this access since I was a youth. Now at 58 yrs of age they no longer have access.*

Signature: *Carl Scheiff* Phone: *907-746-3067*
12205 E. Outer Springer Loop

(If you need more space for comments please attach a separate sheet of paper.)

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ORIS-051*

PUBLIC NOTICE

99645-9024 MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Management Agreement (MSB006950)
Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

TAX MAP: PA12

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Comments: *This has been public access to many individuals in the surrounding area for many many years. I'm afraid that they will cut further access to the river because people at the end of the road don't want people using it. The Mountain View Homeowner estate installed the gate blocking access unless we were never notified of installation.*

Signature: *Terry* Phone: *907-746-5295*

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 745-4801.

→ This gate only benefits the privacy of the homeowners at the end of the road.

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Palmer, Alaska 99645

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OR15-051*

PUBLIC NOTICE

996454902 MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Management Agreement (MSB006950)

TAX MAP: PA12

Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

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Comments: I have used this trail on a weekend and weekdays with my daughters and friends. We accessed the trail by walking - Bicycle - and 3-4 wheelers. We enjoyed exploring the creek, ponds, and seeing the Moose - Eagles and the fish. Also the old old cabin behind the Overlook Pits
Signature: Edward Koch Phone: 907-745-3777

(If you need more space for comments please attach a separate sheet of paper.)
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Land Management Division
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OR 15-05146

PUBLIC NOTICE

9964533024 MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Management Agreement (MSB006950)

TAX MAP: PA12

Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

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Comments: I come to my friends to go riding with them on the Mat-su trails and we planned to go riding the trail was blocked off by the people that live in that neighborhood. I also go riding to go fishing down at the creeks.
Signature: [Handwritten Signature] Phone: 907-764-4885

(If you need more space for comments please attach a separate sheet of paper.)
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ORIS-051

PUBLIC NOTICE

996453902 MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Management Agreement (MSB006950)
Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

TAX MAP: PA12

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Comments: I don't want this access closed cause I use it year round for trail riding, hunting & fishing.

Signature: *Craig Christensen* Phone: _____

(If you need more space for comments please attach a separate sheet of paper.)
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*IM15-039
OR15-05148*

PUBLIC NOTICE

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PUBLIC NOTICE

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Comments: I am a life long Alaskan of 71 years. I am opposed to Closing access to the River area from Kay Maris

Signature: Keith A. Dodson Phone: 907-745-3127

(If you need more space for comments please attach a separate sheet of paper.)
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OR 15-051 149

Matanuska-Susitna Borough

PUBLIC NOTICE

SEP 25 2014

99645-9027 MATANUSKA-SUSITNA BOROUGH RECEIVED
PUBLIC NOTICE

Type: Management Agreement (MSB006950)
Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L017

TAX MAP: PA12

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Comments: This was a Public trail a long time ago before the subdivision was there, it should stay open as a public easement

Signature: Tony Nolin Phone: 232-6462

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 745-4801.

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Recreational Services

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OR15-061

NON-CODE ORDINANCE

By: D. Moore
Introduced: 12/16/97
Public Hearing: 1/6/98
Adopted: 1/6/98

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 98-002**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY DEDICATING TO PUBLIC PURPOSE PROPERTIES ACQUIRED THROUGH TAX FORECLOSURE WITHIN MOUNTAIN VIEW ESTATES, PHASE III, PALMER/SPRINGER AREA.

WHEREAS, the Matanuska-Susitna Borough has acquired title to Lot 19, Block 3, and Lots 17, 18, and 19, Block 4, Mountain View Estates, Phase III, through a judicial clerk's deed due to the failure of the former record owners of the properties to pay the borough's property taxes; and

WHEREAS, the properties being dedicated are all within Mountain View Estates Subdivision, Phase III, in the Palmer/Springer area and are listed as follows:

Lot 19, Block 3, Mountain View Estates, Phase III
Former record owner - James Hunt, Jr.
4511 Laurel Street #6E
Anchorage, Alaska 99507

Lot 17, Block 4, Mountain View Estates, Phase III
Former record owner - Solo Development Ltd., Inc.
724 E. 15th Avenue
Anchorage, Alaska 99501

Lots 18 and 19, Block 4, Mountain View Estates, Phase III
Former record owner - James Hunt, Jr.
4511 Laurel Street #6E
Anchorage, Alaska 99507

WHEREAS, pursuant to Alaska Statutes 29.45.460 (a) and (c) lands conveyed to a municipality by tax foreclosure that are to be held for a public purpose shall be reserved by ordinance; and

WHEREAS, as a result of one of the Matanuska River's frequent channel movements the majority of these lots were washed away; and

WHEREAS, the land left by the river is bluff or riverbed and in its present condition is no longer usable; and

WHEREAS, the public's use of the property to access the river contributes to further erosion of the bluff; and

WHEREAS, the borough is concerned that private property is at risk if man-made erosion continues; and

WHEREAS, in order to discourage further man-made erosion these properties will be dedicated to a public purpose with specific language limiting use.

BE IT ENACTED:

- * Section 1. Classification. This is a non-code ordinance.
- * Section 2. Dedication to public purpose. Pursuant to Alaska Statutes 29.45.460 (a) and (c) the Matanuska-Susitna Borough Assembly dedicates Lot 19, Block 3, and Lots 17, 18, and 19, Block 4, Mountain View Estates, Phase III, to public purpose.
- * Section 3. Specific dedication language. These properties are to remain in borough ownership as open space; to

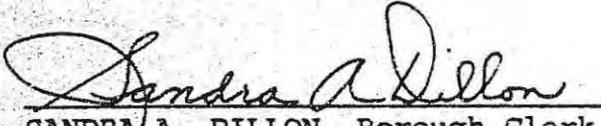
serve as a buffer to reduce natural and manmade erosion hazards;
and to protect the public's health safety and welfare.

* Section 4. Effective date. Ordinance Serial No. 98-002
shall take effect upon adoption by the Matanuska-Susitna Borough
Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 6th day
of January, 1998.


DARCIE K. SALMON, Borough Mayor

ATTEST:


SANDRA A. DILLON, Borough Clerk

(Seal)



MATANUSKA-SUSITNA BOROUGH

Development Services Division

Permitting Services

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9822 • Fax (907) 746-7407

www.matsugov.us

ENCROACHMENT PERMIT E014003 Gate Placement and Cable Replacement to Guard Rail Placement

THIS PERMIT, is issued this 11th day of June, 2014, by the MATANUSKA-SUSITNA BOROUGH, to:

Mountain View Estates Home Owners Association, Inc.
P.O. Box 85
Palmer, AK 99645

Phone #: N/A
Fax# N/A

WITNESSETH: The Borough does hereby grant an Encroachment Permit in the following described Public Right of Way or Easement Area to Wit: **within Section 17, T17N, R2E, Seward Meridian, Alaska, as shown on the attached maps. Adjacent to Tax Parcel Tax ID: #1969B04L017 (MSB)**

The encroachment hereby authorized is described as and limited to the following: **Place a two bar gate with reflective identification within the platted right of way of South Kaye Marie Drive to block motorized traffic. Replace cable attached to posts with guard rail and identify better to motorists. An ADA access is to be left at current location of break in cabling where pedestrian trail goes out of right of way on the south side or in a suitable location near there. Because of the change in construction the 2010 design rules on ADA minimum width of 36" has to be used at cabling pedestrian entrance. So a post or two may need to be moved or relocated. This permit shall be the responsibility of the Owners Association and shall attach to the owner of Tax Parcel 1969000T00A-2, subject to the following conditions:**

Special Conditions:

- 1) This Permit shall run with the property and shall be acknowledged in writing to the Borough by new owners, assignees, or lessees of the above described property. Failure to acknowledge and accept the permit conditions shall render this permit null and void.
- 2) It is the responsibility of the Permittee to correctly locate the Encroachment within the right-of- way.
- 3) The Matanuska-Susitna Borough or the State of Alaska and its Contractors shall not be held liable for damage to the encroachments while upgrading, improving, removing, or performing road maintenance and snow removal operations.

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



MATANUSKA-SUSITNA BOROUGH
Development Services Division
Permitting Services

350 East Dahlia Avenue • Palmer, AK 99645
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- 4) This Encroachment Permit does not grant the Permittee exclusive use of the area encroached upon or the platted right of way beyond the encroachment.
- 5) No additional encroachments may be placed within the platted easements without the Borough's authorization in the form of an additional Encroachment Permit.
- 6) The gate shall be maintained and remain in good repair throughout the time of its existence at this location. If any Agency, Emergency Services Agencies, or Utility requests any needed access to the public area, access shall be granted by providing combination for the duration of the need.
- 7) If an Agency or the Department of Natural Resources determines that the right of way of Kaye Marie Drive has overlapping or is adjacent to public lands or created or existing public easements this Encroachment Permit shall automatically be revoked and the Permittee shall be responsible for removal of the encroachments placed by this permit that are within the right of way of Kaye Marie Drive at the permittee's sole expense.
- 8) When or if the gate needs removal please contact the Permit Center at 861-7822.
- 9) When placement of the gate and improvements has been made, please call the Permitting Office, Harry Hartung at 355-2391 or Andy Dean at 861-7803, to notify them of the completion.
- 10) If any new owner's, adjacent to the platted right of way of Kaye Marie Drive and where access is needed to their property through the gate, or if other members of the public make a complaint to the Borough about the existence of the gate and show a need for access to the Borough right of way, they will be given the gate combination for access. This will ensure we do not violate the law by granting exclusive use of public lands to select groups.

In consideration for this permit, the Permittee shall indemnify, defend, and hold and save the Borough, its elected officers, agents and employees, harmless from any and all claims, demands, suits, or liability of any nature, kind or character, including costs, expenses, and attorney's fees. The permittee shall be responsible under this clause for any and all legal actions or claims of any character resulting from injuries, death, economic loss, damages, violation of statutes, ordinances, constitutions or other laws, rules or regulations, contractual claims, or any other kind of loss, tangible or intangible, sustained by any person, or property arising from Permittee's construction,

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Development Services Division
Permitting Services

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alteration or maintenance and existence of the above described encroachment or for any damages whatsoever arising out of the granting of this permit.

The Borough reserves the right to revoke this permit upon twenty (20) days written notice to the Permittee. The Permittee, agrees upon said notice of revocation, to immediately remove said encroachment from the easement, street, or public right of way at the permittee's sole expense. Should the Permittee refuse or fail to comply with said written notice, the Borough, may without further notice to the Permittee, remove or cause to be removed the encroachment and the Permittee hereby agrees to reimburse the Borough for all costs incidental to the repair thereof.

PERMITTEE

Mountain View Estates Home
Owners Association, Inc.
Representative

MATANUSKA-SUSITNA BOROUGH

John Moosey
Borough Manager

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



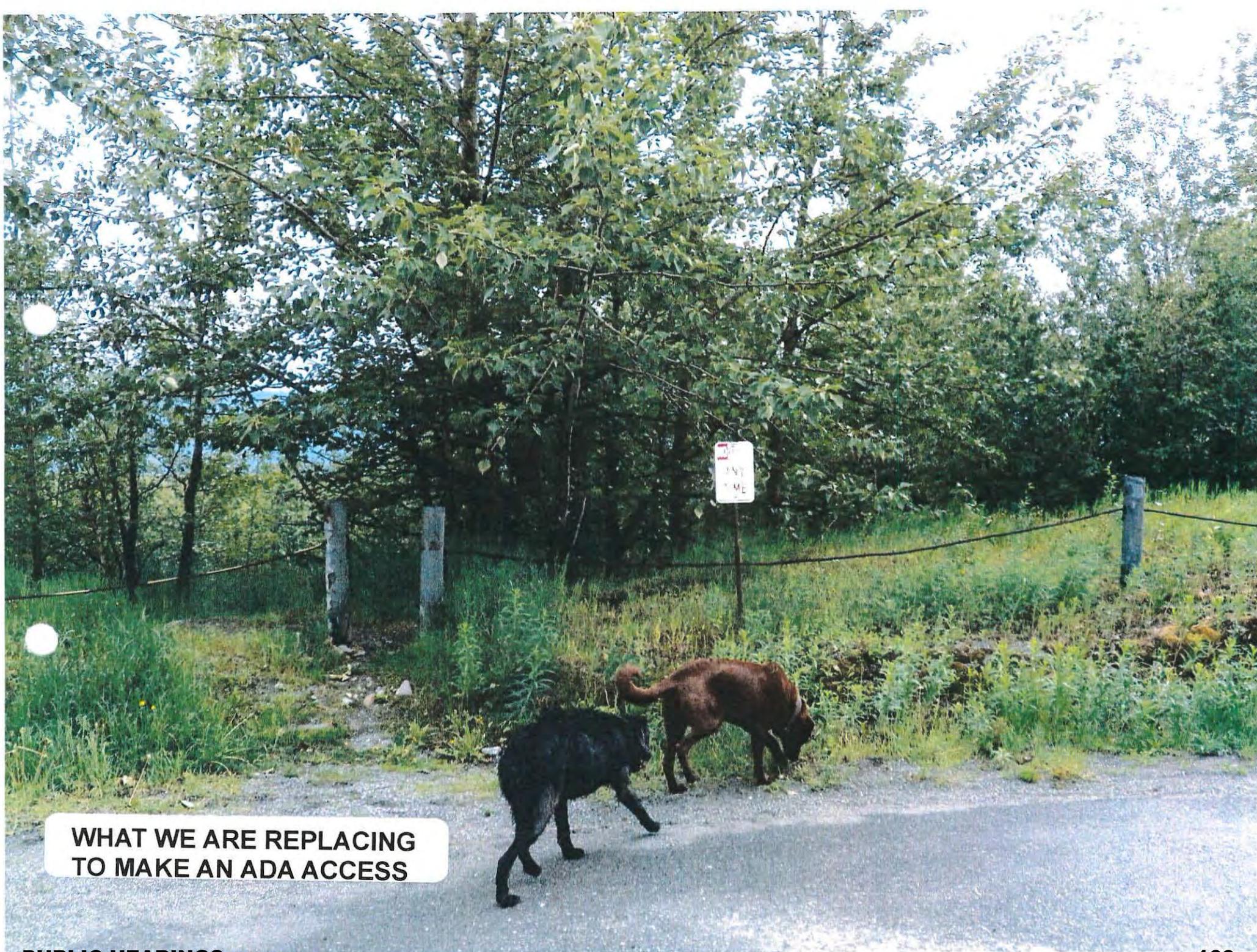
OR15-051 Im15-039
WHAT WE ARE REPLACING



OR15-051 Im15-039
620-5111 130-5110



Im15-039 OR15-051



**WHAT WE ARE REPLACING
TO MAKE AN ADA ACCESS**



KAYE MARIE

GUARD RAIL

GATE

WALKING ACCESS ADA

Im15-039 OR15-051





Im15-039
0215-051









PROJECT NAME: Mountain View Homeowners Association/MSB Safety and Trespass Agreement

RIGHT OF ENTRY

The undersigned is the owner ("Owner") of the property, premises, or easement (the "Property") described as follows:

Tax ID: 1969B04L017, 1969B04L018, 1969B04L019, 1969B03L019

Address: Mountain View Subdivision

Consent. The Owner does hereby grant permission to Mountain View Homeowners Association, and its agents, employees, consultants and representatives (herein individually and collectively referred to as "Mountain View HOA"), for a period of three hundred sixty-five (365) days from the date of this consent, to enter onto the Property and contiguous property owned controlled by the Owner for the purpose of performing an inspection, removing hazardous chain, installing guard rail, and other activities as Mountain View HOA may deem necessary, at the sole cost of Mountain View HOA. Mountain View HOA shall be solely responsible for the actions of its employees or contractors while on the Property. Permittee agrees to defend, indemnify, and hold Permitter harmless from any claims or damages that may arise out of such work on the Property, unless the same is occasioned by the negligence or actions of the Permitter, and/or Permitter's successors, consultants, assigns, licensees, or agents. It is understood and agreed that this permit does not create for the Permittee any possessory interest in or title to the above-described property except as herein provided for ingress, egress, and the activities described above.

This Right of Entry is provided to allow activities during the construction season and as volunteers are available. Mountain View HOA and MSB are in the process of establishing a Management Agreement for the above-referenced properties. This Right of Entry provides access and authority to maintain until such time as the Management Agreement is approved.

Authority. The individual executing this consent on behalf of the Owner represents to Mountain View HOA that such individual is authorized to do so by requisite action of the Owner.

OWNER: MATANUSKA SUSITNA BOROUGH

By: 
Eric Phillips
Community Development Director

Date: 7/31/11

MSB006950

Right of Entry
Im15-039
OR15-051



MANAGEMENT AGREEMENT

This management agreement (hereinafter called "Agreement") is made and entered into on April 7, 2015 by and between the MATANUSKA-SUSITNA BOROUGH (hereinafter called "Borough") and MOUNTAIN VIEW ESTATES HOMEOWNERS ASSOCIATION (hereinafter called "ASSOCIATION").

Whereas, the Borough owns certain real property in Palmer, described in EXHIBIT A, and ASSOCIATION wishes to manage the described borough-owned lands as public recreation pursuant to the terms and conditions of this agreement, and subject to valid existing rights.

Now therefore, in consideration of the covenants and agreements contained herein, the Borough and ASSOCIATION agree as follows:

Section 1. Description of property.

ASSOCIATION does hereby agree to manage, operate and maintain the borough-owned land within the areas as legally described in Exhibit A.

Section 2. Term.

This Agreement shall be effective from May 5, 2015 through 11:59 PM May 4, 2035 ASSOCIATION shall perform those management services described herein for the full term subject to Section 26 (Termination).

Section 3. Purpose.

This Agreement describes the ASSOCIATION's operation, management and maintenance of the borough-owned lands within the property.

A. The ASSOCIATION shall manage, operate, and maintain (hereinafter called "manage" or "management") property dedicated to public purpose through the term of the Agreement based on the Management Plan of Operation set forth in Section 6, and in the regular course of its management perform the duties specifically described as Scope of Work, EXHIBIT D. It is the intent of both parties that the ASSOCIATION shall be responsible for the daily operation and management of the areas, including the details necessary to manage, operate, and maintain the areas as a clean, safe, and sanitary public use area, while also initiating the action on plans to improve and enhance the areas in the future.

B. The ASSOCIATION's management of the borough-owned lands shall not be for profit.

Section 4. ASSOCIATION as an Independent Contractor.

The ASSOCIATION shall perform its obligations hereunder as an independent contractor of the Borough. The Borough may administer this Agreement and monitor ASSOCIATION's compliance with this Agreement but shall not supervise or otherwise direct the ASSOCIATION except to provide recommendations and to act on requests to approve or deny certain activities pursuant to the Agreement.

Section 5. Payment for Utilities and Other Services.

The ASSOCIATION shall pay all costs of installation and service by utilities, including electric, water, and solid waste and sewage disposal, and all costs to manage, maintain and operate services, if any, for the term of the agreement.

Section 6. Management Plan of Operation.

The Plan of Development (EXHIBIT B) and Scope of Work and Management Objectives (EXHIBIT D) together become the Management Plan of Operation. It is the responsibility of the ASSOCIATION to initiate and secure all sources of funding, including alternative funding to enhance or manage the property for the public. The approval of this agreement by the borough does not include approval of any funding from the Borough. The following specific conditions are also incorporated in to the Management Plan of Operation.

- A. Commercial uses and advertising within the property boundaries are prohibited.
- B. Overnight use on the borough land within the property will not be authorized by the borough.
- C. Clearing of live trees over six (6) inches DBH must be authorized by the borough in advance of the work being done.

Section 7. Alterations, Improvements and Capital Improvements.

Any alterations and improvements of a permanent nature of construction must be presented and approved by the borough in advance of work being accomplished. The borough will require review and acceptance by ASSOCIATION members as part of the process for approval.

Section 8. Warranty of Work.

ASSOCIATION expressly warrants that all materials used in construction, repairs and maintenance of the property will be of good quality and that all workmanship will meet accepted codes and standards of the trade.

ASSOCIATION shall undertake to correct workmanship of defect in materials found by the Borough to constitute a breach of the Agreement.

Section 9. Use and Operation.

Use and Operation of the borough-owned property shall provide for the maximum availability to the public. ASSOCIATION shall operate the areas as provided in the scope of work and plan of operation.

Section 10. Annual Performance and Accounting Report.

ASSOCIATION shall submit a report on or before June 30 of each year for the term of this Agreement. At a minimum the report shall include the following:

- A. A summary of the previous year's regularly scheduled and special use.
- B. A treasurer's report for the past year including a complete accounting of all receipts and disbursements related to the management, operation, and maintenance of the property areas.
- C. A summary of any improvement previously approved by the Borough that were completed during the year.
- D. Copies of all licenses, permits, authorizations, and insurance policies required under the terms of this Agreement.
- E. A request for approval by the Borough of proposed improvements, alterations, and construction to be accomplished in the upcoming year.
- F. Copies of any changes to the bylaws or corporation status of ASSOCIATION.
- G. Current list of all officers of the ASSOCIATION, with phone numbers and addresses.
- H. Designation of primary and alternate contact representatives for the upcoming year, with phone numbers and addresses, with a written explanation of the duties, authority and responsibility of each relative to this agreement.
- I. Amendments to the plan of operation describing how the various tasks necessary to execute this Agreement will be performed during the upcoming year, if different than now described.

Section 11. Waste.

ASSOCIATION, its volunteers, board member, members, employees, subcontractors, or anyone directly or indirectly employed by them, shall not commit waste on or injury to the property or improvements thereon, or allow third parties to commit such waste or injury. ASSOCIATION shall be liable for all damage and repair costs during the management term.

Section 12. Rights-of-Way.

Authority to grant or issue permits for easements and right-of-way is retained by the Borough.

Section 13. Assignment or Delegation of Duties.

ASSOCIATION may not assign any interest in this Agreement to any person, delegate any duties under this Agreement, nor enter into any contracts for commercial concession or vending on the premises without the prior written approval of the Borough. Any attempt by ASSOCIATION to assign any part of its interest or delegate duties under this Agreement shall give the Borough the right to immediately terminate this Agreement without any liability to the Borough for payment of work performed.

Section 14. Ownership of Improvements.

All improvements attached to the land will remain with the land and become the property of the Borough upon expiration of termination of this Agreement.

Section 15. Permits, Laws, and Taxes.

All activities authorized under this Agreement shall be conducted in compliance with applicable federal and state constitutions, federal, state, and local laws, regulations, and orders of governmental authorities having jurisdiction over the property in effect during the term of this Agreement. ASSOCIATION agrees to obtain the necessary approvals from all third party interest and obtain all permits or written authorization required by the applicable laws, rules, and regulations from governing authorities, which includes but is not limited to flood hazard area development permits for any excavation, fill, gravel work, or development proposed. ASSOCIATION agrees to provide documentation of all applicable licenses and permits to the Borough.

Section 16. Alcoholic Beverages.

There shall be no sale, service, or consumption of alcoholic beverages allowed on the property except as specifically authorized in writing by the borough manager.

Section 17. Non-Discrimination.

ASSOCIATION shall not discriminate against any person on the basis of race, religion, age, color, national origin, marital status, physical handicap, or status as a disabled veteran or veteran of the Vietnam era.

Section 18. Inspection or Premises.

Borough employees or representatives may at any time enter and inspect the borough-owned lands and improvements. Any unsatisfactory work/services performed or not performed, as the case may be, shall be remedied within a period established by the Borough. Such unsatisfactory or incomplete work shall be based upon the performance standard of workmanship and materials designated in Section 8, and as set forth in the Borough approved plan for improvements.

Section 19. Fuel Storage/Hazardous Material.

The storage of petroleum or toxic chemicals is prohibited on the property. Spills or contamination on the property will be controlled and recovered immediately by ASSOCIATION, at ASSOCIATION's expense, and reported to the State of Alaska, Department of Environmental Conservation and the Borough immediately. Nothing herein shall prohibit or prevent ASSOCIATION from seeking recovery of its expenses for such control and recovery from the responsible party.

Section 20. Safety.

ASSOCIATION is responsible for the safety of all persons entering the property including, but not limited to, visitors, park users, spectators, employees, contractors, vendors, members, volunteers, pedestrians, or any other person on the premises under this Agreement. ASSOCIATION agrees to provide visitors and park users with information regarding rules, safety regulations, and other information pertaining to the property and the Agreement.

Section 21. Defense and Indemnification.

ASSOCIATION agrees to indemnify, defend, and hold harmless the Borough, its elected and appointed officers, agents, and employees from any and all claims, demands, civil suits, or liability of any nature, kind, or character, including costs, expenses, and attorney's fees for or on account of any and all legal actions or claims of any Character. ASSOCIATION shall be responsible under this clause for any and all legal actions, or claims of any character resulting from injuries, death, economic loss, damages, violation of statutes, ordinances, constitutions or other laws, rules or regulation, deprivation of constitutional rights, contractual claims or any other kind of loss, tangible or intangible, sustained by any person, or property arising from ASSOCIATION or ASSOCIATION's officers, agents, employees, partners, attorney, suppliers, visitors, whether invited or not, licensees, guests, and subcontractors performance or failure to perform this Agreement in any way whatsoever. This defense and indemnification responsibility includes claims alleging acts or omissions by the Borough or its agents which are said to have contributed to the losses, failure, violations, or damage.

If any portion of this clause is voided by law or a court of competent jurisdiction the remainder of the clause shall remain enforceable.

Section 22. Insurance.

It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of the Agreement to create in the public or any member thereof a third party benefit hereunder, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement.

It is highly recommended that the ASSOCIATION confer with their respective insurance companies or brokers to determine if their insurance program complies with the Borough's Insurance requirements.

Section 23. Severability.

If any section or clause of the Agreement is held invalid by a court of competent jurisdiction, or is otherwise invalid under the law, the remainder of the Agreement shall remain in full force and effect.

Section 24. Jurisdiction: Choice of Law.

The interpretation and enforcement of the Agreement shall be governed by the laws of the State of Alaska. Any civil action arising from this Agreement shall be brought in the Alaska Superior Court, Third Judicial District of Palmer.

Section 25. Interpretation and Enforcement.

This Agreement has been jointly drafted by the parties following negotiations between them. It shall be construed according to the fair intent of the language as a whole, not for or against any party. The titles of sections in this Agreement are not to be construed as limitations or definitions but are for identification purposes only.

Section 26. Termination.

The Borough or ASSOCIATION may terminate this Agreement for their convenience thirty (30) days after notice of termination to the other party.

This Agreement may also be terminated by the Borough for any of the following reasons:

- A. Failure to comply with the terms and conditions of the Agreement, and if the breach is curable, failure to remedy any default in performance within thirty (30) days of written notice.
- B. Failure to actively maintain the property or the described purposes for the period of time of the management term.
- D. Abandonment of the property, which shall include failure to carry out necessary maintenance or repairs to the property areas.

Termination under this Section shall be by notice in writing stating the reason for termination and shall be effective thirty (30) days from the date of the notice. Any appeal must be written and formally presented to the Borough Manager within ten (10) days of receipt of notice.

Section 27. Cause beyond control.

In the event the ASSOCIATION is prevented by a cause or causes beyond its control from performing any obligation of the Agreement, nonperformance resulting from such cause or causes shall not be deemed to be a breach of this Agreement which will render ASSOCIATION liable for damages or give rights to the cancellation of the Agreement for cause. However, if and when such cause or causes cease to prevent performance, ASSOCIATION shall exercise all reasonable diligence to resume and complete performance of the obligation with the least possible delay. The phrase "cause or causes beyond control," as used in this section, means any one or more of the following causes which are not attributable to the fault or negligence of ASSOCIATION and which prevent the performance of the ASSOCIATION: fire, explosions, acts of God, war, order or law of duly constituted authorities, and other major uncontrollable and unavoidable events, all of the foregoing which must actually prevent ASSOCIATION from performing the terms of the Agreement as set forth herein. Events which are peculiar to ASSOCIATION and would not prevent another group of entity from performing, including, but not limited to financial difficulties, are not causes beyond the control of ASSOCIATION. The Borough will determine whether the event preventing WACO from performing is cause beyond ASSOCIATION's control.

Section 28. Modifications.

The parties may mutually agree to modify the terms of the Agreement. All modifications to the Agreement shall be incorporated by written amendments to the Agreement and be executed by both parties.

Section 29. Contract Administration.

The Matanuska-Susitna Borough, Community Development, Land and Resource Management Division will be the representative of the Borough administering this Agreement.

Reports, insurance certificates, permits, proposals, and plans for the property, and other daily management issues under this agreement, shall be submitted by ASSOCIATION to the Matanuska-Susitna Borough, Community Development Department, Land and Resource Management Division, Real Property Analyst, 350 E. Dahlia Avenue, Palmer, Alaska 99645.

It will be the responsibility of the Land and Resource Management Division to transmit reports and to seek any borough approvals required under the Management Agreement.

Section 30. Understanding.

ASSOCIATION acknowledges that ASSOCIATION has read and understands the terms of the Agreement, has had the opportunity to review the same with counsel of its choice, and is executing the Agreement of its free will and as authorized by its by laws.

Section 31. Notice.

All written notices required to enforce, modify, or terminate this agreement shall be sent to the parties as follows:

Matanuska-Susitna Borough
Land and Resource Management Division
Real Property Analyst
350 E. Dahlia Avenue
Palmer, Alaska 99645

Mountain View Estates Homeowners Association
12847 E Robley Street
Palmer, Alaska 99645

Section 32. Management Fee.

No management fee will be paid by the Borough.

Section 33. No Waiver.

That no assent, expressed or implied, by the Borough to any breach of any ASSOCIATION covenants shall be deemed to be waiver of any succeeding breach of the same covenant, nor shall any forbearance by the Borough to seek a remedy for any breach of ASSOCIATION be deemed a waiver by the Borough of the rights of remedies with respect to such breach.

Section 34. Integration and Entire Agreement

This document and all appendices and amendments hereto embody the entire Agreement of the parties. All negotiations, statements, representations, warranties, and assurance, whether oral or written, which are in any way related to the subject matter of the Agreement and the performance of either party hereto, are merged and integrated into the terms of this document. To the extent they are not inconsistent with the terms of this Agreement, the following documents are incorporated by reference into the Agreement as if fully set forth herein:

EXHIBIT A – Real Property Descriptions
EXHIBIT B – Plans of Development

EXHIBIT C – Scope of Work and Management Objectives
EXHIBIT D – Insurance Requirements

IN WITNESS WHEREOF, the parties hereto executed this Agreement.

MATANUSKA SUSITNA BOROUGH

John Moosey
Borough Manager

ACKNOWLEDGEMENTS

STATE OF ALASKA)
)ss.
Third Judicial District)

On the ____ day of May, 2015, John Moosey, Manager of the Matanuska-Susitna Borough, who is personally known to me, appeared and acknowledge to me that he signed the management agreement on behalf of the municipal corporation.

(SEAL)

Notary Public for State of Alaska
My commission expires: _____

MOUNTAIN VIEW ESTATES HOMEOWNERS ASSOCIATION

VickieLee Fenster
Authorized Representative

STATE OF ALASKA)
)ss.
Third Judicial District)

On the ____ day of May, 2015, VickieLee Fenster, authorized representative for Mountain View Estates Homeowners Association, personally appeared before me,

[check one]

- who is personally known to me
- whose identity I proved on the basis of _____,
- whose identity I proved on the oath/affirmation of _____, a credible witness

and acknowledged before me that she is authorized to sign the management agreement for the purposes stated therein on behalf of the Mountain View Estates Homeowners Association.

(SEAL)

Notary Public for State of Alaska
My commission expires: _____

EXHIBIT A

The Management Agreement area is legally described as follows:

Lot 19, Block 3, Mountain View Estates Phase III, containing 21,406 square feet, more or less, according to Mountain View Estates Phase III, a resubdivision of Tract A-1 of Mountain View Estates Addition No. 1, filed in the Palmer Recording District on August 14, 1980 as Plat 80-76; and

Lot 17, Block 4, Mountain View Estates Phase III, containing 20,060 square feet, more or less, according to Mountain View Estates Phase III, a resubdivision of Tract A-1 of Mountain View Estates Addition No. 1, filed in the Palmer Recording District on August 14, 1980 as Plat 80-76; and

Lot 18, Block 4, Mountain View Estates Phase III, containing 20,255 square feet, more or less, according to Mountain View Estates Phase III, a resubdivision of Tract A-1 of Mountain View Estates Addition No. 1, filed in the Palmer Recording District on August 14, 1980 as Plat 80-76; and

Lot 19, Block 4, Mountain View Estates Phase III, containing 20,192 square feet, more or less, according to Mountain View Estates Phase III, a resubdivision of Tract A-1 of Mountain View Estates Addition No. 1, filed in the Palmer Recording District on August 14, 1980 as Plat 80-76;

Aggregating 81,913 square feet, more or less.

Subject to any and all existing rights-of-way and easements of record.

EXHIBIT B

**HOMEOWNERS ASSOCIATION
PLAN OF DEVELOPMENT**

The borough-owned properties were previously dedicated to a public purpose by the Borough Assembly. Rusting cables attached to posts on the borough properties presented a health and safety hazard due to low visibility in the summer with plant growth and in the winter due to snow cover.

The Homeowners Association removed and replaced the cables with guard rail and placed a gate within the platted right-of-way of South Kay Marie Drive which blocks public access to private property not belonging to the subdivision or the borough.

An ADA walking access will be left at the current location of a break in the cables. This access serves as a pedestrian trail that goes out of the right-of-way on the south side and traverses Homeowner Association property to a small lake and salmon spawning areas. A 36-inch wide ADA access must be used in the pedestrian entrance to comply with 2010 design rules. It is the responsibility of the Homeowners Association to comply with the 36-inch design rule, if the current access is not wide enough, at the expense of the Homeowners Association.

Encroachment Permit E014003, issued from the Planning Department, is included and incorporated into the Plan of Development.

EXHIBIT C

SCOPE OF WORK AND MANAGEMENT OBJECTIVES

All preventive maintenance and groundskeeping is at the expense of the Homeowners Association.

1. Preventive maintenance

- Gate and guard rail structures maintenance as needed to prolong the usability and safety of the general public.
- Gated access allowed in the encroachment permit will NOT be locked and no parking/no trespassing signs currently in place will be removed from Borough-owned property dedicated to public purpose. The current allowance in the encroachment permit for the locked gate and no parking/no trespassing signs posted on the borough-owned property grants exclusive use of lands dedicated to public purpose to a select group, i.e. members of the homeowners association,
- ADA access will be maintained or created to the current standards by and at the expense of the Homeowners Association.

2. Groundskeeping

- Litter clean-up.
- Removal of noxious or invasive species.
- Repair of gate and/or guard rail.
- Maintenance of trail access and removal of hazards/safety issues on the trail.

EXHIBIT D

INSURANCE
(Lessee/Permittee/Manager)

It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of the Agreement to create in the public or any member thereof a third party benefit hereunder, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement.

It is highly recommended that the Lessee/Permittee/Manager confer with their respective insurance companies or brokers to determine if their insurance program complies with the Borough's Insurance requirements.

The Lessee/Permittee/Manager shall procure and maintain the following insurance:

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services office form number CG 0001 (Edition 10/01) covering Commercial General Liability.
2. Insurance Services office form number CA 0001 (Edition 10/99) covering Automobile Liability, symbol 1 "any auto."
3. Worker's Compensation insurance as required by the State of Alaska and Employers Liability Insurance.

B. Minimum Limits of Insurance

Lessee/Permittee/Manager shall maintain limits no less than:

1. General Liability:

\$1,000,000 combined single limit per occurrence for bodily injury, property damage, personal injury and advertising injury. The general aggregate limit shall be \$1,000,000. The general aggregate limits shall apply separately to each project.

General liability insurance shall be maintained in effect throughout the term of the Agreement.

If the general liability insurance is written on a claim made form, the Lessee/Permittee/Manager shall provide insurance for a period of two years after termination or expiration of this Agreement. The policy(s) shall evidence a retroactive date, no later than the beginning of this Agreement.

2. Auto Liability:

\$1,000,000 combined single limit per accident for bodily injury and property damage.

3. Worker's Compensation and Employers Liability:

Worker's Compensation shall be statutory as required by the State of Alaska. Employer's liability shall be endorsed to the following minimum limits:

Bodily injury by Accident -	\$100,000 each accident
Bodily injury by Disease -	\$100,000 each employee
Bodily injury by Disease -	\$500,000 policy limit

4. Excess Liability:

In order to meet the required minimum limits of insurance it is permissible for the Lessee/Permittee/Manager to combine an excess liability or umbrella policy with the general liability, auto liability or employer's liability. In the instance where the Lessee/ Permittee/ Manager purchases an excess liability or umbrella policy the occurrence limit and the aggregate limit may be of the same amount.

C. Deductibles and Self-Insured Retention

Prior to occupancy, any deductible or self-insured retention must be declared and approved by the Borough. Lessee/Permittee/Manager may be requested to demonstrate how the deductible or self-insured retention will be funded in the event of a claim. At the option of the Borough, the Lessee/Permittee/Manager shall reduce or eliminate such deductibles or self-insured retention as respects the Borough, its officers, officials, employees and volunteers; or the Lessee/Permittee/Manager shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability, Automobile Liability

- a. The Borough, its Administrator, officers, officials, employees, and volunteers shall be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the Lessee/Permittee/Manager; products and completed operations of the Lessee/Permittee/Manager premises owned, occupied or used by the Lessee/Permittee/Manager or automobiles owned, leased, hired or borrowed by the Lessee/Permittee/Manager. The coverage shall contain no special limitation on the scope of protection afforded to the Borough, its Administrator, officers, officials, employees, and volunteers.
- b. The Lessee/Permittee/Manager's insurance coverage shall be primary insurance as respects the Borough, its Administrator, officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Borough, its Administrator, officers, officials, employees, and volunteers shall be excess of the Lessee/Permittee/Manager insurance and shall not contribute to it.
- c. The Lessee/Permittee/Manager insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2. Worker's Compensation and Employer's Liability

The insurer shall agree to waive all rights of subrogation against the Borough, its Administrator, officers, officials, employees, and volunteers for losses arising from work performed by the Lessee/Permittee/Manager or any subcontractor of the Lessee/Permittee/Manager in relation to this Agreement.

3. All Insurance

Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after 30 days prior written notice for nonpayment of premium or fraud on the part of the Lessee/Permittee/Manager or 60 days prior written notice for any other reason by certified mail, return receipt requested, has been given to the Borough. Such notice shall be mailed by the Lessee/Permittee/Manager to the attention of the Borough's Land Management Officer.

E. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A-VII.

F. Verification of Coverage

Lessee/Permittee/Manager shall furnish the Borough with certificates of insurance and with certified copies of all endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be on forms acceptable to the Borough. All certificates are to be received and approved by the Borough before occupancy commences. The Borough reserves the rights to require complete, certified copies of all required insurance policies, at any time.

G. Subcontractors and Sublessee's

Lessee/Permittee/Manager shall include all subcontractors and sublessees as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor and sublessees. All coverage for subcontractors and sublessees shall be subject to all requirements stated herein.

H. Lapse in Insurance Coverage

A lapse in insurance coverage, any change that restricts, reduces insurance provided, or changes name of insured without Borough approval is a material breach of this agreement, which shall result in immediate termination of the agreement.

Im15-039
ORIS-051

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-051**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO ENTER INTO A MANAGEMENT AGREEMENT GREATER THAN FIVE (5) YEARS IN LENGTH WITH THE MOUNTAIN VIEW ESTATES HOMEOWNERS ASSOCIATION FOR 81,913 SQUARE FEET OF BOROUGH-OWNED PROPERTY DEDICATED TO PUBLIC PURPOSE AS OPEN SPACE, TO SERVE AS A BUFFER TO REDUCE NATURAL AND MANMADE EROSION HAZARDS, AND TO PROTECT THE PUBLIC'S HEALTH, SAFETY, AND WELFARE. (MSB006950).

WHEREAS, the Mountain View Estates Homeowners Association has applied for a management agreement for this property from Matanuska-Susitna Borough; and

WHEREAS, the Matanuska Susitna Borough classified lands contained within Township 17 North, Range 02 East, Sections 17 and 20 as public purpose lands; and

WHEREAS, MSB 23.05.030(E)(6) authorizes the manager to enter into agreements by application; and

WHEREAS, MSB 23.05.030(G) requires that a Best Interest Finding shall be completed when otherwise conveying an interest in real property at less than fair market value; and

WHEREAS, MSB 23.10.160(E) requires Assembly approval by Ordinance for management agreements exceeding five years; and

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Authorization. Subject to conditions and requirements outlined in the Management Agreement between Matanuska Susitna Borough and Mountain View Homeowners Association, the Assembly authorizes the Borough Manager to enter into the management agreement for a period not to exceed twenty (20) years.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this ___ day of _____, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: AN ORDINANCE ACCEPTING AND APPROPRIATING \$26,060 FROM THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, OFFICE OF HISTORY AND ARCHAEOLOGY TO FUND 480, PROJECT NO. 47011, AND A RESOLUTION APPROVING THE SCOPE OF WORK AND BUDGET FOR THE PURPOSE OF COMPLETING THE COTTONWOOD CREEK ARCHAEOLOGICAL SURVEY FOR NOMINATING PHASE II OF AN ARCHAEOLOGICAL DISTRICT FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED *for* **BY** John M. Moosey, Borough Manager: 

Route To:	Department/Individual	Initials	Remarks
	Originator P Graham		
1	Planning and Land Use Director	EP	
2	Finance Director	JW	4/9/15
3	Borough Attorney	NS	
4	Borough Clerk	JM	4/13/15

ATTACHMENT(S): Fiscal Note: Yes X; No
 Ordinance Serial No. 15-052 (2 pp)
 Resolution Serial No. 15-042 (3 pp)

SUMMARY STATEMENT:

The Matanuska-Susitna Borough, Cultural Resources Division has received a grant in the amount of \$26,060 from the State of Alaska Office of History and Archeology for the completion of the Cottonwood Creek Archaeological Survey. Phase 1 of this project was funded by a similar grant that was accepted and appropriated by Assembly Ordinance Serial No. 13-125 and the accompanying Resolution Serial no. 13-105.

In the Fiscal Year 2015 Capital Projects budget the Assembly appropriated \$250,000 in Areawide funds for Grant Match; it is our intention to use \$17,373 of this funding to fulfill the required match for this grant.

In order to proceed, the borough must now accept the grant and appropriate the funds. The scope of work and budget were identified in the grant application and are reflected in the resolution.

RECOMMENDATION OF ADMINISTRATION:

Staff respectfully recommends Assembly adoption of the legislation accepting and appropriating \$26,060 from the State of Alaska, Department of Natural Resources, Office of History and Archaeology to fund 480, project no. 47011, for the purpose of completing the Cottonwood Creek Archaeological Survey for nominating Phase II of an archaeological district for listing in the National Register of Historic Places.

MATANUSKA-SUSITNA BOROUGH - FISCAL NOTE

Agenda Date April 21, 2015

ORIGINATOR: Pamela Graham, Grant Coordinator

SUBJECT: AN ORDINANCE ACCEPTING AND APPROPRIATING \$26,060 FROM THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, OFFICE OF HISTORY AND ARCHAEOLOGY TO FUND 480, PROJECT NO. 47011, AND A RESOLUTION APPROVING THE SCOPE OF WORK AND BUDGET FOR THE PURPOSE OF COMPLETING THE COTTONWOOD CREEK ARCHAEOLOGICAL SURVEY FOR NOMINATING PHASE II OF AN ARCHAEOLOGICAL DISTRICT FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT? (YES) NO
AMOUNT REQUESTED \$ <u>43,433</u>	FUNDING SOURCE <u>DNR Grant; cap proj budget</u>
FROM ACCOUNT # <u>480.000.000.4xx.xxx (17,373)</u>	PROJECT # <u>99999.1800.1808</u>
TO ACCOUNT # <u>480.000.000.4xx.xxx (26,060)</u>	PROJECT # <u>47011</u>
VERIFIED BY: <u>Barbara Saenger</u>	CERTIFIED BY:
DATE: <u>4/7/15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL	<u>43</u>					
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
Federal Funds	<u>26</u>					
Other	<u>17</u>					
TOTAL	<u>43</u>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____
 DEPARTMENT: _____
 APPROVED BY: [Signature]

Phone: _____
 Date: _____
 Date: 4/9/15

RS15-042
OR15-052

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-052**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING AND APPROPRIATING \$26,060 FROM THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, OFFICE OF HISTORY AND ARCHAEOLOGY TO FUND 480, PROJECT NO. 47011, FOR THE PURPOSE OF COMPLETING THE COTTONWOOD CREEK ARCHAEOLOGICAL SURVEY FOR NOMINATING PHASE II OF AN ARCHAEOLOGICAL DISTRICT FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

WHEREAS, the Matanuska-Susitna Borough, Cultural Resources Division has received a Federal Historic Preservation matching grants-in-aid award in the amount of \$26,060, to complete the Cottonwood Creek Archaeological Survey for nominating Phase II of an archaeological district for listing in the National Register of Historic Places; and

WHEREAS, Phase 1 of this project was funded by a similar grant that was accepted and appropriated by Assembly Ordinance Serial No. 13-125 and the accompanying Resolution Serial no. 13-105; and

WHEREAS, the Fiscal Year 2015 Capital Projects Budget the Assembly appropriated \$250,000 in Areawide funds for Grant Match; and

WHEREAS, it is our intention to use \$17,373 of this funding to fulfill the required match for this grant; and

WHEREAS, the Matanuska-Susitna Borough Assembly must pass

an ordinance formally accepting and appropriating the funds.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Acceptance & Appropriation source. The Matanuska-Susitna Borough Assembly does hereby accept and appropriate grant funds in the amount of \$26,060 from the Office of History and Archaeology to Fund 480, Project No. 47011, for the purpose of completing the Cottonwood Creek Archaeological Survey for nominating Phase II of an archaeological district for listing in the National Register of Historic Places.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15- 042**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET AND AUTHORIZING THE MANAGER TO ENTER INTO AN AGREEMENT FOR THE PURPOSE OF COMPLETING THE COTTONWOOD CREEK ARCHAEOLOGICAL SURVEY FOR NOMINATING PHASE II OF AN ARCHAEOLOGICAL DISTRICT FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

WHEREAS, the Matanuska-Susitna Borough, Cultural Resources Division has received a Federal Historic Preservation matching grants-in-aid award in the amount of \$26,060, to complete the Cottonwood Creek Archaeological Survey for nominating Phase II of an archaeological district for listing in the National Register of Historic Places; and

WHEREAS, Phase 1 of this project was funded by a similar grant that was accepted and appropriated by Assembly Ordinance Serial No. 13-125 and the accompanying Resolution Serial no. 13-105; and

WHEREAS, the Fiscal year 2015 capital projects budget the Assembly appropriated \$250,000 in Areawide funds for Grant Match; and

WHEREAS, it is our intention to use \$17,373 of this funding to fulfill the required match for this grant; and

WHEREAS, the assembly accepted and appropriated these funds with the adoption of ordinance serial no. 15-052; and

WHEREAS, the assembly must approve the scope of work and budget for the project prior to expenditure of said funds.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly hereby approves the following scope of work and budget:

SCOPE OF WORK

Staff will complete the Cottonwood Creek Archaeological Survey for nominating Phase II of an archaeological district for listing in the National Register of Historic Places.

BUDGET

State of Alaska, Department of Natural Resources, Office of History and Archaeology	\$ 26,060
Fiscal Year 2015	
Areawide Grant Match Appropriation	\$ <u>17,373</u>
TOTAL	<u>\$ 43,433</u>

BE IT FURTHER RESOLVED that the Matanuska-Susitna Borough Assembly does hereby authorize the Borough manager to enter into the necessary agreements with the State of Alaska, Department of Natural Resources, Office of History and Archaeology for the purpose of completing the Cottonwood Creek Archaeological Survey for nominating Phase II of an archaeological district for listing in the National Register of Historic Places.

ADOPTED by the Matanuska-Susitna Borough Assembly this -
day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: An Ordinance extending the time limit for completion of Borough Capital Projects.

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	SZ <i>Jody</i>	<i>JK</i>
	Capital Projects Director	<i>MB</i>	3/31/15
	Public Works Director	<i>TD</i>	6 APR 15
	Emergency Services Director	<i>PG</i>	6 APR 15
	Planning Director	<i>EP</i>	4/6/15
	Community Development Director	<i>EP</i>	4/6/15
	Finance Director	<i>JCC</i>	4/7/15
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JRM</i>	4/13/15 <i>(Signature)</i>

ATTACHMENT (S) : Fiscal Note: Yes x No _____
 Capital Projects Report (10 pp)
 Ordinance Serial No. 15-053 (9 pp)

SUMMARY STATEMENT: The Borough Capital Projects funds lapse either 18 or 36 months from appropriation; depending on original date of the appropriation; if not completed. The capital projects funds were previously extended to June 30, 2015. The attached report lists the projects that are uncompleted at this time. The attached ordinance will, if approved, extend the life of the projects to June 30, 2016.

The following projects remain incomplete and staff requests that the funding be renewed:

- Skwentna Land Acquisition and Platting - This project was originally scoped to acquire some additional land adjacent to the Skwentna landfill. The remaining funds will be rescoped to close the Skwentna landfill in FY16.
- Hatcher Pass - Funding will be used to pave the access road in 2015.
- South Central Corridor - These funds will be used for a feasibility study for a road link between Lu Young Lane and the rail loop.
- CDBG Grant Match for Lake Louise Emergency Response Facility - This is a grant match. Construction is complete and remaining funds will be used for equipment purchases. This funding is required for matching EMS grants and encumbrances exist.
- Municipal Entitlement Land Surveys - Contracts have been signed and some are pending; waiting on survey approval from DNR.
- Financial System Enhancements - Project is being done in phases. Additional requirements are needed.
- Tourism Infrastructure - Encumbrances exist and project is ongoing pending NEPA approval.
- Trail Survey Pool - Encumbrances exist, waiting on DNR approval.
- USFWS Fish Passage Project Management - Inspection of fish passage projects is ongoing.
- Grant Match for the Central Mat-Su Wastewater Facility - Encumbrance exists and project is still active.
- Road Right-of-Way Acquisitions - Funding is needed to continue to acquire right-of-way for various projects.
- Reverse 911 Equipment - Project is pending determination of Dispatch Consolidation.
- Talkeetna FSA New Pump/Tanker - Project on hold until sufficient funding is secured to purchase the Tanker.
- Talkeetna FSA - Drill Two New Wells - Project is out to bid with completion scheduled for summer 2015.
- Grant Match for Settlers Bay at Crocker Creek Utility Relocation - scope amended for fish passage construction.
- Matanuska River Park Restroom Roof - Work to be completed summer of 2015.
- MSCVB, Roof Repairs - Funds will be rescoped to other roof repair projects.
- West Big Lake Access - Project is on-going.
- RSA's - Midway RSA, South Colony RSA, Lazy Mountain RSA,

North Colony RSA, Bogard RSA, Greater Butte RSA, and Alpine RSA, Capital Projects - Funding currently being used by the RSA's.

- EMS Patient Care Report Computers - Project is active, purchase and development in progress.
- Drafting Tank Station 11-3 - This project is under construction with completion scheduled for summer 2015.
- Big Lake Boat Launch Parking Lot Expansion - Waiting on DEC approval, project is still active.
- Trail Improvements - Work to be completed summer 2015.
- Underground Storage Tank Fund - This is a revolving fund used for underground storage tank monitoring, maintenance and remediation.
- Solid Waste Enterprise Fund - Electrical Upgrades at Transfer Sites - Phase 3 upgrade to Big Lake transfer site in progress.
- Emergency Services - Administration - EOC Multimedia System - Funds will be retained to install a multi-media system at Station 6-5 which is used as a secondary EOC location.
- Central Ambulance - Mass Casualty/Fatality Equipment - Will be rescoped to refurbish an ambulance.
- West Lakes Ambulance - Audio Visual Training Equipment & Furnishings - Will be rescoped to refurbish an ambulance.
- Palmer Ambulance - USAR Protective Clothing - Will be rescoped to refurbish an ambulance.
- Rescue - LSAR Equipment - Personal Protective Equipment, Water Rescue Equipment, Response Vehicle - Final purchases are expected.
- Enhanced 911 - CAD to CAD & APSIN Interface and Reverse 911 - Projects are on hold due to Determination of Consolidated Dispatch.
- Caswell Lakes FSA - Dry Hydrants - Funds rescoped for design and construction of station 13-1, project underway.
- Wasilla-Lakes FSA - Station 5-1 Land Purchase, Prep & Building - Encumbrances exist and project is in process.
- West Lakes FSA - Facility Upgrades - Project is active.
- Butte FSA - Mini Attack/CAFS Truck - Truck purchase is in progress.
- Government Peak Nordic Trail and Trailhead Development - Funds will be rescoped.
- FY12 Budgeted Appropriations for SOW - Legislation is pending.
- MSB Fish Passage Restoration and Fish Passage Improvements to the MSB - Encumbrances exist and projects are ongoing.
- Hatcher Pass Road and Transit Facility - Funds will be used to pave Mountain Trails Drive in summer 2015.

- Phase II Hatcher Pass Nordic Ski Development, Snow Machine Trailhead, and Northern Parks Upgrade and Improvements - Projects to be completed in summer 2015.
- Parks and Recreation Shop Upgrades - Will be rescoped for a new equipment storage facility.
- Brett Memorial Ice Arena - Locker Room Improvements - Revised scope March 2015.
- Community Pools - Pool Facility Assessments - Encumbrances exist.
- Trapper Creek Library - ADA Access Signage and Parking Lot Improvements - Will be rescoped for other library maintenance issues.
- RSA Equipment - Backhoe - Amending Scope.
- Dust Control Program - Borough areawide dust control is ongoing.
- Solid Waste - Electrical Upgrades, Phase II - Security system to be installed at transfer sites and upgrade gate house electrical.
- Central Ambulance - USAR Protective Clothing and Training Equipment for Simulation Lab - Purchases are in progress.
- West Lakes Ambulance - Furnishings, PPE, Cardiac Monitor/Defibrillator Replacement - Purchases are in progress and remaining funds will be rescoped.
- Rescue - Responder Pagers and Radios - Purchases are in progress.
- Wasilla-Lakes FSA - Facility Upgrades & Improvements, Apparatus - Purchases in progress and upgrades and improvements will begin soon.
- Station 6-2 - Design, Preparation, Preliminary Civil Work - Project will begin when the land work is complete for the Training Complex.
- Talkeetna FSA - Tanker Replacement - Project on hold until sufficient funding is secured.
- Greater Palmer FSA - Engine Replacement - FSA is working on obtaining a grant to assist with this purchase.
- Grant Match for FHWA - Funds are needed for match.
- FY13 Budgeted Appropriations for SOW - Legislation is pending.
- Operational Analysis - Administration will initiate an analysis of staffing and workflow.
- Knik Museum - Major repair and renovation - Contract is in place and encumbrances exist.
- Parks and Recreation - Trails Construction, Repairs, Maintenance, and Survey - Several projects are being developed with Mat-Su Trails.
- Talkeetna Library Building Design - Encumbrances exist,

project is ongoing.

- Community Development Five Year Disposal Plan - Ongoing Land Management database upgrades.
- Administration Building - Duct Cleaning, DSJ Building Evaluation, Design, and Construction - Projects are active.
- Public Works Vehicle Hoist - Amending scope to include a steam thaw unit.
- RSA Administration - Wood Chip Box for Dump Truck - Amending scope to include a steam thaw unit.
- Solid Waste Enterprise Fund - Fueling System for Heavy Equipment, Shop Lights, Fencing - Will rescope for security and electrical upgrades; fencing project planned for spring 2015.
- Enhanced 911 - E-911 Parcel Spatial Data Acquisition - Additional time is needed to complete the project.
- Emergency Services Administration - Dispatch Governance and Implementation Plan - Project is pending dispatch consolidation.
- Core Ambulance - Radios, Pagers, and Personal Protective Equipment - Purchases are in progress with additional purchases expected.
- West Lakes Fire Service Area - Fire Apparatus, Rapid Intervention Kits, and Fitness Equipment - Purchases are in progress.
- Wasilla Lakes Fire Service Area - Self-contained Breathing Apparatus, Communications Equipment, Site Work and Landscaping, Training Complex Roads and Water System, and Fire Hose - Projects are underway and more purchases are anticipated.
- Greater Palmer Fire Service Area - Fire Tanker Replacement - FSA is looking to obtain grant funds to assist with the purchase.

RECOMMENDATION OF ADMINISTRATION: Respectfully request the approval of the Ordinance extending the time limit for completion of Borough Capital Projects.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: April 21, 2015

SUBJECT: An Ordinance extending the time limit for completion of Borough Capital Projects.

ORIGINATOR: Sandy Zartman, Capital Projects

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED *	FUNDING SOURCE <u>multiple</u>
FROM ACCOUNT # <u>multiple</u>	PROJECT # <u>multiple</u>
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>Barbara Baerengal</u>	CERTIFIED BY:
DATE: <u>4/7/15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		*				
---------	--	---	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund		*				
State/Federal Funds		*				
Other		*				
TOTAL		*				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

* Amounts will be determined as projects are completed through

PREPARED BY: _____ PHONE: 6/30/16

DEPARTMENT: _____ DATE: _____

APPROVED BY: S.P.C.G. DATE: 4/7/15

CAPITAL PROJECTS RENEWAL REPORT - 2015					
FISCAL YEAR 2005					
Original Expiration Date: June 30, 2007					
Revised Expiration Date: June 30, 2008 (Ordinance Serial No. 07-075)					
Revised Expiration Date: June 30, 2009 (Ordinance Serial No. 08-086)					
Revised Expiration Date: June 30, 2010 (Ordinance Serial No. 09-077)					
Revised Expiration Date: June 30, 2011 (Ordinance Serial No. 10-047)					
Revised Expiration Date: June 30, 2012 (Ordinance Serial No. 11-065)					
Revised Expiration Date: June 30, 2013 (Ordinance Serial No. 12-071)					
Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)					
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
		<u>Public Works</u>			
		<u>Solid Waste</u>			
25030	2401	Skwentna Land Acquisition and Platting	20,000	0.00	4,602.00
FISCAL YEAR 2007					
Original Expiration Date: June 30, 2009					
Revised Expiration Date: June 30, 2010 (Ordinance Serial No. 09-077)					
Revised Expiration Date: June 30, 2011 (Ordinance Serial No. 10-047)					
Revised Expiration Date: June 30, 2012 (Ordinance Serial No. 11-065)					
Revised Expiration Date: June 30, 2013 (Ordinance Serial No. 12-071)					
Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)					
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
		<u>Grants/Pass Through:</u>			
		"Federal Transportation Grant Match (\$2,000,000)"			
35187	1801	<i>Hatcher Pass (Reso 07-010) - GRANT MATCH (Ord 13-062 to Extend to 6/30/14)</i>	506,244	35,346.00	45,378.88
75001	1801	<i>South Central Rail Corridor (Reso 7-025)</i>	300,000	0.00	28,267.85

Im 15-092
 OR 15-053

FISCAL YEAR 2008					
Original Expiration Date: June 30, 2010					
Revised Expiration Date: June 30, 2011 (Ordinance Serial No. 10-047)					
Revised Expiration Date: June 30, 2012 (Ordinance Serial No. 11-065)					
Revised Expiration Date: June 30, 2013 (Ordinance Serial No. 12-071)					
Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)					
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
<u>Grants/Pass Through</u>					
45230	1801	CDBG Grant Match (Lake Louise Emer.Response Facility) <i>transferred from 10174-1804 (Reso #14-077)</i>	175,000	44,410.00	6,796.43
<u>Community Development</u>					
<u>Land and Resource Management</u>					
45040	2004	Municipal Entitlement Land Surveys	75,000	2,437.50	0.00
<u>Finance</u>					
47506	1801	Financial System Enhancements <i>transferred from 47501-1801(Reso #12-022)</i>	248,500	0.00	226,914.24
FISCAL YEAR 2009					
Original Expiration Date: June 30, 2011					
Revised Expiration Date: June 30, 2012 (Ordinance Serial No. 11-065)					
Revised Expiration Date: June 30, 2013 (Ordinance Serial No. 12-071)					
Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)					
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
<u>Grants/Pass Through</u>					
15035	1819	Tourism Gateway and Wayside Infrastructure	130,000	15,553.24	0.00
15035	1823	Trail Survey Pool	28,500	15,000.00	0.00
30093	1802	<i>USFWS Fish Passage Project Mgmt(Reso #08-091) (Ord 13-028 to Extend to 6/30/14)</i>	125,000	0.00	54,136.39
25013	1801	<i>Central Mat-Su WW Facility (Reso. #08-121)</i>	50,000	13,500.00	3,060.00

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		<u>Land and Resource Management</u>			
45177	1804	Right-of-Way Acquisitions	150,000	6,000.00	3,895.07
		Public Works			
30103	1801	Repairs - West Big Lake Access	35,000	0.00	11,020.55
		Emergency Services			
		Administration			
45232	1802	EMS Patient Care Report Computers (20)	85,000	34,520.00	42,208.08
		Talkeetna FSA			
45110	6605	Drafting Tank 11-3 <i>rescoped to 11-3 (Reso 14-045)</i>	112,000	110,925.40	0.00
		FISCAL YEAR 2011			
		Original Expiration Date: June 30, 2013			
		Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)			
		Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)			
		Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)			
PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
		Community Development			
		<u>Parks and Outdoor Recreation</u>			
15020	1801	Big Lake Boat Launch Parking Lot Expansion	35,000	0.00	14,820.89
		Trails			
15015	1802	Trails improvements	350,000	23,350.75	32,898.48
		<u>Land and Resource Management</u>			
45177	1805	Right-of-Way Acquisitions	200,000	25,510.82	0.00
		Public Works			
25022	1807	Underground Storage Tank Fund	40,000	0.00	37,373.56
		<u>Solid Waste Enterprise Fund</u>			
25035	2406	Electrical Upgrades (Transfer Sites)	125,000	0.00	125,000.00

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		<u>Emergency Services</u>			
		<u>Administration</u>			
45256	1802	EOC Multi-Media System	35,000	0.00	35,000.00
		<u>Ambulance Divisions</u>			
		<u>District #1 - Central Ambulance</u>			
45225	1811	Mass Casualty/Fatality Equipment	200,000	0.00	1,888.13
		<u>District #2 - West Lakes Ambulance</u>			
10175	1802	Audio-Visual Training Equipment (Station 7-3)	10,000	0.00	6,574.19
10175	1804	Furnishings and Equipment (Station 7-3)	10,000	0.00	3,638.18
		<u>District #3 - Palmer Ambulance</u>			
45231	1806	USAR Protective Clothing	40,000	0.00	3,000.00
		<u>Rescue</u>			
45167	1826	LSAR Equipment, Personal Protective Equipment	30,000	0.00	6,647.16
45167	1829	Water Rescue Personal Protective Equipment	30,000	0.00	5,868.00
45167	1831	Response Vehicle <i>transferred from 1833 (Reso #13-128)</i>	180,000	0.00	8,989.30
		<u>Enhanced 911</u>			
45184	2604	CAD to CAD & APSIN Interface	150,000	0.00	150,000.00
45184	2605	Reverse 911	300,000	0.00	300,000.00
		<u>Caswell Lakes FSA</u>			
45253	6601	Dry Hydrants (Station 13-1)	45,000	0.00	45,000.00
		<u>Wasilla-Lakes FSA</u>			
10031	6601	Breeden, Station 51, Land Purch/Prep & Building (Reso #11-139)	1,250,000	63,547.52	363,611.14
		<u>Butte FSA</u>			
45142	6603	Mini Attack/CAFS Truck	150,000	149,429.29	0.00

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		FISCAL YEAR 2012				
Original Expiration Date: June 30, 2014						
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)						
PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE	
Grants/Pass Through						
15035	1841	Gov Pk Nordic Trl & Trailhead Development <i>transferred from previously unscoped (Reso #12-043)</i>	318,745	0.00	11,129.32	
99999	1805	FY12 Budgeted Appropriations Pending Legislation for SOW	593,000	0.00	593,000.00	
30114	1802	MSB Fish Passage Restoration (Ord #13-052)	384,201	45,696.84	0.05	
30114	1803	Fish Passage Improvements to the MSB (Ord #13-111)	61,949	11,171.34	1,464.47	
35187	5301	Hatcher Pass Road & Transit Facility <i>(Ord #12-036)</i>	218,465	0.00	218,465.00	
Community Development						
Parks and Outdoor Recreation						
75003	1802	Ph II - Hatcher Pass Nordic Ski Development-Priority:	750,000	0.00	370,155.11	
15032	1801	Hatcher Pass Management Area Snow Machine Trailhead	350,000	0.00	75,226.21	
15040	1801	Northern Parks Upgrade and Improvements	240,000	0.00	16,210.46	
15039	1801	Parks & Recreation Shop Upgrades (Palmer)	100,000	0.00	100,000.00	
Brett Memorial Ice Arena						
10157	1817	Locker Room Improvements <i>reappropriated (Ord #14-014)</i> <i>transferred from 1815 and 1816 (Reso #13-059)</i>	19,357	6,001.85	7,775.33	
Community Pools						
15007	1856	Pool Facility Assessments (Palmer and Wasilla) <i>reappropriated (Ord #14-014)</i>	95,232	3,868.64	0.52	
Trapper Creek Library						
10173	1906	ADA Access Signage and Parking Lot Improvements	48,000	0.00	28,762.32	
Land and Resource Management						
45177	1806	Right-of-Way Acquisitions	200,000	53,644.78	7,861.42	

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		Public Works			
25022	1808	Underground Storage Tank Fund	10,000	0.00	10,000.00
		<u>Road Service Areas</u>			
		<u>RSA Administration</u>			
30092	6603	Backhoe	125,000	338.66	0.00
30036	6600 6600	Midway RSA	800,000	55,188.84	201,233.84
30039	6600 6600	South Colony RSA	340,000	14,556.83	0.00
30041	6600 6600	Lazy Mountain RSA	70,000	21,731.63	
30044	6600 6600	North Colony RSA	18,000	0.00	8,107.00
		<u>Solid Waste Enterprise Fund</u>			
25035	2400 2404	Electrical Upgrades (Transfer Sites), Phase II	20,465	0.00	20,465.00
		Emergency Services			
		<i>District #1 - Central Ambulance</i>			
45225	1800 1814	USAR Protective Clothing - 50 Sets	25,000	8,668.42	1,517.08
45225	1800 1815	Training Equipment for Simulation Lab	75,000	0.00	17,934.31
		<i>District #2 - West Lakes Ambulance</i>			
10175	1800 1805	Furnishings (Station 7-3)	18,000	0.00	5,864.80
45233	1800 1807	Personal Protective Equipment	20,000	0.00	12,656.03
45233	1800 1808	Cardiac Monitor/Defibrillator Replacement	30,000	0.00	1,974.70
		<u>Rescue</u>			
		<i>Water Rescue</i>			
45167	1800 1836	Responder Pagers	15,000	12,449.15	210.92
45167	1800 1837	Radios	60,000	44,306.20	1,454.64
		<u>Wasilla-Lakes FSA</u>			
45076	6600 6602	Facility Upgrades & Improvements - Multiple Stations	252,000	0.00	202,111.68
45186	6600 6602	Apparatus Upgrades (Safety & Health Improvements)	76,000	875.00	35,403.50
45186	6600 6603	Apparatus Mobile Data Terminals	72,000	0.00	58,320.24
45101	6600 6606	Design, Prep, Prelim. Civil Work (Station 6-2)	1,500,000	0.00	1,500,000.00

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		Public Works			
		<u>Administration Building</u>			
10057	1800 1881	Duct Cleaning/Air Balancing <i>(Administered by the Capital Projects Dept.)</i>	\$ 25,000.00	0.00	25,000.00
47500	1800 1805	Vehicle Hoist	\$ 22,000.00	2,254.80	0.00
10063	1801	DSJ Building Annex-Eval/Design/Const <i>transferred from 47507.1801(Ord #13-046)</i>	100,000	0.00	1,219.02
10063	1802	DSJ Bldg Annex <i>transferred from 47507.1801 (Ord #13-046)</i>	95,000	0.00	95,000.00
		<u>Road Service Areas</u>			
		<u>RSA Administration</u>			
30092	6600 6605	Wood Chip Box For Dump Truck	\$ 15,000.00	10,400.00	0.00
30036	6600 6600	Midway RSA	\$ 775,000.00	0.00	775,000.00
30039	6600 6600	South Colony RSA	\$ 250,000.00	225,105.35	24,894.65
30041	6600 6600	Lazy Mountain RSA	\$ 50,000.00	50,000.00	0.00
30044	6600 6600	North Colony RSA	\$ 25,000.00	0.00	25,000.00
30045	6600 6600	Bogard RSA	\$ 325,000.00	58,603.63	214,918.70
30046	6600 6600	Greater Butte RSA	\$ 280,000.00	77,110.59	0.00
30051	6600 6600	Alpine RSA	\$ 50,000.00	29,829.62	0.00
		<u>Solid Waste Enterprise Fund</u>			
25048	2400 2406	Fueling System For Heavy Equipment	\$ 25,000.00	0.00	9,801.56
25020	2400 2401	Shop Lights	\$ 25,000.00	0.00	16,276.02
25046	2400 2407	Fencing	\$ 30,000.00	0.00	30,000.00

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		Emergency Services			
		<u>Enhanced 911</u>			
45184	2600 2606	E-911 Parcel Spatial Data Acquisition	\$ 500,000.00	315.51	468,059.20
		<u>Administration</u>			
45264	1800 1801	Dispatch Governance and Implementation Plan	\$ 250,000.00	0.00	178,020.00
		<u>District #1 - Core Ambulance (Central, West Lakes, Houston, Palmer)</u>			
45266	1800 1803	Radios and Pagers	\$ 50,000.00	0.00	40,679.09
45266	1800 1804	Personal Protective Equipment	\$ 100,000.00	46,346.11	6,349.44
		<u>West Lakes Fire Service Area</u>			
45244	6600 6615	Fire Apparatus - Major Repair	\$ 20,000.00	0.00	535.00
45244	6600 6619	Rapid Intervention Kits	\$ 7,500.00	0.00	3,330.00
45244	6600 6620	Fitness Equipment	\$ 15,000.00	89.99	6,332.09
		<u>Wasilla-Lakes Fire Service Area</u>			
45066	6600 6617	Self Contained Breathing Apparatus	\$ 165,000.00	32,386.25	0.00
45066	6600 6618	Communications Equipment	\$ 160,000.00	3,740.00	97,124.16
45229	6600 6602	Site Work and Landscaping (Various Stations)	\$ 75,000.00	760.00	61,822.80
45268	6600 6601	Training Complex Roads and Water System Construction	\$ 1,200,000.00	0.00	591,922.39
45066	6600 6620	Fire Hose	\$ 120,000.00	0.00	61,175.00
		<u>Greater Palmer Fire Service Area</u>			
45215	6600 6603	Fire Tanker Replacement	\$ 450,000.00	0.00	450,000.00
		Totals	19,878,608	1,569,740.57	10,296,424.68

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Non-Code Ordinance

By:
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-053**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY EXTENDING
THE TIME LIMIT FOR COMPLETION OF BOROUGH CAPITAL PROJECTS.

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2004, and ending June 30, 2005, by adoption of Ordinance Serial No. 04-004(AM); and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2006, and ending June 30, 2007, by adoption of Ordinance Serial No. 06-006(AM); and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2007, and ending June 30, 2008, by adoption of Ordinance Serial No. 07-007(AM); and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2008, and ending

June 30, 2009, by adoption of Ordinance Serial No. 08-008 (AM);
and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2009, and ending June 30, 2010, by adoption of Ordinance Serial No. 09-009 (AM);
and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2010, and ending June 30, 2011, by adoption of Ordinance Serial No. 10-010 (AM);
and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2011, and ending June 30, 2012, by adoption of Ordinance Serial No. 11-011 (AM);
and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2012, and ending June 30, 2013, by adoption of Ordinance Serial No. 12-012 (AM); and

WHEREAS, a portion of Ordinance Serial No. 04-004(AM), and Ordinance Serial No. 06-006 (AM), and Ordinance Serial No. 07-007(AM), and Ordinance Serial No. 08-008(AM), and Ordinance Serial No. 09-009(AM), and Ordinance Serial No. 10-010(AM), and Ordinance Serial No. 11-011 (AM), and Ordinance Serial No. 012-012(AM), stated that capital fund appropriations should revert back to the originating fund once the project has been completed or 36 months, whichever is sooner; and

WHEREAS, \$20,000 for Skwentna land acquisition and platting was appropriated through the capital projects fiscal year 2005 listing, or through subsequent legislation; and

WHEREAS, \$506,244 for Hatcher Pass grant matching, and \$300,000 for South Central Rail Corridor for grant matching, was appropriated through the capital projects fiscal year 2007 listing, or through subsequent legislation; and

WHEREAS, \$175,000 grant match for Lake Louise emergency response facility, \$75,000 municipal entitlement land surveys, and \$248,500 financial system enhancements, was appropriated through the capital projects fiscal year 2008 listing, or through subsequent legislation; and

WHEREAS, \$158,500 for tourism infrastructure, \$125,000 for Fish Passage Project Management, \$50,000 grant match for the Central Mat-Su wastewater facility, \$100,000 road right-of-way

acquisitions, \$45,000 for municipal entitlement land surveys, \$148,750 for financial system enhancements, \$150,000 for reverse 911 equipment, \$100,000 for new pump/tanker, and \$40,000 for drilling two new wells for Talkeetna FSA, was appropriated through the capital projects fiscal year 2009 listing, or through subsequent legislation; and

WHEREAS, \$15,000 for trail survey pool, \$130,000 for Settlers Bay at Crocker Creek utility relocation, \$20,000 for Matanuska River Park restroom roof, \$14,700 for roof repairs at Mat-Su Convention & Visitors Bureau, \$150,000 for right-of-way acquisitions, \$35,000 for West Big Lake access, \$85,000 for EMS patient care report computers, and \$112,000 for drafting tank for Station 11-2 in Talkeetna FSA, was appropriated through the capital projects fiscal year 2010 listing, or through subsequent legislation; and

WHEREAS, \$35,000 for Big Lake boat launch parking lot expansion, \$350,000 for trail improvements, \$200,000 for right-of-way acquisitions, \$40,000 for underground storage tank fund, \$125,000 for electrical upgrades at solid waste transfer sites, \$35,000 for EOC multi-media system, \$200,000 for mass casualty/fatality equipment for Central ambulance, \$10,000 for audio-visual training equipment and \$10,000 for furnishings and equipment at West Lakes ambulance, \$40,000 for USAR protective

clothing at Palmer ambulance, \$30,000 for LSAR equipment and personal protective equipment, \$30,000 for water rescue personal protective equipment, \$180,000 for a response vehicle, \$150,000 for CAD to CAD & APSIN interface, \$300,000 for reverse 911, \$45,000 for dry hydrants for Caswell Lakes FSA, \$1,250,000 for station 5-1 land purchase, preparation and building in Wasilla Lakes FSA, and \$150,000 for mini attack/CAFS truck for Butte FSA, was appropriated through the capital projects fiscal year 2011 listing, or through subsequent legislation; and

WHEREAS, \$318,745 for Government Peak Nordic Trail and trailhead development, \$593,000 for FY12 budgeted appropriations pending legislation for SOW, \$384,201 for MSB fish passage restoration, \$61,949 for fish passage improvements to the MSB, \$218,465 for Hatcher Pass Road & Transit Facility, \$750,000 for Hatcher Pass Nordic Ski Development, \$350,000 for Hatcher Pass Management Area Snow Machine Trailhead, \$240,000 for northern parks upgrade and improvements, \$100,000 for Parks and Recreation shop upgrades, \$19,357 for locker room improvements at Brett Memorial Ice Arena, \$95,232 for pool facility assessments, \$48,000 for Trapper Creek Library ADA access, signage & parking lot improvements, \$200,000 for road right-of-way acquisitions, \$10,000 for underground storage tank, \$125,000 for backhoe for the RSA Administration, \$800,000 for Midway RSA,

\$340,000 for South Colony RSA, \$70,000 for Lazy Mountain RSA, \$18,000 for North Colony RSA, \$20,465 for electrical upgrades for transfer sites, \$25,000 USAR protective clothing, \$75,000 for simulation lab training equipment for Central Ambulance, \$18,000 for furnishings, \$20,000 for personal protective equipment, \$30,000 for cardiac monitor/defibrillator replacement for West Lakes Ambulance, \$15,000 for responder pagers, \$60,000 for radios for Rescue, \$252,000 for multiple stations facility upgrades and improvements, \$76,000 for apparatus upgrades, \$72,000 for apparatus mobile data terminals, \$1,500,000 for design, preparation, preliminary civil work for station 6-2, \$75,000 for tanker replacement for Talkeetna FSA, and \$450,000 for engine replacement for Greater Palmer FSA was appropriated through the capital projects fiscal year 2012 listing, or through subsequent legislation; and

WHEREAS, \$250,000 for grant match for FHWA, \$171,949 for FY13 budgeted appropriations pending legislation for SOW, \$78,051 for fish passage improvements to the MSB, \$100,000 for operational analysis of staffing and workflow, \$100,000 for major repair and renovation to Knik Museum, \$150,000 for trail repairs, maintenance, and construction, \$125,000 for trail survey, \$85,000 for Talkeetna Library and Community Center building design, \$125,000 for Municipal Entitlement Survey,

\$75,000 for Five Year Disposal plan for Community Development, \$25,000 for duct cleaning and air balancing of Administration Building, \$22,000 for vehicle hoist, \$195,000 for DSJ Building Annex evaluation, design and construction, \$15,000 for Wood Chip Box for RSA Dump Truck, \$775,000 for Midway RSA, \$250,000 for South Colony RSA, \$50,000 for Lazy Mountain RSA, \$25,000 for North Colony RSA, \$325,000 for Bogard RSA, \$280,000 for Greater Butte RSA, \$50,000 for Alpine RSA, \$25,000 for Fueling System for Heavy Equipment, \$25,000 for shop lights and \$30,000 for fencing for Solid Waste, \$500,000 for E-911 Parcel Spatial Data Acquisition, \$250,000 for dispatch governance and implementation plan, \$100,000 for EMS management and performance study, \$150,000 for radios, pagers and personal protective equipment for District #1 core ambulance, \$20,000 for fire apparatus repair, \$7,500 for rapid intervention kits, \$15,000 for fitness equipment for West Lakes FSA, \$165,000 for self-contained breathing apparatus, \$160,000 for communications equipment, \$75,000 for site work and landscaping at various fire stations, \$1,200,000 for training complex roads and water system construction \$120,000 for fire hose at the Wasilla-Lakes FSA, and \$450,000 for fire tanker replacement for the Greater Palmer FSA was appropriated through the capital projects fiscal year 2013 listing, or through subsequent legislation; and

WHEREAS, these projects have not been completed and the funds are still required.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Extension of time. The Matanuska-Susitna Borough Assembly hereby approves the extension of time for the completion of the borough buildings repair, tourism infrastructure, right-of-way acquisitions, municipal land entitlement surveys, emergency services buildings and equipment projects, solid waste and transfer site projects, park and trail improvements, library and pool improvements, financial system enhancements, operational analysis, fire service and road service area projects, fish passage management, underground storage tank fund, Federal Highway Administration grant match funding South Central rail corridor, waste water facility, low impact development program, water quality protection, FY2012 and FY2013 budgeted appropriations for SOW, and wetlands program projects to June 30, 2016.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough this - day of
_____, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: ASSEMBLY APPROVAL OF THE LAND CLASSIFICATION OF A BOROUGH PARCEL WITHIN TOWNSHIP 27 NORTH, RANGE 7 WEST, SECTION 31, SEWARD MERIDIAN, ALASKA, AS "RESERVE USE LANDS" FOR THE PURPOSE OF A TEMPORARY PUBLIC ACCESS CORRIDOR TO THE KENNY CREEK SUBDIVISION. (MSB007026)

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	EK	
	Community Development Director	g	
	Finance Director	du	4/7/15
	Borough Attorney	AS	
	Borough Clerk	jam	4/13/15

ATTACHMENT (S): Fiscal Note yes no
 Vicinity Map (1 pp)
 MSB Planning Commission
 Resolution No. 15-14 (3 pp)
 Ordinance Serial No. 15-054 (3 pp)

Summary

The Matanuska-Susitna Borough Land and Resource Management Division received a trail nomination for parcel Tax ID 2167B11L020 for public access to the Kenny Creek Subdivision. The requested borough-owned land, containing a total of 5 acres more or less, must be classified as "reserve use" for the purpose of public access to the subdivision. Until such time the platted legal access is improved, the proposed parcel shall only be classified as reserve use for a temporary public access corridor to Kenny Creek Subdivision.

Property Site Factors

- A. **Location:** The subject parcel is located within Township 27 North, Range 07 West, S.M., AK, Section 31.
- B. **Legal Descriptions:** Tax Parcel 2167B11L020: Lot 20, Block 11, Alaska State Land Survey No. 80-143, Kenny Creek Subdivision, containing 5.000 acres, more or less, according to the survey plat filed in the Talkeetna Recording District on June 1, 1981, as Plat No. 81-67, Third Judicial District, State of Alaska.
- C. **Land Status:** Acquired from State of Alaska by Patent No. 20332, Talkeetna Recording District.
- D. **Adopted Plans / Classifications:**

Natural Resource Management Units Plan, MSB Ordinance 10-083. This plan excludes the subject parcel.

No Current Land Classification.
- E. **Surrounding Land Use:** Recreational and residential, and undeveloped land.
- F. **Natural Resources:** Timber, wetlands.
- G. **Existing Infrastructure:** Petersville Road.

Comments & Resolutions:

MSB Land & Resource Management Division noted that the parcel is included within the third year of the land disposal plan. However, it was further noted that this parcel would better serve as access to interior subdivision borough-owned lots that the borough has also included in its five-year land disposal plan as well as privately-owned lots.

Community Development Recreation Services reviewed the proposed action and provided no objection or comment.

MSB Cultural Resources Division reviewed the proposed action and provided no objection or comment.

Public Comment was solicited in accordance with MSB 23.05.025 with five public comments received in favor of the land classification and none opposed to the dedication of this lot for a public access corridor.

MSB Planning Commission unanimously approved Resolution 2015-14 recommending Assembly approval of the land classification at their regularly scheduled meeting April 06, 2015.

Analysis & Discussion

Kenny Creek Subdivision was platted prior to the requirement for the state to ground truth the proposed access route to verify feasibility of use and construction. The applicant has indicated the platted legal access is not passable via Argo. The applicant and several public comments and phone calls have indicated incidental access has developed over time routing local traffic near the borough-owned parcel proposed for "reserve use" classification.

The borough owns more than 40 other lots within the Kenny Creek Subdivision that are eligible for future land sales. The last two competitive borough-land sales resulted in the sale of six of the borough-owned lots in this subdivision.

The proposed classification and subsequent dedication of the five acre lot is a potential temporary compromise for public access to borough-owned and private lots within this subdivision until such time that the platted legal access is improved. It is more cost effective to dedicate the five-acre, borough-owned parcel, valued at \$9,000 than it would be to hire a surveyor to delineate a trail across the same parcel.

The proposed dedication of the public access corridor is temporary in nature pending development of the platted legal access. There are over 40 additional borough-owned parcels and a total of over 225 parcels within the Kenny Creek Subdivision.

Authority

MSB 15.04.015 (A)(5) Planning Commission shall investigate and prepare, from time to time, and to initiate on its own motion in the absence of directions from the assembly, reports of the availability of public lands by selection, transfer at less than appraised value, and otherwise for borough purposes.

MSB 23.05.100 (A)(13) defines "Reserve Use Lands" as those which have been transferred, assigned, or designated for present or future public use, or for use by a government or quasi-government agency, or for future development of new town sites, or for future expansion of existing public uses, or for development of Port MacKenzie.

MSB 23.05.030(F)(1)(2) authorizes the manager to dedicate lands for public purposes in accordance with policies and procedures adopted by the assembly.

Land & Resource Management Division Policy and Procedure, Part 25, Section 8.0 states a blanket dedication for a trail may occur if the parcel has been classified for trail or park use by the assembly upon recommendation of the planning commission.

Land & Resource Management Division Policy and Procedure, Part 20, Section 4.1 states the Planning Commission will make recommendation to the Assembly in regard to land classification.

Administrative Recommendation

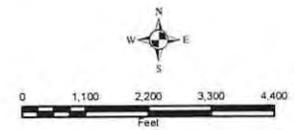
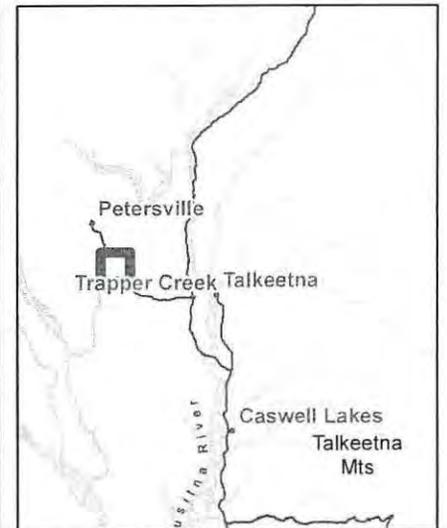
The Community Development Department, Land & Resource Management Division respectfully recommends the parcel listed herein be approved with a land classification of "Reserve Use Lands" for purpose of a temporary public access corridor to the Kenny Creek Subdivision.

Matanuska - Susitna Borough
Land and Resource
Management Division

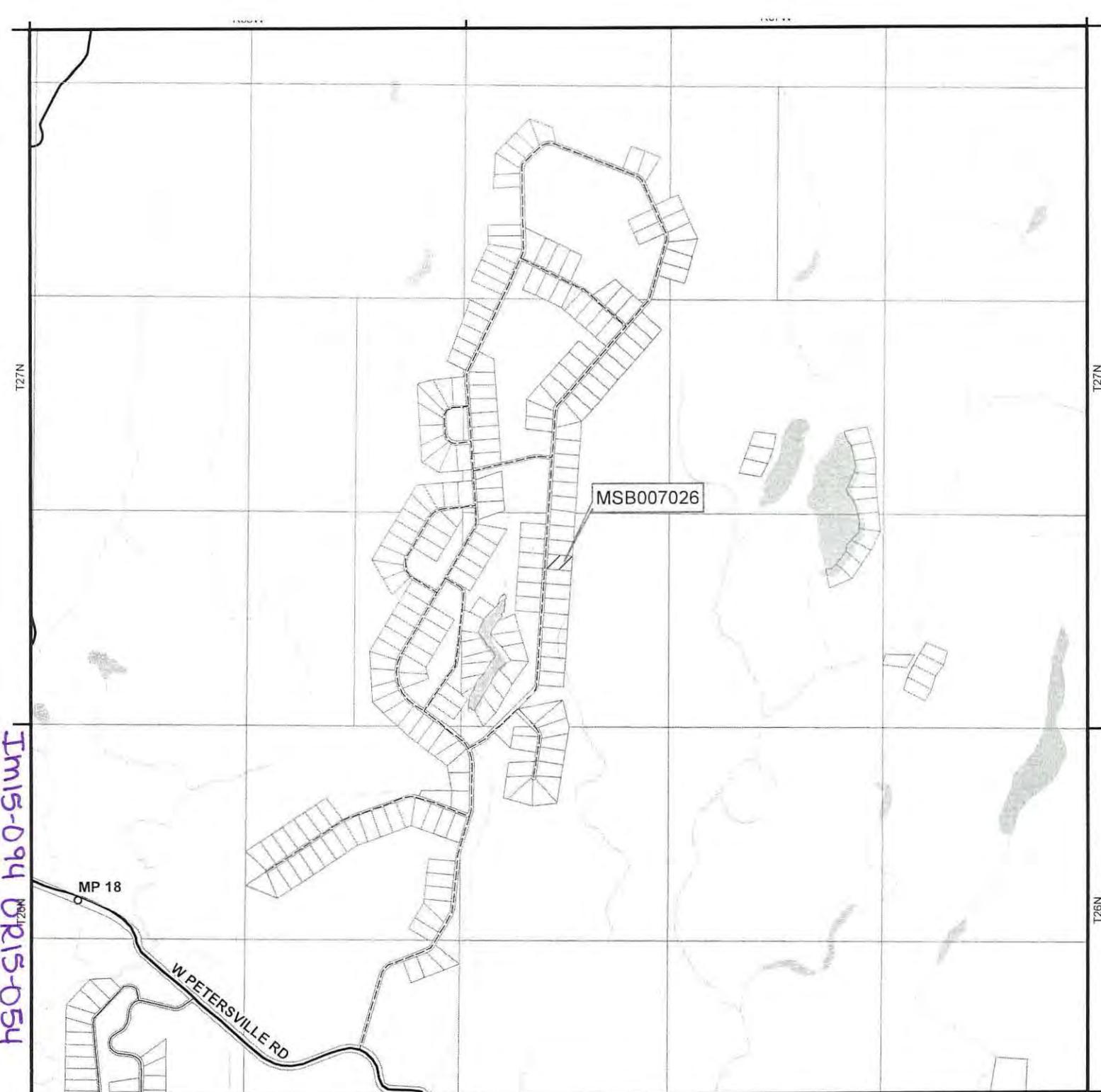


Kenny Creek Subdivision
Public Access Dedication

- parcels
- MSB007026
- BOROUGH



Date: January, 2015
Sources: MSB GIS, MSB LRMD,
Projection: NAD 83 AK ST PLN Z4
Location: Palmer
Author: MSB LRMD, EK



Im15-094
DR15-054

By: Emerson Krueger
Land Classification: April 6, 2015
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-14**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE LAND CLASSIFICATION OF BOROUGH PARCEL TAX ID 2167B11L020 WITHIN TOWNSHIP 27 NORTH, RANGE 7 WEST, SECTION 31, SEWARD MERIDIAN, ALASKA, AS "RESERVE USE LANDS" FOR PURPOSE OF A PUBLIC ACCESS CORRIDOR TO THE KENNY CREEK SUBDIVISION.

WHEREAS, the Kenny Creek Subdivision was platted by the State of Alaska in 1981 prior to the requirement to ground truth the feasibility of using the platted access; and

WHEREAS, the platted legal access to the subdivision has not been constructed and is not used by property owners in the subdivision; and

WHEREAS, the borough selected more than 40 parcels within the Kenny Creek Subdivision as part of its municipal entitlement and over 160 of the total 240 subdivision lots are in private ownership; and

WHEREAS, incidental access to the subdivision has developed over time that passes over borough-owned parcel Tax ID 2167B11L020 comprised of five acres; and

WHEREAS, it is in the best interest of the borough and public and a cost effective solution to dedicate the five acre parcel as a public access corridor for Kenny Creek Subdivision; and

Planning Commission Resolution 15-14
Adopted: April 6, 2015

Page 1 of 3

Im15-094
OR15-054

WHEREAS, pursuant to Borough Land and Resource Management Policy and Procedure, land must be classified prior to a blanket dedication for public access.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval for a land classification of a borough parcel identified as:

Tax Parcel 2167B11L020: Lot 20, Block 11, Alaska State Land Survey No. 80-143, Kenny Creek Subdivision, containing 5.000 acres, more or less, according to the survey plat filed in the Talkeetna Recording District on June 1, 1981, as Plat No. 81-67, Third Judicial District, State of Alaska.

as "Reserve Use Lands" for purpose of a temporary public access corridor to the Kenny Creek Subdivision.

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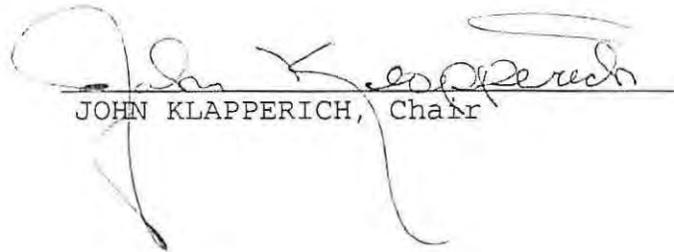
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Im 15-094
OR 15-054

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 6th day of April, 2015.



JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)

YES: *Klapperich, Erdic, Healy, Walden, Kendig, Adams, and Reichenstein*

NO:

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-054**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE LAND CLASSIFICATION OF BOROUGH PARCEL TAX ID 2167B11L020, WITHIN TOWNSHIP 27 NORTH, RANGE 07 WEST, SECTION 31, SEWARD MERIDIAN, ALASKA, AS "RESERVE USE LANDS" FOR THE PURPOSE OF A TEMPORARY PUBLIC ACCESS CORRIDOR TO THE KENNY CREEK SUBDIVISION. (MSB007026)

WHEREAS, the Kenny Creek Subdivision was platted by the State of Alaska in 1981 prior to the requirement to ground truth the feasibility of using the platted access; and

WHEREAS, the platted legal access to the subdivision has not been constructed, is not passable on ATV or snowmachine, and is not used by property owners in the subdivision; and

WHEREAS, the borough selected more than 40 parcels within the Kenny Creek Subdivision as part of its municipal entitlement and over 160 of the total 240 subdivision lots are in private ownership; and

WHEREAS, incidental access to the subdivision has developed over time that passes over borough-owned parcel Tax ID 2167B11L020 comprised of five acres; and

WHEREAS, it is in the best interest of the borough and public and a cost effective solution to dedicate the five acre

parcel as a temporary public access corridor for Kenny Creek Subdivision; and

WHEREAS, pursuant to Borough Land and Resource Management Policy and Procedure, land must be classified prior to a blanket dedication for public access.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Land Classification. The Matanuska-Susitna Borough Assembly does hereby approve the land classification of Reserved Use Lands on the following described parcel:

Tax Parcel 2167B11L020: Lot 20, Block 11, Alaska State Land Survey No. 80-143, Kenny Creek Subdivision, containing 5.000 acres, more or less, according to the survey plat filed in the Talkeetna Recording District on June 1, 1981, as Plat No. 81-67, Third Judicial District, State of Alaska.

Section 3. Effective Date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this ____
day of _____, 2015.

Larry DeVilbiss, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Accept, appropriate, and approve the scope of work and budget, and authorize the Borough Manager to sign the Memorandum of Agreement for the design and construction of the Ground Source Heat Pump for the Willow Community Center Building, project no. 10060.

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Project Manager	JM	7 APR 2015
	Capital Projects Director	MB	4/7/15
	Finance Director	JCC	4/7/15
	Borough Attorney	NS	
	Borough Clerk	JAM	4/13/15

ATTACHMENT (S) : Fiscal Note: NO YES
 Ordinance Serial No. 15-055 (3 pp)
 Resolution Serial No. 15-043 (3 pp)
 Memorandum of Agreement (25 pp)

SUMMARY STATEMENT: During the FY 2015 legislative session the Willow Area Community Organization (WACO) received funding for the Ground Source Heat Pump (State Grant 15-DC-495) for the Geothermal Heating System for the Willow Community Center. This grant should have been placed in the name of the Borough as the Borough will perform the work.

Funding in the amount of \$25,000 was appropriated to the project through the Borough's FY 2015 capital project budget. The Borough accepted and appropriated grant funds from the Rasmuson Foundation in the amount of \$25,000 for this project with

Resolution Serial No. 15-002 in January 2015.

WACO and the Borough have drafted a memorandum of agreement to describe the process for funding the project and which party will be responsible for individual tasks. WACO will transfer, through reimbursement, the \$100,000 state legislative grant (15-DC-495) to the borough to complete the project along with the Borough's currently allocated \$50,000.

If approved, the attached ordinance and resolution will accept and appropriate the grant funds, approve the scope of work and budget and authorize the Borough Manager to execute the memorandum of agreement. Authority would be given to the Borough Manager, based on the recommendation of the Capital Projects Director, to modify and update the memorandum of agreement as appropriate.

RECOMMENDATION OF ADMINISTRATION: Accept, appropriate, and approve the scope of work and budget, and authorize the Borough Manager to sign the Memorandum of Agreement for the design and construction of the Ground Source Heat Pump for the Willow Community Center Building project.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 21, 2015

SUBJECT: Accept, appropriate, approve the scope of work and budget, and authorize the Borough Manager to sign the Memorandum of Agreement for the design and construction of the Ground Source Heat Pump for the Willow Community Center Building Project, project no. 10060.

ORIGINATOR: John Harris, Project Management

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED \$150,000	FUNDING SOURCE State grant, Rasmuson, cap proj, approp.
FROM ACCOUNT # 435,000.000.4xx.xx	PROJECT # 10060
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>John Harris</i>	CERTIFIED BY:
DATE: 4/7/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	100					
Other	50					
TOTAL	150					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: *[Signature]* PHONE: _____
 DEPARTMENT: _____ DATE: 4/7/15
 APPROVED BY: _____ DATE: 4/7/15

MEMORANDUM OF AGREEMENT

BETWEEN

WILLOW AREA COMMUNITY ORGANIZATION

AND

MATANUSKA-SUSITNA BOROUGH

FOR

THE GROUND SOURCE HEAT PUMP FOR COMMUNITY CENTER PROJECT

THIS AGREEMENT made and entered into this _____ day of _____ 2015, by and between the **MATANUSKA-SUSITNA BOROUGH, ALASKA** and the **WILLOW AREA COMMUNITY ORGANIZATION (WACO), ALASKA**.

Section 01. Definitions

In this Agreement:

- A. The term "Agreement" means this Memorandum of Agreement between WACO and the Borough.
- B. The term "Borough" means the Matanuska-Susitna Borough, Alaska.
- C. The term "Borough Manager" means the Matanuska-Susitna Borough Manager, or his authorized representative.
- D. The term "WACO" means Willow Area Community Organization, Alaska.
- E. The term "Chair" means the Chair of WACO of Willow, Alaska, or his authorized representative.
- F. The term "Governing Body" means the legislative body of a municipality that is the assembly of a borough or the council of a city.
- G. The term "Grant" means State of Alaska Legislative Grant 15-DC-495 in the amount of \$100,000.00.
- H. The term "Parties" means, together, WACO and the Borough.
- I. The term "Project" means the Ground Source Heat Pump for Community Center, Legislative Grant 15-DC-495 in the amount of \$100,000 of which the Borough will receive \$100,000. Specifically, this Project will include: Removal of one boiler; Purchase and installation of 2 geothermal units; Purchase and installation of 2 heat storage tanks; Contractual services to install the required equipment for operation of the ground source heating system; and Hook up to existing distribution system.
- J. The term "State" means the State of Alaska.

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Section 02. Amendments, Changes, and Modifications

This Agreement may be amended, changed, and modified by a writing duly executed by both the Borough and WACO, or subject to Section 12, their respective successors and assigns.

Section 03. Scope of Services

- A. The scope of services under the terms of this Agreement are generally as follows: WACO agrees to transfer, on a reimbursable basis, the expenses incurred for the \$100,000 Legislative Grant #15-DC-495 for the Ground Source Heat Pump for Community Center from WACO to the Borough.
- B. The Borough agrees to solicit proposals from interested contractors to design, furnish, and install a geothermal heating system utilizing a ground source heat pump for the Willow community center building and library as indicated in the Scope of Work included in the FY 2015 Designated Legislative Grant #15-DC-495. The objective of this project is to replace one of the existing boilers in the Community Center with two geothermal heating units, and install two heat storage tanks to provide better energy efficiency. The project may include, but is not limited to: Removal of one boiler; Purchase and installation of 2 geothermal units; Purchase and installation of 2 heat storage tanks; Contractual services to install the required equipment for operation of the ground source heating system; and Hook up to existing distribution system.
- C. The Borough has an affirmative duty to report the status of the Project to WACO and will maintain all project records in accordance with the requirements of State Grant 15-DC-495.
- D. WACO, as grantee, will comply with the financial/progress reporting requirements of State Grant 15-DC-495.
- E. If funding is insufficient to finish the entire project, WACO and the Borough will work together to attempt to gain additional funds for project completion. However, there are no additional monies from WACO or the Borough appropriated at this time and any future contribution or request for additional funding, regardless of source, is subject to appropriation which cannot be guaranteed. If there is a funding shortfall, both parties shall be relieved of obligations under this agreement when funding runs out and the agreement shall automatically terminate.

Section 04. Time of Performance

The services of WACO and the Borough shall commence upon execution of this Agreement by the WACO Chair and Borough Manager and shall extend to the completion of the construction contract warranty period. The period of performance

may be extended for additional periods only by the mutual written agreement of the parties.

Section 05. Compensation

Subject to the provisions of this Agreement, WACO shall reimburse the Borough for costs of all services and expenses set forth in this Agreement subject to the limitations set forth in Section 6, not to exceed \$100,000 (total State grant including Borough 5% administration charges of \$5,000).

Section 06. Method and Time of Payment

- A. The Borough may issue monthly progress billings, including 5% administration charge, to WACO as costs are incurred. Billing backup documentation will not be required for monthly billings but will be made available to WACO by the Borough upon WACO's request. WACO agrees to process payment for each progress billing within thirty calendar days after receipt of said billing.
- B. All invoices for the Project must be submitted in duplicate and received by the parties at the following addresses:

Payment will be submitted to the following address:

BOROUGH: John Moosey, Borough Manager
350 E. Dahlia Avenue
Palmer, Alaska 99645

WACO: Shane Starrett, Chair
PO Box 1072
Willow, Alaska 99688

Section 07. Termination of Agreement for Cause

If through any cause, either party shall fail to fulfill in a timely and proper manner the obligations under this Agreement or if a party shall violate any of the covenants, agreements, or stipulations contained in this Agreement, the other party shall thereupon have the right to terminate this Agreement by giving written notice to the other of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. All finished or unfinished documents, data, studies, surveys and reports, or other material prepared under this Agreement are the joint property of WACO and the Borough and shall be delivered to both entities by or upon the effective date of termination. The Borough shall be entitled to payment for all amounts due and owing under the terms of this Agreement on or before the effective date of termination authorized by this Section 07.

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Section 08. Termination for Convenience

Either party may terminate this Agreement for convenience, for any reason, or for no reason, at any time by giving written notice to the other party of such termination and specifying the effective date of such termination. All finished or unfinished documents and other materials as described in Section 07, above, are the joint property of WACO and the Borough and shall be delivered to WACO and the Borough by or upon the effective date of notice of termination pursuant to this Section 08. If this Agreement is terminated due to the fault of WACO or the Borough, Section 07 of this Agreement shall govern the rights and liabilities of the parties.

Section 09. Causes Beyond Control

In the event WACO or the Borough is prevented by a cause or causes beyond the control of WACO or the Borough from performing any obligation under this Agreement, non-performance resulting from such cause or causes shall not be deemed to be a breach of this Agreement which renders WACO or the Borough liable for damages or give rights to the cancellation of the Agreement for cause. However, if and when such cause or causes cease to prevent performance, WACO or the Borough shall exercise all reasonable diligence to resume and complete performance of its obligation with the least possible delay. The phrase "cause or causes beyond control," as used in this Section 09, means any one or more of the following causes which are not attributable to the fault or negligence of WACO or the Borough and which prevent the performance of WACO or the Borough: fire, explosions, acts of God, war, orders or law of duly constituted public authorities, and other major uncontrollable and unavoidable events, all of the foregoing which must actually prevent WACO or the Borough from performing the terms of the Agreement as set forth herein.

Section 10. Equal Employment Opportunity

- A. WACO and the Borough will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, physical handicap, age, or status as a disabled veteran. WACO and the Borough shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, national origin, physical handicap, age, or status as a disabled veteran. Such actions shall include, but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training, including apprenticeship; and participation in recreational and educational activities. WACO and the Borough agree to post in conspicuous places available for employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause. WACO and the Borough will, in all solicitations or advertisements for employees placed by or on behalf of WACO or the Borough, state that all qualified applicants will receive consideration for employment without

regard to race, color, religion, sex, national origin, physical handicap, age, or status as a disabled veteran. WACO and the Borough will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement.

- B. WACO and the Borough shall keep such records and submit such reports concerning the Equal Opportunity Employment provisions set forth in Section 10(A) for applicants for employment and employees as laws, regulations, ordinances, or statutes may require.

Section 11. Interest of Members of WACO and the Borough

No officer, member, or employee of WACO or the Borough, and no member of their respective governing body, and no other public official of the respective governing bodies shall participate in any decision relating to this Agreement which affects their personal interest or the interest of any corporation, partnership, or association in which they are, directly or indirectly, interested or having any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.

Section 12. Assignability

Neither WACO nor the Borough shall assign any interest in this Agreement, nor shall the parties transfer any interest in the same (whether by assignment or novation), without the prior written consent of the other, thereto; provided, however, claims for money due or to become due to WACO from the Borough under this Agreement may be assigned by court order to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to WACO or the Borough, who shall be responsible for any moneys due the assignee of this Agreement.

Section 13. Findings Confidential

To the extent permitted or required by law any reports, information, data, etc., given to or prepared or assembled by WACO or the Borough under this Agreement which WACO or the Borough requests to be kept confidential shall not be made available to any individual or organization by WACO or the Borough without the prior written approval of WACO or the Borough unless otherwise required by State, Borough, or City law.

Section 14. Publication, Reproduction, and Use of Materials

No material produced, in whole or in part, under this Agreement shall be subject to copyright in the United States or in any other country. WACO and the Borough shall have unrestricted authority to publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data, or other materials prepared under this Agreement.

Section 15. Audits and Inspections

- A. At any time during normal business hours and as often as WACO or the Borough may deem necessary, there shall be made available for examination all of its records with respect to all matters covered by this Agreement and will permit representatives of the State of Alaska, WACO, or the Borough to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment, and other data relating to all matters covered by this Agreement.
- B. WACO and the Borough shall be required to comply with the State single audit requirement for State grants for this project.

Section 16. Jurisdiction; Choice of Law and Venue

Any civil action arising from this Agreement shall be brought in the superior court for the Third Judicial District of the State of Alaska at Palmer, Alaska. The laws of the State of Alaska shall govern the rights and obligations of the parties.

Section 17. Non-Waiver

The failure of WACO or the Borough at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provisions, nor in any way affect the validity of this Agreement or any part thereof, or the right of WACO or the Borough thereafter to enforce each and every protection hereof.

Section 18. Permits, Laws and Taxes

WACO and the Borough shall acquire and maintain in good standing all permits, licenses, and other entitlements necessary to the performance under this Agreement. All actions taken by WACO and the Borough under this Agreement shall comply with all applicable statutes, ordinances, rules and regulations. WACO or the Borough shall pay all taxes if any pertaining to its performance under this Agreement.

Section 19. Relationship of the Parties

The Borough shall perform its obligations hereunder as an independent contractor of WACO. WACO may administer this Agreement and monitor the Borough's compliance with this Agreement, but shall not supervise or otherwise direct the Borough except to provide recommendations and to provide approvals pursuant to this Agreement.

Section 20. Agreement Administration

- A. The Borough Manager, or his designee, will be the representative of the Borough administering this Agreement.
- B. The services to be furnished by WACO shall be administered, supervised, and directed by the WACO Chair. In the event that the individual named above or any of the individuals identified in the proposal to perform work

under the Agreement is unable to serve for any reason, WACO shall appoint a successor in interest.

Section 21. Integration/Order of Precedence

- A. This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained in this Agreement; and this Agreement shall supersede all previous communications, representations, or agreements, either oral or written, between the parties. To the extent they are not inconsistent with the terms of this Agreement; the documents listed in the Appendices are hereby incorporated by reference into this Agreement as if fully set forth herein.

- B. The terms of this Agreement shall govern the scope of services between WACO and the Borough, however, the Borough expressly agrees to comply with the terms and provisions of Legislative Grant 15-DC-495.

Section 22. Interpretation and Enforcement

This Agreement is being executed by the parties following negotiations between them. It shall be construed according to the fair intent of the language as a whole, not for or against any party. The titles of sections in this Agreement are not to be construed as limitations or definitions but are for identification purposes only.

Section 23. Severability

If any section or clause of this Agreement is held invalid by a court of competent jurisdiction, or is otherwise invalid under the law, the remainder of this Agreement shall remain in full force and effect.

Section 24. Understanding

WACO and the Borough acknowledge that they have read and understand the terms of this Agreement, have had the opportunity to review the same with counsel of their choice, and are executing this Agreement of their own free will.

Section 25. Guarantees and Certificates

The Borough shall require its consultants, contractors and subcontractors to provide performance and payment bonds in amounts conforming to or greater than the Borough's standard contract specifications, and shall also obtain Certificates of Insurance from its consultants, contractors and subcontractors confirming insurance coverage in amounts conforming to or greater than specified in the Borough's standard contract specifications.

Section 26. Indemnification

It is understood and agreed that the Grant is solely for the benefit of the parties to this Agreement and gives no right to any other party. No joint venture or partnership is formed as a result of this Agreement.

The Grantee, its successors and assigns, will protect, save, and hold harmless the Department and the State of Alaska and their authorized agents and employees, from all claims, actions, costs, damages, or expenses of any nature whatsoever by reason of the acts or omissions of the Grantee, its subcontractors, assigns, agents, contractors, licenses, invitees, employees, or any person whomever arising out of or in connection with any acts or activities authorized by the Grant Agreement. The Grantee further agrees to defend the Department and the State of Alaska and their authorized agents and employees in any litigation, including payment of any costs or attorney's fees for any claims or actions commenced thereon arising out of or in connection with acts or activities authorized by the Grant Agreement. This obligation shall not include such claims, costs, damages, or expenses which may be caused by the sole negligence of the Department of the State of Alaska or their authorized agents or employees, provided, that if the claims or damages are caused by or result from the concurrent negligence of (a) the Department and the State of Alaska and their agents or employees, and (b) the Grantee, its agents or employees, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Grantee, or the Grantee's agents or employees.

Section 27. Authority

WACO and the Borough are authorized to enter into this Agreement pursuant to WACO Bylaws; and Borough Code Section 1.10.010 A. 4. and have, through their respective governing bodies, approved the execution of this Agreement. WACO and the Borough have provided a copy of this Agreement to the State of Alaska Department of Commerce and Community Development, which has reviewed and approved its execution by the Parties.

Section 28. Coordination and Cooperation

WACO and the Borough will cooperate with one another and take all reasonable steps to obtain, as promptly as practicable, (a) all consents, approvals, authorizations, waivers, and permits; and (b) provide such other reasonably available information and communications to any other governmental authority, as may be reasonably requested.

The Borough has an affirmative duty to report the status of the Project to WACO and will maintain all project records in accordance with the requirements of State Grant 15-DC-495. However, the parties agree that the Borough has not novated or substituted as a grantee on State Grant 15-DC-495.

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Section 29. Descriptive Headings

The descriptive headings of this Agreement are inserted for convenience of reference only and do not constitute a part of this Agreement.

Section 30. Notices

Any notice required pertaining to the subject matter of the Agreement shall be personally delivered or mailed by prepaid first-class, registered or certified mail to the following address:

BOROUGH: John Moosey, Borough Manager
350 E. Dahlia Avenue
Palmer, Alaska 99645

WACO: Shane Starrett, Chair
PO Box 1072
Willow, Alaska 99688

Section 31. Fund Verification

Fund source and verification of funds for this Project:

Funding Source: _____

Verified by WACO _____ Date _____

Verified by Tammy Clayton _____ Date _____
Finance Director
Matanuska-Susitna Borough

IN WITNESS WHEREOF, the Matanuska-Susitna Borough has caused this Agreement to be executed in its name and WACO of Willow, Alaska has caused this Agreement to be executed in its name, all as of the date first above written.

MATANUSKA-SUSITNA BOROUGH

WILLOW AREA COMMUNITY ORG

John Moosey, Borough Manager

Shane Starrett, Chair

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STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by John Moosey, Borough Manager of the Matanuska-Susitna Borough.

Notary Public in and for Alaska
My Commission Expires:_____

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Shane Starrett, Chair of the Willow Area Community Organization.

Notary Public in and for Alaska
My Commission Expires:_____

DRAFT

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APPENDIX A

State of Alaska Legislative Grant 15-DC-495
Ground Source Heat Pump for Community Center - \$100,000

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RS15-043



DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT
DIVISION OF COMMUNITY AND REGIONAL AFFAIRS

Designated Legislative Grant Program
Grant Agreement

Grant Agreement Number 15-DC-495	Vendor Number WAC09070	Amount of State Funds \$100,000.00	
Encumbrance Number/AR/Lapse Date / 30822 /06/30/2019		Project Title Ground Source Heat Pump for Community Center	
Grantee		Department Contact Person	
Name Willow Area Community Organization		Name Kimberly Phillips	
Street/PO Box PO Box 1072		Title Grant Administrator II	
City/State/Zip Willow, Alaska 99688		Street/PO Box 211 Cushman Street	
Contact Person John Anderson		City/State/Zip Fairbanks, AK 99701	
Phone (907) 495-6633	Fax (907) 495-6511	Phone (907) 451-2718	Fax (907) 451-2742
Email Johnanderson.andv@yahoo.com		Email kimberly.phillips@alaska.gov	

AGREEMENT

The Alaska Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs (hereinafter 'Department') and Willow Area Community Organization (hereinafter 'Grantee') agree as set forth herein.

Section I. The Department shall pay the Grantee for the performance of the project work under the terms outlined in this Agreement. The amount of the payment is based upon project expenses incurred, which are authorized under this Agreement. In no event shall the payment exceed **\$100,000.00**.

Section II. The Grantee shall perform all of the work required by this Agreement.

Section III. The work to be performed under this Agreement begins **July 1, 2014** and shall be completed no later than **June 30, 2019**.

Section IV. The Agreement consists of this page and the following:

ATTACHMENTS

- Attachment A: Scope of Work
1. Project Description
 2. Project Budget
 3. Project Management
 4. Reporting
- Attachment B: Payment Method
- Attachment C: Standard Provisions

AMENDMENTS

Any fully executed amendments to this Agreement

APPENDIX

Appendix A: State Laws and Regulations

Grantee		Department	
Signature		Signature	
Printed Name and Title Shane Starrett, Chair <i>Shane Starrett</i>		Printed Name and Title Pauletta Bourne, Grants Administrator III	
Date <i>8 Sept 2014</i>		Date <i>9/15/14</i>	

Reviewed by: _____

Attachment A Scope of Work

1. Project Description

The purpose of this FY 2015 Designated Legislative Grant in the amount of \$100,000.00 [pursuant to the provisions of AS 37.05.317, Grants to Unincorporated Communities, SLA 2014, SB 119, Chapter 18, Section 1, Page 48, and Line 33] is to provide funding to Willow Area Community Organization for use towards the Ground Source Heat Pump for Community Center project. The objective of this project is to replace one of the existing boilers in the Community Center with two geothermal heating units, and install two heat storage tanks to provide better energy efficiency.

This project may include, but is not limited to:

- Removal of one boiler
- Purchase and installation of 2 geothermal units
- Purchase and installation of 2 heat storage tanks
- Contractual services to install the required equipment for operation of the ground source heating system
- Hook up to existing distribution system

No more than five percent (5%) of the total grant award may be reimbursed for Administrative expenses for projects involving equipment purchase or repairs and no more than ten percent (10%) of the total grant award may be reimbursed for Administrative expenses for all other projects. To be reimbursed for eligible administrative costs, expenses must be reported on the Designated Legislative Grant Financial/Progress Report form.

2. Project Budget

Cost Category	Grant Funds
Project Funds	\$100,000.00
Administration	\$0.00
Total Grant Funds	\$100,000.00

3. Project Management

This project will be managed by the Grantee.

Signatory authority for execution of the Grant Agreement and subsequent amendments is granted to the chief administrator. For grants appropriated to a municipality, the mayor is the chief administrator unless the municipality operates a managerial form of government; then the city manager/administrator acts as the chief administrator. For named recipients and unincorporated communities, the executive director or highest ranking official will act as chief administrator.

The chief administrator may delegate authority for executing the Grant Agreement and amendments to others within the Grantee's organization via the Signatory Authority Form. The chief administrator also designates financial and performance progress reporting authority via the Signatory Authority Form. Such delegation is limited to others within the Grantee's organization unless otherwise approved by the Department.

The Grantee must establish and maintain separate accounting for the use of this Grant. The use of Grant funds in any manner contrary to the terms and conditions of this Grant Agreement may result in the subsequent revocation of the Grant and any balance of funds under the Grant. It may also result in the Grantee being required to return such amounts to the State.

If applicable under state law, grantees must be registered and in good standing with the Department of Commerce, Community and Economic Development's Division of Corporations, Business and Professional Licensing.

4. Reporting

The Grantee shall submit a Designated Legislative Grant Financial/Progress Report Form provided by the Department each month, or quarterly, with the concurrence of the Department, during the life of the Grant Agreement. Grant Financial/Progress Report Forms are due thirty (30) days after the end of the month or quarter being reported. The report period is the first of the month through the last day of the month. If quarterly reporting is approved, the report period is the first day of the first month through the last day of the third month of the quarter. The final Financial/Progress Reports must be submitted within thirty (30) days following completion of the project.

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Attachment B Payment Method

1. Reimbursement Payment

Upon receiving and approving a Grantee's Financial/Progress Report, the Department will reimburse the Grantee for expenditures paid during the reporting period, in accordance with this Grant Agreement. The Department will not reimburse without approved Financial/Progress Reports, prepared and submitted by the Grantee on the form provided by the Department. Before approving the financial/progress report for payment, the Department may require the Grantee to submit documentation of the costs reported (e.g., copies of vendor billings/invoices and proof of payment, general ledger expenditure report).

2. Advance Payment

In most instances, the Department will make payment to a Grantee on a cost reimbursable basis. If cost reimbursement significantly inhibits the Grantee's ability to implement the project, the Department may advance to the Grantee an amount not to exceed a projected thirty (30) day cash need, or twenty percent (20%) of the amount in Section I, whichever is less.

Before the Department will issue an advance, the Grantee must submit a "Request for Advance Payment" form along with documentation of costs associated with the advance. The "Request for Advance Payment" form can be obtained from the Department electronically or in hard copy.

All advances will be recovered with the Grantee's next Financial/Progress Report form. Should earned payments during the terms of this Grant Agreement be insufficient to recover the full amount of the advance, the Grantee will repay the unrecovered amount to the Department when requested to do so by the Department, or at termination of the Grant Agreement.

3. Withholding of Ten Percent (10%)

The Department may withhold ten percent (10%) of the amount in Section I until the Department determines that the Grantee has satisfactorily completed the terms of this Grant Agreement, including all required reporting of the project.

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Attachment C Standard Provisions

Article 1. Definition

"Department" refers to the Department of Commerce, Community, and Economic Development with the State of Alaska.

Article 2. Indemnification

It is understood and agreed that this Grant Agreement is solely for the benefit of the parties to the Grant Agreement and gives no right to any other party. No joint venture or partnership is formed as a result of the Grant Agreement.

The Grantee, its successors and assigns, will protect, save, and hold harmless the Department and the State of Alaska and their authorized agents and employees, from all claims, actions, costs, damages, or expenses of any nature whatsoever by reason of the acts or omissions of the Grantee, its subcontractors, assigns, agents, contractors, licensees, invitees, employees, or any person whomever arising out of or in connection with any acts or activities authorized by this Grant Agreement. The Grantee further agrees to defend the Department and the State of Alaska and their authorized agents and employees in any litigation, including payment of any costs or attorney's fees for any claims or actions commenced thereon arising out of or in connection with acts or activities authorized by this Grant Agreement. This obligation shall not include such claims, costs, damages, or expenses which may be caused by the sole negligence of the Department of the State of Alaska or their authorized agents or employees, provided, that if the claims or damages are caused by or result from the concurrent negligence of (a) the Department and the State of Alaska and their agents or employees, and (b) the Grantee, its agents or employees, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Grantee, or Grantee's agents or employees.

Article 3. Legal Authority

The Grantee certifies that it possesses legal authority to accept grant funds under the State of Alaska and to execute the project described in this Grant Agreement by signing the Grant Agreement document. The Grantee's relation to the Department and the State of Alaska shall be at all times as an independent Grantee.

Article 4. Waivers

No conditions or provisions of this Grant Agreement can be waived unless approved by the Department in writing. The Department's failure to insist upon strict performance of any provision of the Grant Agreement, or to exercise any right based upon a breach thereof, or the acceptance of any performance during such a breach, shall not constitute a waiver of any right under this Grant Agreement.

Article 5. Access to Records

The Department and duly authorized officials of the State of Alaska shall have full access and the right to examine, excerpt, or transcribe any pertinent documents, papers, records, and books of the Grantee, and of persons or organizations with which the Grantee may contract, involving transactions related to the project and this Grant Agreement.

Article 6. Reports

The Grantee, at such times and in such forms as the Department may require, shall furnish the Department with such periodic reports as it may request pertaining to the activities undertaken pursuant to this Grant Agreement, including the final close-out report, the costs and obligations incurred in connection therewith, and any other matters covered by this Grant Agreement.

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Article 7. Retention of Records

The Grantee shall retain financial and other records relating to the performance of this Grant Agreement for a period of six years from the date when the final financial status report is submitted to the Department, or until final resolution of any audit findings, claims, or litigation related to the grant.

Article 8. Assignability

The Grantee shall not assign any interest in this Grant Agreement and shall not transfer any interest in the same (whether by assignment or novation).

Article 9. Financial Management and Accounting

The Grantee shall establish and maintain a financial management and accounting system that conforms to generally accepted accounting principles.

Article 10. Program Income

Program income earned during the award period shall be retained by the Grantee and added to the funds committed to the award and used for the purpose and under the conditions applicable to the use of award funds.

Article 11. Amendments and Modifications

The Grantee or the Department may request an amendment or modification of this Grant Agreement. However, such amendment or modification shall not take effect until approved, in writing, by the Department and the Grantee.

Article 12. Recordkeeping

The Grantee agrees to keep such records as the Department may require. Such records will include information pertaining to grant awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays and income. They will also include information pertaining to project performance and efforts to comply with the provisions of the Grant Agreement.

Article 13. Obligations Regarding Third-Party Relationships

None of the Work specified in this Grant Agreement shall be contracted by the Grantee without prior approval of the Department. No permission for subcontracting shall create, between the Department or the State of Alaska and the subcontractor, any contract or any relationship.

The Grantee shall remain fully obligated under the provisions of this Grant Agreement notwithstanding its designation of any third party or parties of the undertaking of all or any part of the project described herein. Any subcontractor that is not the Grantee shall be required by the Grantee to comply with all the provisions of this Grant Agreement.

The Grantee shall bind all subcontractors to each and every applicable Grant Agreement provision. Each subcontract for work to be performed with funds granted under this Grant Agreement shall specifically include a provision that the Department and the State of Alaska are not liable for damages or claims from damages arising from any subcontractor's performance or activities under the terms of the subcontracts.

Article 14. Conflict of Interest

No officer or employee of the Department; no member, officer, or employee of the Grantee or its designees or agents; no member of the governing body of the jurisdiction in which the project is undertaken or located; and no other official of such locality or localities who exercises any functions or responsibilities with respect to the project during his or her tenure, shall have any personal or pecuniary gain or interest, direct or indirect, in any contract, subcontract, or the proceeds thereof, for work to be performed in connection with the project assisted under this Grant Agreement.

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The Grantee shall incorporate, or cause to incorporate, in all such contracts or subcontracts, a provision prohibiting such interest pursuant to the purpose of this provision.

Article 15. Political Activity

No portion of the funds provided hereinunder shall be used for any partisan political activity or to further the election or defeat of any candidate for public office or influence the approval or defeat of any ballot issue.

Article 16. Notices

The Grantee shall comply with all public notices or notices to individuals required by applicable state and federal laws and shall maintain a record of this compliance.

Article 17. Prohibition Against Payment of Bonus or Commission

The assistance provided under this Grant Agreement shall not be used in payment of any bonus or commission for the purpose of obtaining approval or concurrence under this contract provided, however, that reasonable fees of bona fide technical consultant, managerial, or other such services, other than actual solicitation, are not hereby prohibited if otherwise eligible as project costs.

Article 18. Termination by Mutual Agreement

This Grant Agreement may be terminated, in whole or in part, prior to the completion of contract project activities when both parties agree that continuation is not feasible or would not produce beneficial results commensurate with the further expenditure of funds. The Department will determine whether an environmental review of the cancellation is required under State and/or Federal law. The parties must agree on the termination conditions, including effective date and the portion to be terminated. The Grantee shall not incur new obligations for the terminated portion after the effective date, and shall cancel as many outstanding obligations as possible. The Department shall make funds available to the Grantee to pay for allowable expenses incurred before the effective date of termination.

Article 19. Termination for Cause

If the Grantee fails to comply with the terms of this Grant Agreement, or fails to use the grant for only those purposes set forth herein, the Department may take the following actions:

- A. Suspension – After notice in writing by certified mail to the Grantee, suspend the grant and withhold any further payment or prohibit the Grantee from incurring additional obligations of grant funds, pending corrective action by the Grantee or a decision to terminate. Response must be received within fifteen (15) days of receipt of the written notice.
- B. Termination – Terminate the grant in whole or in part, at any time before the final grant payment is made. The Department shall promptly notify the Grantee in writing of its determination to terminate, the reason for such termination, and the effective date of the termination. Payments made to the Grantee or recoveries by the Department shall be in accordance with the legal rights and liabilities of the parties.

Article 20. Withdrawal of Funds

In the event funding from the state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date of this Grant Agreement and prior to normal completion, the Department may terminate the agreement, reduce funding, or re-negotiate subject to those new funding limitations and conditions. A termination under this article shall be implemented under the same conditions as a termination under Article 19 of this Attachment.

Article 21. Recovery of Funds

In the event of a default or violation of the terms of the Grant Agreement by the Grantee, the Department may institute actions to recover all or part of the project funds paid to the Grantee. Repayment by the Grantee of grant funds under this recovery provision shall occur within thirty (30) days of demand.

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All remedies conferred on the Department by this agreement or any other instrument or agreement are cumulative, not exclusive, and may be exercised concurrently or consecutively at the Department's option.

Article 22. Disputes

Except as otherwise provided in this agreement, any dispute concerning a question of fact arising under this agreement that is not disposed of by mutual agreement shall be decided by the Department, which shall reduce its decision to writing and mail, or otherwise furnish a copy thereof, to the Grantee. The decision of the Department shall be final and conclusive.

This "Disputes" clause does not preclude the consideration of questions of law in connection with the decision provided for in the preceding paragraph provided that nothing in the Grant Agreement shall be construed as making final the decisions of any administrative official, representative, or board on a question of law.

Article 23. Jurisdiction

This Grant Agreement shall be governed by the laws and statutes of the State of Alaska. The venue of any suit hereunder may be in the Superior Court for the First Judicial District, Juneau, Alaska.

Article 24. Ownership of Project/Capital Facilities

The Department makes no claim to any capital facilities or real property improved or constructed with funds under this Grant Agreement and, by this grant of funds, does not and will not acquire any ownership interest or title to such property of the Grantee. The Grantee shall assume all liabilities arising from the ownership and operation of the project and agrees to hold the Department and the State of Alaska harmless from any and all causes of action arising from the ownership and operation of the project.

Article 25. Site Control

If the grant project involves the occupancy and use of real property, the Grantee assures that it has the legal right to occupy and use such real property for the purposes of the grant, and further that there is legal access to such property.

As a minimum requirement, the Grantee should obtain a "sufficient interest" that allows the Grantee the right to use and occupy the site for the expected useful life of the building, structure or other improvement. Generally, the interest obtained should be for at least 20 years. A sufficient interest depends upon the nature of the project and the land status of the site.

Article 26. Insurance

The Grantee is responsible for obtaining any necessary liability insurance and maintain in force at all times during the performance of this Grant Agreement the insurance policies identified below. All insurance policies shall comply with, and be issued by insurers licensed to transact the business of insurance under Alaska Statute AS 21. The Grantee shall require any contractor hired to work on the project be licensed, bonded and insured for at least the amount of the project and if appropriate provide and maintain Professional Liability Insurance.

- A. Workers' Compensation Insurance for all employees engaged in work under this Grant Agreement, coverage as required by AS 23.30.045, and; where applicable, any other statutory obligations including but not limited to Federal U.S.L. & H. and Jones Act requirements.
- B. Commercial General Liability Insurance covering all business premises and operations used by the Grantee in the performance of this project and Grant Agreement with coverage limits not less than \$300,000 combined single limit per occurrence and annual aggregates where applicable.
- C. Comprehensive Automobile Liability Insurance covering all vehicles used by the Grantee in the performance of this project and Grant Agreement with coverage limits not less than \$100,000 per person/\$300,000 per occurrence bodily injury and \$50,000.00 property damage.

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D. Professional Liability Insurance covering all errors, omissions or negligent acts of the contractor, subcontractor or anyone directly or indirectly employed by them, made in the performance of this contract which result in financial loss to the State. Limits required are per the following schedule:

Contract Amount	Minimum Required Limits
Under \$100,000	\$100,000 per occurrence/annual aggregate

Article 27. Subcontracts for Engineering Services

In the event that the Grantee subcontracts for engineering services, the Grantee will require that the engineering firm certify that it is authorized to do business in the State of Alaska. In the event that the engineering firm is also the project administrator, the Grantee shall require that the bond or insurance shall be for not less than the amount of the entire project.

Article 28. Governing law

This Grant Agreement is governed by the laws of the State of Alaska. The Grantee shall perform all aspects of this project in compliance with the appropriate laws and regulations. It is the responsibility of the Grantee to ensure that all permits required for the construction and operation of this project by the Federal, State, or Local governments have been obtained.

Article 29. Budget Flexibility

Notwithstanding the provisions of Article 11, Attachment C, the Grantee may revise the project budget in Attachment A without a formal amendment to this agreement. Such revisions are limited within each line item to a maximum of ten percent (10%) of the line item or \$10,000, whichever is less, over the entire term of this agreement. Such budget revisions shall be limited to changes to existing budget line items. Budget revisions may not be used to increase any budget item for project administrative expenses. Changes to the budget beyond the limits authorized by this provision may only be made by a formal amendment to this agreement.

Article 30. Equal Employment Opportunity (EEO)

The Grantee may not discriminate against any employee or applicant for employment because of race, religion, color, national origin, age, physical handicap, sex, marital status, changes in marital status, pregnancy, or parenthood. The Grantee shall post in a conspicuous place, available to employees and applicants for employment, a notice setting out the provisions of this paragraph.

The Grantee shall state, in all solicitations or advertisements for employees to work on state funded projects, that it is an equal opportunity employer (EEO) and that all qualified applicants will receive consideration for employment without regard to race, religion, color, national origin, age, physical handicap, sex, marital status, changes in marital status, pregnancy, or parenthood.

The Grantee shall include the provisions of this EEO article in every contract relating to this Grant Agreement and shall require the inclusion of these provisions in every agreement entered into by any of its contractors, so that those provisions will be binding upon each contractor or subcontractor.

Article 31. Public Purposes

The Grantee agrees that the project to which this Grant Agreement relates shall be dedicated to public purposes for its useful life. The benefits of the project shall be made available without regard to race, religion, color, national origin, age, physical handicap, sex, marital status, changes in marital status, pregnancy, or parenthood.

If the Grantee is a non-municipal entity and if monies appropriated under this grant constitute the sole or principal funding source for the acquisition of equipment or facilities, the Grantee agrees that in the event a municipal corporation is formed which possesses the power and jurisdiction to provide for such equipment or facilities, the Grantee shall offer, without compensation, to transfer ownership of such equipment or facilities to the municipal corporation.

If the Grantee is a non-profit corporation that dissolves, the assets and liabilities from the grant project are to be distributed according to statutory law, AS 10.20.290-10.20.452.

Article 32. Operation and Maintenance

Throughout the life of the project, the Grantee shall be responsible for the operation and maintenance of any facility, equipment, or other items acquired under this grant.

Article 33. Assurance

The Grantee shall spend monies awarded under this grant only for the purposes specified in this Grant Agreement.

Article 34. Current Prevailing Rates of Wage

Certain grant projects are constrained by the provisions of AS 36. PUBLIC CONTRACTS. To the extent that such provisions apply to the project which is the subject of this Grant Agreement, the Grantee shall pay the current prevailing rates of wage to employees as required by AS 36.05.010. The Grantee also shall require any contractor to pay the current prevailing rates of wage as required by AS 36.05.010.

Article 35. Severability

If any provision under this Grant Agreement or its application to any person or circumstance is held invalid by any court of rightful jurisdiction, this invalidity does not affect other provisions of the contract agreement which can be given effect without the invalid provision.

Article 36. Performance

The Department's failure to insist upon the strict performance of any provision of the Grant Agreement or to exercise any right based upon breach thereof or the acceptance of any performance during such breach shall not constitute a waiver of any rights under this Grant Agreement.

Article 37. Sovereign Immunity

If the Grantee is an entity which possesses sovereign immunity, it is a requirement of this grant that the Grantee irrevocably waive its sovereign immunity with respect to state enforcement of this Grant Agreement. The waiver of sovereign immunity, effected by resolution of the entity's governing body, is herein incorporated into this Grant Agreement.

Article 38. Audit Requirements

The grantee must comply with the audit requirements of the Alaska Administrative Code set forth in **2AAC45.010. AUDIT REQUIREMENTS**. An entity that expends a cumulative or total, equal to the state single audit threshold during the fiscal year is required to have a state single audit. A copy of the most current **2AAC45.010** adopted regulations is available at the Alaska Department of Administration's State Single Audit website: <http://doa.alaska.gov/dof/ssa/index.html>.

Current audit compliance supplements and guides specific to programs under AS 37.05.315 Grants to Municipalities, AS 37.05.316 Grants to Named Recipients, and AS 37.05.317 Grants to Unincorporated Communities can be found at <http://doa.alaska.gov/dof/ssa/2014auditsuppl.html#dept08>

Article 39. Close-Out

The Department will advise the Grantee to initiate close-out procedures when the Department determines, in consultation with the Grantee, that there are no impediments to close-out and that the following criteria have been met or soon will be met:

- A. All costs to be paid with grant funds have been incurred with the exception of close-out costs and any unsettled third-party claims against the Grantee. Costs are incurred when goods and services are received or contract work is performed.

- B. The last required performance report has been submitted. The Grantee's failure to submit a report will not preclude the Department from effecting close-out if it is deemed to be in the State's interest. Any excess grant amount that may be in the Grantee's possession shall be returned by the Grantee in the event of the Grantee's failure to finish or update the report.
- C. Other responsibilities of the Grantee under this Grant Agreement and any close-out agreement and applicable laws and regulations appear to have been carried out satisfactorily or there is no further State interest in keeping the grant open for the purpose of securing performance.

Article 40. Americans with Disabilities Act

The Americans with Disabilities Act (ADA) prohibits discrimination against persons with disabilities. Title I of the ADA prohibits discrimination against persons with disabilities in employment and provides that a reasonable accommodation be provided for applicants and employees. Title II of the Act prohibits public agencies from discriminating against individuals with disabilities in the provision of services, programs, or activities. Reasonable accommodation must be made to ensure or allow access to all services, programs, or activities. This section of the Act includes physical access to public facilities and requires that public entities must, if necessary, make modifications to their facilities to remove physical barriers to ensure access by persons with disabilities. All new construction must also be accessible to persons with disabilities. A public entity's subgrantees or contractors must also comply with the ADA provisions. Grantees are responsible for assuring their compliance with the ADA.

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Appendix A State Laws and Regulations and Permits

Grantees are responsible for all applicable state laws, regulations and permits; including but not limited to the following list which most commonly affects Grantees.

Municipality Public Facility Operations and Maintenance—AS 37.05.315(c)

In accepting a grant under AS 37.05.315 for construction of a public facility, a municipality covenants with the State that it will operate and maintain the facility for the practical life of the facility and that the municipality will not look to the State to operate or maintain the facility or pay for its operation or maintenance. This requirement does not apply to a grant for repair or improvement of an existing facility operated or maintained by the State at the time the grant is accepted if the repair or improvement for which the grant is made will not substantially increase the operating or maintenance costs to the State.

Restriction on Use—AS 37.05.321

A grant or earnings from a grant under AS 37.05.315 - 37.05.317 may not be used for the purpose of influencing legislative action. In this section "influencing legislative action" means promoting, advocating, supporting, modifying, opposing, or delaying or seeking to do the same with respect to any legislative action but does not include the provision or use of information, statistics, studies, or analyses in written or oral form or format. A grant or earnings from a grant made under AS 37.05.315 - 37.05.317 may not be used for purposes of travel in connection with influencing legislative action unless pursuant to a specific request from a legislator or legislative committee.

Hiring Preferences—AS 36.10

This chapter of the Alaska Statutes applies to grants for public works projects and requires compliance with the hiring preferences under AS 36.10.150 – 36.10.175 for employment generated by the grant.

Historic Preservation Act—AS 41.35

This chapter of the Alaska Statutes applies to public construction of any nature undertaken by the State, or by a governmental agency of the State, or by a private person under contract with or licensed by the State or a governmental agency of the State. The Department of Natural Resources must be notified if the construction is planned for an archaeological site. The Department of Natural Resources may stop the construction to determine the extent of the historic, prehistoric, or archaeological values.

Fire Protection—AS 18.70

This chapter of the Alaska Statutes requires the Alaska Department of Public Safety (the State Fire Marshal) to adopt regulations (currently in the form of Uniform Fire Code, as amended) establishing minimum standards for:

1. Fire detection and suppression equipment;
2. Fire and life safety criteria in commercial, industrial, business, institutional, or other public buildings used for residential purposes containing four or more dwelling units;
3. Any activity in which combustible or explosive materials are stored or handled in commercial quantities;
4. Conditions or activities carried on outside a building described in (2) or (3) likely to cause injury to persons or property.

Procurement Preference for State Agricultural and Fisheries Products—AS 29.71.040

This chapter of the Alaska Statutes applies to municipalities that use state funds to purchase agricultural and fisheries products. The law requires:

1. When agricultural products are purchased, only such products harvested in the state shall be purchased whenever priced no more than seven percent above products harvested outside the state, and of like quality compared with agricultural products harvested outside the state.
2. When fisheries products are purchased, only fisheries products harvested or processed within the jurisdiction of the state shall be purchased whenever priced no more than seven percent above products harvested or processed outside

the jurisdiction of the state, available, and of like quality compared with fisheries products harvested or processed outside the jurisdiction of the state.

Alaska Product Preferences—AS 36.15

This chapter of the Alaska Statutes applies to projects financed by state money in which the use of timber, lumber, and manufactured lumber products is required, only timber, lumber and manufactured lumber projects originating in this state from local forests shall be used wherever practicable. The law requires the insertion of this clause in calls for bids and in all contracts awarded.

Permits and Environmental Procedures

The Alaska Department of Environmental Conservation (ADEC) regulates all activities in Alaska that might pollute the air, water or soil. There are dozens of ADEC permits related to constructing and operating public buildings. The law requires the following permits, including others designated by the commissioner. The following list is not intended to be all-inclusive.

- Air Emissions Permit
- Anadromous Fish Protection Permit
- Authorization for Tidelands Transportation
- Brine or Other Salt Water Waste Disposal Permit
- Burning Permit during Fire Season
- Coal Development Permit
- Critical Habitat Area Permit
- Dam Construction Permit
- Driveway Permit
- Encroachment Permit
- Miscellaneous State Land Use Permit
- Mineral and Geothermal Prospecting Permits
- Occupied Tide and Submerged Land
- Open Burning Permit
- Permit for Use of Timber or Materials
- Permit to Appropriate Water
- Pesticides Permit
- Preferred Use Permit
- Right-of-Way and Easement Permits
- Solid Waste Disposal
- Special Land Use Permit
- State Game Refuge Land Permit
- State Park Incompatible Use Permit
- Surface Oiling Permit
- Surface Use Permit
- Tide and Submerged Lands Prospecting Permit
- Tidelands Permit
- Tidelands Right-of-Way or Easement Permit
- Utility Permit
- Waste Water Disposal Permit
- Water Well Permit

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APPENDIX B

[AM or Resolution from each governing body]

DRAFT

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NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-055**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING AND APPROPRIATING \$100,000 FROM THE WILLOW AREA COMMUNITY ORGANIZATION TO FUND 435, PROJECT No. 10060, FOR THE GROUND SOURCE HEAT PUMP FOR THE WILLOW COMMUNITY CENTER PROJECT.

WHEREAS, in September 2014 the Willow Area Community Organization (WACO) was awarded funding (State Grant No. 15-DC-495) to construct a Ground Source Heat Pump for the Willow Community Center; and

WHEREAS, the construction of this Geothermal Heating System will provide net energy cost savings to the community realized by supplanting fuel oil costs with that of electrical power to operate the heat pumps; and

WHEREAS, WACO does not have the necessary resources to construct the heating system; and

WHEREAS, in the fiscal year 2015 capital projects budget, \$25,000 in non-areawide funds were appropriated for the geothermal heating system for the Willow Community Center; and

WHEREAS, the Assembly accepted and appropriated grant funds from the Rasmuson Foundation for this project on January 6, 2015; and

WHEREAS, WACO would like to transfer the legislative grant No. 15-DC-495 they received to the Borough to allow the Borough to complete the design and construction of the geothermal heating system for their community center; and

WHEREAS, no expenditures can be made until a scope of work and budget has been approved by the Assembly.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Acceptance and Appropriation source. There is hereby accepted and appropriated by the Matanuska-Susitna Borough Assembly funds in the amount of \$100,000 from the Willow Area Community Organization via State Grant No. 15-DC-495, to fund 435, project no. 10060, for the Ground Source Heat Pump for the Willow Community Center Building project.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this ___
day of _____, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-043**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET AND AUTHORIZING THE BOROUGH MANAGER TO SIGN THE MEMORANDUM OF AGREEMENT FOR THE DESIGN AND CONSTRUCTION OF THE GROUND SOURCE HEAT PUMP FOR THE WILLOW COMMUNITY CENTER BUILDING PROJECT, PROJECT NO. 10060.

WHEREAS, in September 2014 the Willow Area Community Organization (WACO) was awarded funding (State Grant No. 15-DC-495) to construct a Ground Source Heat Pump for the Willow Community Center; and

WHEREAS, the construction of this Geothermal Heating System will provide net energy cost savings to the community realized by supplanting fuel oil costs with that of electrical power to operate the heat pumps; and

WHEREAS, WACO does not have the necessary resources to construct the heating system; and

WHEREAS, in the fiscal year 2015 capital projects budget, \$25,000 in non-areawide funds were appropriated for the geothermal heating system for the Willow Community Center; and

WHEREAS, the Assembly accepted and appropriated \$25,000 in grant funds from the Rasmuson Foundation for this project on January 6, 2015; and

WHEREAS, WACO would like to transfer the legislative grant No. 15-DC-495 they received to the Borough through a Memorandum

of Agreement to allow the Borough to complete the design and construction of the geothermal heating system for their community center.

NOW, THEREFORE BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly hereby approves the following scope of work and budget for the Ground Source Heat Pump for the Willow Community Center Building Project, project no. 10060.

SCOPE OF WORK

Replace one of the existing boilers in the Community Center with two geothermal heating units, and install two heat storage tanks to provide better energy efficiency.

AMENDED BUDGET

Project/Account No.	Previously Adopted Budget	Amended Budget
Willow Community Center Heat Source System		
Fiscal Year 2015 non-areawide capital appropriation	\$25,000	\$25,000
Rasmuson Foundation	\$25,000	\$25,000
Willow Area Community Organization State Grant Funds	\$0	\$95,000
Administration Fee	\$0	\$5,000
Total	<u>\$50,000</u>	<u>\$150,000</u>

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Matanuska-Susitna Borough Assembly does hereby authorize the Manager to enter into the necessary memorandum of agreement with the Willow Area Community Organization with the authority to modify and update the memorandum of agreement as appropriate.

ADOPTED by the Matanuska-Susitna Borough Assembly this ___ day of _____, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REAPPROPRIATING \$10,000 FROM THE PLANNING DIVISION FISCAL YEAR 2015 OPERATING BUDGET, \$10,000 FROM THE INFORMATION TECHNOLOGY DEPARTMENT FISCAL YEAR 2015 OPERATING BUDGET, \$10,000 FROM THE CAPITAL PROJECTS DEPARTMENT FISCAL YEAR 2015 OPERATING BUDGET, AND \$10,000 FROM THE PUBLIC WORKS DEPARTMENT FISCAL YEAR 2015 OPERATING BUDGET, FUND 100, TO FUND 480; AND A RESOLUTION APPROVING THE SCOPE OF WORK AND BUDGET FOR THE GIS/CARTEGRAPH INTEGRATION PROJECT.

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator		
2	Capital Projects Director	WB 4/8/15	
3	Public Works Director	TAL	8 APR 15
1	Planning and Land Use Director	EP	
4	Information Technology Director	EW	
5	Finance Director	NS	
6	Borough Attorney	↓	
7	Borough Clerk	JAM	4/13/15 

ATTACHMENT(S): Fiscal Note: NO YES
 Ordinance Serial No. 15-056 (3 pp)
 Resolution Serial No. 15-044 (4 pp)

SUMMARY STATEMENT:

The Borough currently has two methods of tracking road information within the Matanuska-Susitna Borough. The first is the existing GIS EIS911 roads dataset which provides a record of roads used by the emergency services department and is highly visual. The second is Cartegraph, a database that includes specific information on individual road names and numbers, such as surface type, right-of-way width, road service area, township, range and section, and maintenance responsibility.

The Capital Projects, Public Works, Information Technology, and Planning departments have been working together over the last year to update the Borough's road classification types, gather data, and work towards the integration of these two systems. A pilot project was conducted in-house to help determine the time required to match records, research those records which don't match, and define the scope of work.

The goal of the project is to implement a Cartegraph-GIS connection to allow visualization and record passing between a Cartegraph tabular database and a GIS dataset. As no GIS roads dataset currently exists with the required 1:1 record match with the approximately 8,500 active Cartegraph records, this project will require the development of an appropriate roads GIS dataset. This will be an enterprise GIS data layer subject to the accuracy and maintenance requirements of an enterprise layer. The primary data will continue to be managed by the Road Maintenance Asset Manager in Public Works, working closely with GIS personnel. This project will also incorporate the Road Classification work recently performed by Kinney Engineering.

Each Department has committed \$10,000 from their fiscal year 2015 operating budgets to this project for the purposes of hiring a consultant. This will not occur before the end of the fiscal year and therefore the funding must be moved into a project account.

RECOMMENDATION OF ADMINISTRATION: Respectfully requests Assembly adoption of the legislation reappropriating \$10,000 from the planning division fiscal year 2015 operating budget, \$10,000 from the information technology department fiscal year 2015 operating budget, \$10,000 from the capital projects department fiscal year 2015 operating budget, and \$10,000 from the public works department fiscal year 2015 operating budget, fund 100, to fund 480; and approving the scope of work and budget for the GIS/Cartegraph Integration Project.

MATANUSKA-SUSITNA BOROUGH - FISCAL NOTE

Agenda Date April 21, 2015

ORIGINATOR: Pamela Graham, Grant Coordinator

SUBJECT: AN ORDINANCE ACCEPTING AND APPROPRIATING \$26,060 FROM THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, OFFICE OF HISTORY AND ARCHAEOLOGY TO FUND 480, PROJECT NO. 47011, AND A RESOLUTION APPROVING THE SCOPE OF WORK AND BUDGET FOR THE PURPOSE OF COMPLETING THE COTTONWOOD CREEK ARCHAEOLOGICAL SURVEY FOR NOMINATING PHASE II OF AN ARCHAEOLOGICAL DISTRICT FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT? <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$ <u>40,000</u>	FUNDING SOURCE <u>Planning, Cap Proj., FT FW Operating Budgets</u>
FROM ACCOUNT # <u>100. 180/130/115/150. 000. 4xx xxx</u>	PROJECT #
TO ACCOUNT # <u>480. 000. 000. 3xx .xxx</u>	PROJECT #
VERIFIED BY: <u>Barbara Baumgartner</u>	CERTIFIED BY:
DATE: <u>4/9/15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE	<u>40</u>					

FUNDING: (Thousands of Dollars)

General Fund						
Federal Funds						
Other	<u>40</u>					
TOTAL	<u>40</u>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____
 DEPARTMENT: _____
 APPROVED BY: J.E. [Signature]

Phone: _____
 Date: _____
 Date: 4/9/15

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-056**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REAPPROPRIATING \$10,000 FROM THE PLANNING DIVISION FISCAL YEAR 2015 OPERATING BUDGET, \$10,000 FROM THE INFORMATION TECHNOLOGY DEPARTMENT FISCAL YEAR 2015 OPERATING BUDGET, \$10,000 FROM THE CAPITAL PROJECTS DEPARTMENT FISCAL YEAR 2015 OPERATING BUDGET, AND \$10,000 FROM THE PUBLIC WORKS DEPARTMENT FISCAL YEAR 2015 OPERATING BUDGET, FUND 100, TO FUND 480; FOR THE GIS/CARTEGRAPH INTEGRATION PROJECT.

WHEREAS, the Borough currently has two methods of tracking road information within the Matanuska-Susitna Borough; The first is the existing GIS EIS911 roads dataset which provides a record of roads used by the emergency services department and is highly visual, and the second is Cartegraph, a database that includes specific information on individual road names and numbers, such as surface type, right-of-way width, road service area, township, range and section, and maintenance responsibility; and

WHEREAS, the Capital Projects, Public Works, Information Technology, and Planning departments have been working together over the last year to update the Borough's road classification types, gather data, and work towards the integration of these two systems; and

WHEREAS, a pilot project was conducted in-house to help determine the time required to match records, research those records which don't match, and define the scope of work; and

WHEREAS, the goal of the project is to implement a Cartegraph-GIS connection to allow visualization and record passing between a Cartegraph tabular database and a GIS dataset; and

WHEREAS, no GIS roads dataset currently exists with the required 1:1 record match with the approximately 8,500 active Cartegraph records, this project will require the development of an appropriate roads GIS dataset; and

WHEREAS, this will be an enterprise GIS data layer subject to the accuracy and maintenance requirements of an enterprise layer. The primary data will continue to be managed by the Road Maintenance Asset Manager in Public Works, working closely with GIS personnel. This project will also incorporate the Road Classification work recently performed by Kinney Engineering; and

WHEREAS, Each Department has committed \$10,000 from their fiscal year 2015 operating budgets to this project for the purposes of hiring a consultant; and

WHEREAS, the completion the GIS/Cartegraph Integration Project will not occur prior to June 30, 2015, it is necessary

to reappropriate these funds into a non-lapsing capital project account in order to complete the project.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Reappropriation source. The Matanuska-Susitna Borough Assembly does hereby reappropriate \$10,000 from the planning division fiscal year 2015 operating budget, \$10,000 from the information technology department fiscal year 2015 operating budget, \$10,000 from the capital projects department fiscal year 2015 operating budget, and \$10,000 from the public works department fiscal year 2015 operating budget, fund 100, to fund 480; for the GIS/Cartegraph Integration Project.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

Action:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15- 044

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH APPROVING THE SCOPE OF WORK AND BUDGET FOR THE GIS/CARTEGRAPH INTEGRATION PROJECT.

WHEREAS, the Borough currently has two methods of tracking road information within the Matanuska-Susitna Borough; The first is the existing GIS EIS911 roads dataset which provides a record of roads used by the emergency services department and is highly visual, and the second is Cartegraph, a database that includes specific information on individual road names and numbers, such as surface type, right-of-way width, road service area, township, range and section, and maintenance responsibility; and

WHEREAS, the Capital Projects, Public Works, Information Technology, and Planning departments have been working together over the last year to update the Borough's road classification types, gather data, and work towards the integration of these two systems; and

WHEREAS, a pilot project was conducted in-house to help determine the time required to match records, research those records which don't match, and define the scope of work; and

WHEREAS, the goal of the project is to implement a Cartegraph-GIS connection to allow visualization and record

passing between a Cartegraph tabular database and a GIS dataset;
and

WHEREAS, no GIS roads dataset currently exists with the required 1:1 record match with the approximately 8,500 active Cartegraph records, this project will require the development of an appropriate roads GIS dataset; and

WHEREAS, this will be an enterprise GIS data layer subject to the accuracy and maintenance requirements of an enterprise layer. The primary data will continue to be managed by the Road Maintenance Asset Manager in Public Works, working closely with GIS personnel. This project will also incorporate the Road Classification work recently performed by Kinney Engineering; and

WHEREAS, Each Department has committed \$10,000 from their fiscal year 2015 operating budgets to this project for the purposes of hiring a consultant; and

WHEREAS, the completion the GIS/Cartegraph Integration Project will not occur prior to June 30, 2015, it is necessary to reappropriate these funds into a non-lapsing capital project account in order to complete the project.

WHEREAS, the Assembly reappropriated funds in the amount of \$40,000 with Ordinance Serial No. 15-0510 for the GIS/Cartegraph Integration project; and

WHEREAS, the Assembly is required to approve the scope of work and budget prior to any expenditures.

NOW THEREFORE BE IT RESOLVED that the Matanuska-Susitna Borough Assembly hereby approves the following scopes of work and budgets.

SCOPE OF WORK

MSB staff from the Capital Projects, Public Works, Information Technology, and Planning departments will work with a consultant on completing the GIS/Cartegraph Integration Project.

BUDGET

Areawide, Planning Department's	
Fiscal Year 2015 Operating	\$ 10,000
Areawide, Information Technology	
Fiscal Year 2015 Operating	\$ 10,000
Areawide, Capital Projects	
Fiscal Year 2015 Operating	\$ 10,000
Areawide, Public Works	
Fiscal Year 2015 Operating	<u>\$ 10,000</u>
Total:	<u>\$ 40,000</u>

ADOPTED by the Matanuska-Susitna Borough Assembly this -
day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 23.10.060 CONSIDERATIONS, MSB 23.10.180 LEASES, AND MSB 26.05.040(A)(6) INCENTIVES, RELATING TO LESS THAN FAIR MARKET VALUE DISPOSALS, AND A RESOLUTION AMENDING TITLE 23 LAND AND RESOURCE MANAGEMENT POLICIES AND PROCEDURES MANUAL, REAL PROPERTY DISPOSALS: LESS THAN FAIR MARKET VALUE, PART 60.

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>MSC</i>	
	Community Development Director	<i>EP</i>	
	Finance Director	<i>JCC</i>	<i>4/9/15</i>
	Borough Attorney	<i>AB</i>	
	Borough Clerk	<i>Sum</i>	<i>4/13/15</i> <i>[Signature]</i>

ATTACHMENT (S) : Fiscal Note: YES X NO
 MSB 26.05.040 Incentives (2 PP)
 Ordinance Serial No. 15-*057* (7 pp)
 Resolution Serial No. 15-*045* (4 pp)

SUMMARY STATEMENT:

The ordinance and resolution are being brought forward at the request of assembly member Mayfield.

MSB Title 23 provides that borough real property assets may be sold, leased, exchanged, or otherwise disposed of for less than fair market value. Pursuant to a best interest finding, the minimum compensation to the public (aka borough) is to be the greater of \$500 or 10% of the fair market value, or in the case of a lease, the greater of \$500 or 1% of fair market value of the land.

Pursuant to code, fair market value shall be based upon appraisal, the certified tax roll, or by a fee schedule adopted by resolution of the assembly. In the case of natural resources, this value is based upon an established fee schedule, market price trends, or price trends based on past borough sales.

The Land and Resource Division Policies and Procedure Manual outlines the procedure for less than fair market value requests and establishes borough policy for disposal of borough assets. This policy includes disposal when in the best interest of the borough to do so and when it is for economic, industrial or commercial benefit, or for public health and welfare, and for non-profits or other public purpose.

The amendments to code and policy are to define and assure appropriate disposal of the public's interest in borough assets, and to provide a means to obtain borough property at a discount with the ability to make annual payment to the borough over the course of several years.

Combining the discounted value and spreading interest-free payments out over time not only allows the applicant to budget and raise/acquire funding to pay off the borough asset, it also assures the public (aka borough) is receiving fair compensation.

The amendment speaks to replacing the non-profit component with government agency or community council with the intent to allow senior housing and uses that enhance public safety, health and welfare that are often sponsored by community councils, who act as the representatives for their communities.

RECOMMENDATION OF ADMINISTRATION:

Consideration of the legislation is respectfully requested to amend MSB 23.10.060 Considerations, MSB 23.10.180 Leases, and MSB 26.05.040(A)(6) Incentives, relating to less than fair market value disposals, and to amend Title 23 Land and Resource Management Policies and Procedures Manual, Real Property Disposals: Less Than Fair Market Value, Part 60.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 21, 2015

ORIGINATOR: Community Development

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 23.10.060 CONSIDERATIONS, MSB 23.10.180 LEASES, AND MSB 26.05.040(A)(6) INCENTIVES, RELATING TO LESS THAN FAIR MARKET VALUE DISPOSALS, AND A RESOLUTION AMENDING TITLE 23 LAND AND RESOURCE MANAGEMENT POLICIES AND PROCEDURES MANUAL, REAL PROPERTY DISPOSALS: LESS THAN FAIR MARKET VALUE, PART 60.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED *	FUNDING SOURCE <i>Sale and lease revenue</i>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT: <i>203.000.000.3xx.xx</i>	PROJECT #
VERIFIED BY: <i>Barbara Baumgart</i>	CERTIFIED BY:
DATE: <i>4/9/15</i>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
---------	--	--	--	--	--	--

REVENUE	*					
---------	---	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	*					
TOTAL	*					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * *Exact amount is unknown as it is dependant upon future circumstances however will result in a loss of interest + revenue.*

PREPARED BY: *[Signature]* PHONE: *[Signature]*
 DEPARTMENT: *[Signature]* DATE: *[Signature]*
 APPROVED BY: *[Signature]* DATE: *[Signature]*

26.05.040 INCENTIVES.

(A) The manager, after reviewing a completed application, may recommend options for those developments qualifying under the following incentive mechanisms, singly or packaged, by the terms of this chapter:

- (1) *Site development assistance.* Through approved funding sources, the assembly may choose to:
 - (a) pay part or all of the cost of the business' infrastructure expenses;
 - (b) pay part or all of the business' infrastructure expenses and then defer the reimbursement of these expenses for a maximum of three years; or
 - (c) pay part or all of the business' utility connection charges associated with new construction for the project.
- (2) *Industrial revenue bond financing.* The assembly may issue industrial revenue bonds for the purpose of financing and providing funds for site acquisition, site construction, machinery, equipment, and financing costs for those projects that meet the criteria and requirements set forth in this chapter.
- (3) *Tax increment financing.* The assembly may approve the use of tax increment financing for the purpose of financing and providing funds for site acquisition, site construction, machinery, equipment, and financing costs for those projects that meet the criteria and requirements set forth in this chapter.
- (4) *Job training.* The assembly may reimburse for job training of borough residents for the first six months and direct the manager to work with the University of Alaska Anchorage, Mat-Su Campus, as well as other specified federal and state agencies, for the development of appropriate programs.
- (5) *Fast track permitting.* The assembly may authorize the manager to expedite the application process for any required borough permit or land use requirement. However, public notice, public participation requirements, and public hearing requirements shall not be waived or expedited.
- (6) *Sale or lease of borough land at less than fair market value.* The assembly may authorize the sale or lease of property owned by the borough at less than fair market value for those projects that meet the criteria and requirements set forth in this chapter and consistent with MSB 23.10.060; however, land within the Point MacKenzie port district shall not be sold pursuant to MSB 18.02.010.

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OR15-057
RS15-045

(7) *Project financial assistance.* The assembly may agree to participate, in cooperation with other financing or lending institutions, in financing, lending, or guaranteeing a portion of a financial loan package to assist the development of a new or expanded business.

(8) *Deferral of property taxes.*

(a) The assembly may permit deferral of payment of taxes for up to five years on all or some types of economic development property that meet the eligibility requirements of this chapter and AS 29.45.050(m) upon submission of a written application prior to March 15 of the application year.

(b) Taxes deferred pursuant to this section will be repaid on an equal pro rata basis within the same number of years as the authorized deferment. No penalties or interest shall accrue on deferred taxes as long as the deferred taxes are timely paid. Any deferred taxes not paid shall accrue penalties and interest back to the date of the original deferral.

(c) Deferred taxes shall be assessed in the year of deferral in accordance with MSB 3.15.190 and any appeal of an assessment of deferred taxes shall be filed in accordance with MSB 3.15.200 within 30 borough business days from the date the assessment notice was mailed.

(d) The deferral shall be effective until the ownership of the property for which a deferral has been granted is transferred or until the deferral period has ended. Upon transfer of title, all tax payments deferred under this subsection are immediately due and the deferral ends, or, if ownership of only part of the property is transferred, all tax payments attributable to that part are immediately due and the deferral attributable to that part ends. This section does not apply to a lease of all or part of the property. Only one property deferral may be granted to the same property or project.

(9) *Exemption of property taxes.*

(a) The assembly may grant a 50 percent exemption of property taxes during the first year of operation, a 25 percent exemption during the second year of operation, and a ten percent exemption during the third year of operation on all or some types of economic development property that meet the eligibility requirements of this chapter and AS 29.45.050(m) upon submission of a written application prior to March 15 of the application year. To qualify for a property exemption the applicant must create a minimum of 15 full-time employee positions as defined in MSB 26.05.060(A)(1) of this chapter as well as meet all other pre-

CODE ORDINANCE

Sponsored by:
Introduced: 4/21/15
Public Hearing: 5/5/15
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-057**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 23.10.060 CONSIDERATIONS, MSB 23.10.180 LEASES, AND MSB 26.05.040(A)(6) INCENTIVES, RELATING TO LESS THAN FAIR MARKET VALUE DISPOSALS.

WHEREAS, pursuant to code, any fair market value disposal shall be based upon an appraisal, the certified tax roll, a fee schedule adopted by the assembly, or in the case of natural resources, market price trends or past borough sales; and

WHEREAS, MSB Title 23 provides that borough real property assets may be sold leased, exchanged or otherwise disposed of for less than fair market value; and

WHEREAS, currently the minimum compensation paid to the borough for less than fair market value disposals regardless of their actual fair market value is \$500 or one to ten percent of the market value, whichever is greater; and

WHEREAS, there are circumstances in which approving less than fair market value disposals for economic benefit, health and safety enhancement, and public purpose are in the borough's best interest; and

WHEREAS, the borough must consider the revenue lost through current policy for less than fair market value disposals; and

WHEREAS, amendment to code still honors economic, health, safety and public purpose application by providing a discounted market value with interest-free terms to enable payment of the borough asset over time, which any business, organization or agency should be able to plan for and afford, and the amendment provides more equitable compensation for the public asset.

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 23.10.060, is hereby amended as follows:

(A) Unless otherwise provided by a best interest finding pursuant to MSB 23.05.030(G), no borough-owned real property or resource may be sold, leased, exchanged, or otherwise disposed of for less than its fair market value.

(B) Fair market value shall be based on [AN APPRAISAL PREPARED IN CONFORMANCE WITH APPRAISAL INSTRUCTIONS ISSUED BY THE MANAGER. THE APPRAISAL]:

(1) [SHALL CONFORM TO] an appraisal prepared in conformance with the criteria set forth in the Uniform Standards of Professional Appraisal Practice as published by the Appraisal Foundation; or

[(2) WITH THE APPROVAL OF THE MANAGER,

FAIR MARKET VALUE FOR SALES MAY BE BASED ON THE VALUE ASSIGNED BY THE CERTIFIED TAX ROLL OF THE BOROUGH; OR]

[(3)] (2) with the approval of the manager, the fair market value of any disposal, be it sale, lease or easement may be established by [EITHER]:

(a) [A PERCENTAGE OF] the value assigned by the certified tax roll of the borough;

(b) [BY] an appraisal; or

(c) [BY] a fee schedule adopted by resolution of the assembly; or

[(4)] (3) with the approval of the manager, the fair market value of any resource sale[S] may be established by [EITHER] the fee schedule which sets the minimum prices, or by market price trends, [OR] the [PER ACRE] price trends based on past timber or gravel sale[, OR BOTH].

(C) [PURSUANT TO A BEST INTEREST FINDING, THE MINIMUM FEE TO BE PAID TO THE BOROUGH FOR A SALE AT LESS THAN FAIR MARKET VALUE SHALL BE THE GREATER OF \$500 OR 10 PERCENT OF THE FAIR MARKET VALUE OF THE

LAND. FOR A LEASE AT LESS THAN FAIR MARKET VALUE, THE ANNUAL LEASE RATE SHALL BE THE GREATER OF \$500 OR ONE PERCENT OF THE FAIR MARKET VALUE OF THE LAND.]

Pursuant to a best interest finding, the minimum fee to be paid to the borough for a sale at less than fair market value shall be no less than ninety percent (90%) of the value assigned by the certified tax roll of the borough, to be paid in full at time of conveyance, or by equal payments over a term approved by the assembly.

[(D) THE CONSIDERATION TO BE PAID TO THE BOROUGH FOR LESS THAN FEE SIMPLE TITLE INTERESTS IN BOROUGH-OWNED REAL PROPERTY SHALL BE SPECIFIED IN THE FEE SCHEDULE ADOPTED BY THE ASSEMBLY IN ACCORDANCE WITH THE MSB 23.05.060 OR IN ACCORDANCE WITH 23.10.060 (C).]

Section 3. Amendment of section. MSB 23.10.180 is hereby amended as follows:

(A) Leases shall be subject to all requirements and conditions applicable to disposal under this title.

(B) All provisions, stipulations, and conditions contained in any pre-existing lease of borough-owned

real property, entered into by the Alaska State Division of Lands acting as agent for the borough, prior to July 1, 1974, shall be binding in all respects on all parties.

(C) Application for a lease for public purposes shall be made in the same manner as other applications and shall contain a plan for development and use of the real property requested. The manager shall, in each case, determine that the proposed usage of borough-owned real property is for worthwhile public service, and that there will be no discrimination in providing service. The manager may make such other requirements as deemed proper before the issuance of such leases. Failure to carry out such plan as submitted and agreed upon may result in revocation of the lease.

(D) [THE ANNUAL RENT ON A LEASE FOR A PUBLIC PURPOSE TO A GOVERNMENTAL AGENCY OR A NOT-FOR-PROFIT CORPORATION FORMED FOR THE PURPOSE OF CARRYING ON A PUBLIC SERVICE MAY BE AT LESS THAN FAIR MARKET VALUE IN ACCORDANCE WITH MSB 23.05.030 (G), BUT SHALL NOT BE LESS THAN \$500.] Pursuant to a best interest finding, the minimum fee to be paid to the borough for a lease at less than fair market value shall be no less than

eight percent (8%) per acre per month of the value assigned by the certified tax roll of the borough.

Section 4. Amendment of paragraph. MSB 26.05.040(A)(6) is hereby amended as follows:

(6) Sale or lease of borough land at less than fair market value. The assembly may authorize the sale or lease of property owned by the borough at less than fair market value for those projects that meet the criteria and requirements set forth in this chapter and consistent with Land & Resource Management Division Policy and Procedure Manual, Part 60, Real Property Disposals: Less than fair market value, MSB 23.10.060 and 23.10.180; however, land within the Point MacKenzie port district shall not be sold pursuant to MSB 18.02.010.

Section 5. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-045**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING TITLE 23 LAND AND RESOURCE MANAGEMENT POLICIES AND PROCEDURES MANUAL, REAL PROPERTY DISPOSALS: LESS THAN FAIR MARKET VALUE, PART 60.

WHEREAS, the Land and Resource Division Policies and Procedures Manual provides how Title 23 is to be procedurally implemented; and

WHEREAS, amendments to Title 23 as it relates to less than fair market value disposals will require supporting amendments to policy and procedure.

NOW, THEREFORE, BE IT RESOLVED, the Land and Resource Division Policies and Procedures Manual shall be amended as follows:

PART 60, REAL PROPERTY DISPOSALS: LESS THAN FAIR MARKET VALUE.

1.1 Authority:23.05.030[(G)]

23.10.060

2.1 This section describes the borough policy towards the [SALE OR LEASE] disposal of borough-owned property at less than fair market value.

3.1 Fair market value, as defined under 23.05.[005] 150, shall be the basis for establishing the property value within this title except when one of the three following

purposes may permit the use of less than [FMV] fair market value.

A. Economic, through a beneficial industrial or commercial [ENTERPRISE] business; or

B. Enhance public health, safety, and welfare; or

C. [NON-PROFIT CORPORATIONS, ASSOCIATIONS, CLUBS, OR SOCIETIES ORGANIZED AND OPERATED EXCLUSIVELY FOR CHARITABLE, RELIGIOUS, SCIENTIFIC, EDUCATIONAL, YOUTH ENCAMPMENT, OR OTHER PUBLIC PURPOSES.] Government Agency or Community Council.

4.1 Economic. As it is the intent of this policy to encourage economic growth the borough may offer, as an incentive, borough-owned property for sale or lease or otherwise convey for less than fair market value for a beneficial industrial or commercial [ENTERPRISE] business, as defined within 23.05.[005] 150. In order to receive this consideration, an industrial or commercial [ENTERPRISE] business must also meet the best interest requirements of 23.05.030(G).

5.1 Public Health, Safety, and Welfare. Less than [FMV'S] fair market value may be available when the purpose of an application for borough property is in furtherance of the public's health, safety, and welfare, [AS DEFINED WITHIN MSB 23.05.005] which the borough would otherwise

be required to perform by local ordinance or state law. Public Health, Safety, and Welfare purposes must also meet the best interest requirements of 23.05.030(G).

5.2 [NON-PROFIT CORPORATIONS, ASSOCIATIONS, CLUBS AND SOCIETIES, OR COMMUNITY SERVICE ORGANIZATIONS. LESS THAN FMV'S MAY BE AVAILABLE WHEN THE PURPOSE OF AN APPLICATION FOR BOROUGH PROPERTY IS TO PROVIDE FOR CHARITABLE, RELIGIOUS, SCIENTIFIC, EDUCATIONAL, YOUTH ENCAMPMENT, OR OTHER PUBLIC PURPOSES AS DEFINED WITHIN MSB 23.05.005. CHARITABLE, RELIGIOUS, SCIENTIFIC, EDUCATIONAL, YOUTH ENCAMPMENT OR OTHER PUBLIC PURPOSES MUST MEET THE BEST INTEREST REQUIREMENTS OF MSB 23.05.030(G).]

Government Agency or Community Council. Where the other party to the transaction is a public agency, such as federal, state or local government, or an organization representing a local community such as a government recognized community council or non-profit corporation acting as a community council, less than fair market value may be considered when application for borough property is for a specific public purpose such as a public facility, and the best interest requirements of 23.05.030(G) have been met.

6.1 In order to make a less than [FMV] fair market value

determination a best interest finding must be completed
[SEE] in accordance with MSB 23.05.030 (G).

7.1 For all disposals at less than [FMV] fair market value,
the borough shall [RETAIN THE RIGHT TO HAVE THE TITLE
REVERT TO THE BOROUGH OR THE LEASE TERMINATED IN THE
EVENT THE PROPERTY IS NO LONGER USED FOR THE PURPOSE
APPLIED FOR AND APPROVED,] convey with recorded
Covenants, Conditions and Restrictions (CCRs) to include
specific use of property being conveyed and reversionary
clause if CCRs are breached or if entity dissolves, and
the entity shall be subject to and responsible for
environmental assessment and clean-up of property.

ADOPTED by the Matanuska-Susitna Borough Assembly this -
day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: ASSEMBLY APPROVAL FOR THE MANAGER TO ENTER INTO AN AGREEMENT WITH THE UNIVERSITY OF ALASKA TO PURCHASE THE FIREWEED BUILDING, LOCATED AT 533 FIREWEED AVENUE, PALMER, ALASKA, FOR PURPOSE OF PERMANENT LOCATION FOR THE BOROUGH'S CAPITAL PROJECTS DEPARTMENT (MSB006903).

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY *[Signature]* JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator	MSC	
	Community Development Director	CP	
	Capital Projects Director	MSB 4/8/15	
	Finance Director	JW	4/9/15
	Borough Attorney	MS	
	Borough Clerk	JMM	4/13/15 <i>[Signature]</i>

ATTACHMENT (S) : Fiscal Note: YES NO
 Ordinance Serial No. 15-058 (3 pp)

SUMMARY STATEMENT:

The borough entered into a one-year lease with the University of Alaska in 2013 for the purpose of moving the Capital Projects Department from the Dorothy Swanda Jones (DSJ) borough building to the Fireweed Building while DSJ renovations were underway. The lease was extended an additional year while the borough reviewed potential permanent locations for the Capital Projects department. With the renovations already performed on the Fireweed Building by Capital Projects, the building rose to the top as a permanent home; therefore, approval from the assembly is now sought to purchase the building.

A third party appraisal determined the fair market value to be \$650,000. In response to the appraisal, the borough submitted to the University a 2014 cost estimate of renovation requirements and requested consideration of both expended and future costs for the borough. The borough's investment to date for renovations and upgrades is approximately \$53,227 and additional costs to upgrade plumbing and electrical, to include abatement if needed, are estimated at \$100,000 or less.

After much negotiation, the borough and University agreed upon a purchase price of \$565,000, including a \$15,000 rebate for future abatement, if needed, thus dropping the price to \$550,000. The drop in price reflects the borough's upgrade cost estimates for the aforementioned plumbing and electrical upgrades.

The building would be turned over to the borough July 1, 2015 and the purchase price would be paid in equal payments over the next six years, at no interest. The University understands and acknowledges that fiscal funding is subject to annual assembly appropriation and approval by ordinance. The borough understands and acknowledges that if funding were not so approved, non-payment would constitute default of the agreement and the University would have the option of retaining the property, to include all monies paid to date.

In essence, the agreement is similar to an owner-financed purchase wherein the borough will pay a monthly amount similar to what is currently being paid monthly in rent, with no annual price increases. At the end of the day, the borough will own the building in just over six years, all without increasing the budget.

RECOMMENDATION OF ADMINISTRATION:

Recommendation is for the assembly to approve the manager to enter into an agreement with the University of Alaska to purchase the Fireweed Building, located at 533 Fireweed Avenue, Palmer, Alaska, for a purchase price not to exceed \$565,000, to be paid equally over the term of seventy-four months (approximately 6.24 years), subject to annual assembly appropriation and approval.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 21, 2015

ORIGINATOR: Community Development

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE MANAGER TO ENTER INTO AN AGREEMENT WITH THE UNIVERSITY OF ALASKA TO PURCHASE THE FIREWEED BUILDING, LOCATED AT 533 FIREWEED AVENUE, PALMER, ALASKA, FOR PURPOSE OF PERMANENT LOCATION FOR THE BOROUGH'S CAPITAL PROJECTS DEPARTMENT (MSB006903).

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED \$565,000	FUNDING SOURCE Capital Projects Operating Budget
FROM ACCOUNT # 100.180.180.4xx, xx x	PROJECT #
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Baumgartner	CERTIFIED BY:
DATE: 4/8/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		91*				
---------	--	-----	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Annual payments will be approximately \$91,000 depending on the actual purchase price

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: [Signature] DATE: 4/9/15

IM No. 15-099
Ordinance Serial No. 15-058

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-058**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE MANAGER TO ENTER INTO AN AGREEMENT WITH THE UNIVERSITY OF ALASKA TO PURCHASE THE FIREWEED BUILDING, LOCATED AT 533 FIREWEED AVENUE, PALMER, ALASKA, FOR PURPOSE OF PERMANENT LOCATION FOR THE BOROUGH'S CAPITAL PROJECTS DEPARTMENT (MSB006903).

WHEREAS, the Matanuska-Susitna Borough entered into a lease in 2013 with the University of Alaska in order to relocate the borough's Capital Projects Department during Dorothy Swanda Jones (DSJ) borough building renovations; and

WHEREAS, the lease was extended an additional year while the borough reviewed potential permanent locations for the Capital Projects department; and

WHEREAS, as upgrades were done on the Fireweed Building by Capital Projects, the building rose to the top of the list as a permanent home and now seek approval from the assembly to purchase the building; and

WHEREAS, the borough submitted to the University cost estimates of renovation requirements for the building to include expended and future costs; and

WHEREAS, the borough and University were able to agree to a purchase price of \$565,000.00, which is \$100,000.00 below appraised value; and

WHEREAS, terms include monthly payments to the University in almost equal amount of current lease payments, to be paid over seventy-four months (approximately 6.24 years) with no compounded interest, and a \$15,000.00 credit to the borough for abatement associated with future upgrades, if needed; and

WHEREAS, the University and the borough understand and acknowledge that payment is subject to fiscal year appropriation and approval by the borough assembly; and

WHEREAS, assembly approval for the manager to enter into an agreement with the University for the purchase of the Fireweed Building is cost effective and provides a permanent location for the Capital Projects Department.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Approval. The Assembly hereby authorizes the borough manager to enter into an agreement with the University for the Purchase of the Fireweed Building in an amount not to exceed \$565,000 to be paid over seventy-four months (approximately 6.24 years) subject to annual assembly appropriation and approval.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this ___ day of _____, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: APPROVING A BEST INTEREST FINDING THAT FINDS A PROPOSED LAND EXCHANGE BETWEEN THE MATANUSKA-SUSITNA BOROUGH AND DOUGLAS L. OLSON FOR LANDS LOCATED IN THE AREA SOUTH OF THE TRUNK ROAD - PARKS HIGHWAY INTERCHANGE IS IN THE BEST INTEREST OF THE BOROUGH; AND A NON-CODE ORDINANCE APPROVING THE LAND EXCHANGE FOR THESE SAME LANDS AND AUTHORIZING THE BOROUGH MANAGER TO EXECUTE THE DOCUMENTS NECESSARY TO COMPLETE THIS LAND EXCHANGE WITH DOUGLAS L. OLSON. (MSB007034/DPW000085)

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED *for* BY JOHN M. MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>BM</i> 4/8/2015	
	Capital Projects Director	<i>WB</i> 4/8/15	
	Community Development Director	<i>JCC</i>	4/9/15
	Finance Director		
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>Sam</i>	4/13/15 

ATTACHMENT (S): Fiscal Note: NO YES
 Vicinity Map: (1 pp)
 Best Interest Finding: (5 pp)
 Resolution Serial No. 15-046 (3 pp)
 Ordinance Serial No. 15-059 (2 pp)

SUMMARY STATEMENT:

The Borough initiated the Trunk Road Extension South Road Project to construct a collector roadway that will serve existing and proposed developments in the project area. The

project will extend Trunk Road to the south from the Trunk Road - Parks Highway Interchange to Nelson Road. This project will fulfill its purpose by constructing approximately one mile of a two-lane, paved roadway to collector road standards with a 10 foot wide detached pathway. The project plans include a roundabout that will be constructed in the area northerly of the Olson property. The alignment of the south leg of the roundabout requires acquisition of a portion of the parking area which currently serves the birthing center, medical clinic and retail store on the Olson property. As a result, the Borough is proposing to exchange land from adjoining parcels previously acquired for project right of way which will allow a new-replacement parking area to be constructed.

The proposed action involves a land exchange between the Matanuska-Susitna Borough (Borough) and Douglas L. Olson in support of the Trunk Road Extension South Road Project. The formal decision to exchange and convey land occurs with the approval of the Borough Assembly and Mr. Douglas L. Olson. The lands involved in this exchange are located in the area south of the Trunk Road - Parks Highway Interchange.

The details of the exchange are explained in the Best Interest Finding which must be adopted by Resolution per MSB code and is an attachment to this Informational Memorandum. The Ordinance approves the exchange and authorizes the manager to execute the necessary documents to implement the exchange.

Approval of the Resolution and Ordinance implement the intent stated in the Best Interest Finding which finds the proposed land exchange is in the best interest of the Borough.

Pursuant to MSB 23.05.030(D) the Borough Manager, with the consent of the Assembly, may convey real property to, or negotiate an exchange of real property with the United States of America, State of Alaska, or another entity, where it is in the best interest of the borough to do so. The best interest of the borough may include, but is not limited to, obtaining real property in a location better suited for a public facility than real property owned by the Borough, or making Borough real property available for a purpose of specific benefit to the public.

Recommendation of Administration:

Respectfully requests the land exchange be approved in accordance with MSB 23.05.030(D) between the Matanuska-Susitna Borough and Douglas L. Olson for the purpose of the Trunk Road Extension South Project.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 21, 2015

SUBJECT: An ordinance of the Matanuska-Susitna Borough Assembly approving a land exchange of .57 acres of borough-owned land for .19 acres of land owned by Douglas L. Olson in the area of the Trunk Road - Parks Highway Interchange for purpose of the Trunk Road Extension South Road Project; and authorizing the manager to execute the documents necessary to complete the land exchange. (MSB007034/DPW000085)

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED 10	FUNDING SOURCE <u>Tax Revenue</u>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : <u>various</u>	PROJECT #
VERIFIED BY: <u>Barbara Baerengard</u>	CERTIFIED BY:
DATE: <u>4/9/15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE		*				

FUNDING: (Thousands of Dollars)

General Fund		*				
State/Federal Funds						
Other		*				
TOTAL		*				

POSITIONS:

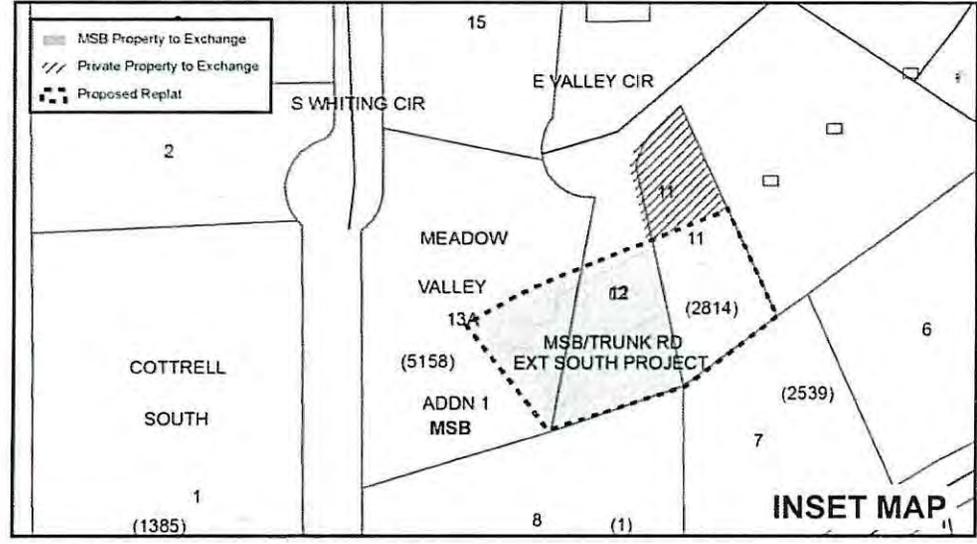
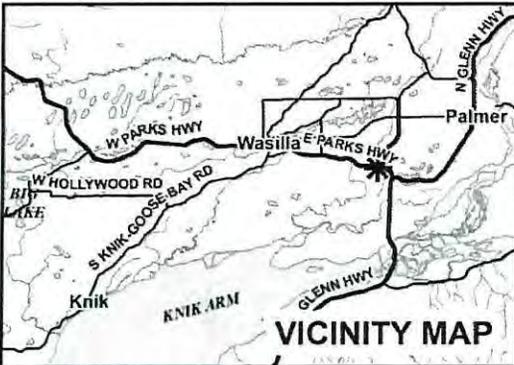
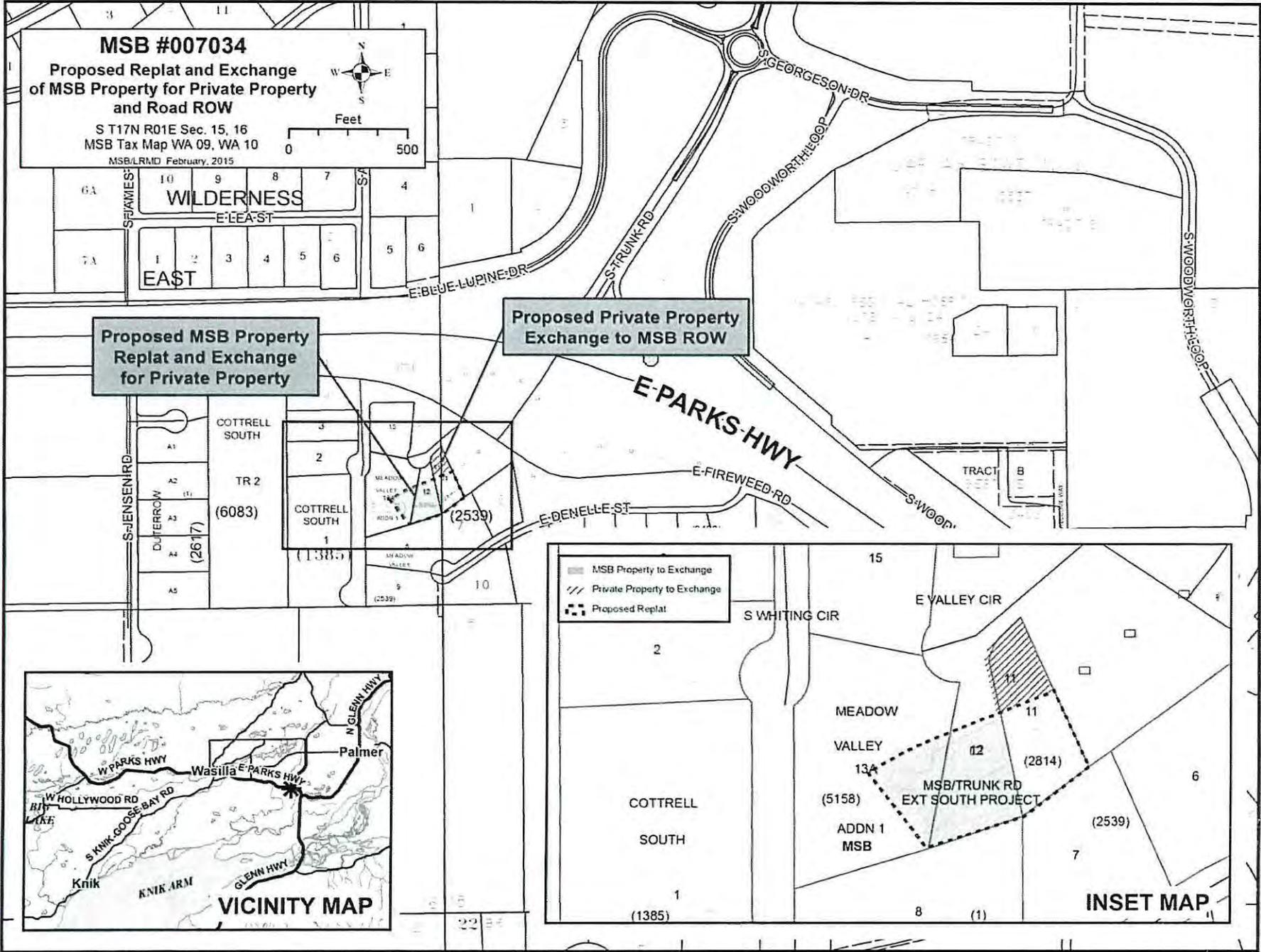
Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Revenue based on net assessed in future years exact amount will be based on mill levy approved

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: 4/9/15

APPROVED BY: [Signature] DATE: 4/9/15



*This public notice & request for comments is in compliance with MSB Code 23.05.025
 PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP

IM15-100
 RS15-046
 DR15-059

BEST INTEREST FINDING

For the

EXCHANGE OF BOROUGH-OWNED LAND FOR LAND OWNED BY DOUGLAS L. OLSON IN DIRECT SUPPORT OF THE TRUNK ROAD EXTENSION SOUTH TO NELSON AVENUE RIGHT-OF-WAY PROJECT

I. SUMMARY OF PROPOSED ACTION

The proposed action involves a land exchange between the Matanuska-Susitna Borough (Borough) and Douglas L. Olson (Olson) which is required for the Trunk Road Extension South Road Project. The proposed exchange is located in the area south of the Trunk Road - Parks Highway Interchange as depicted on the attached vicinity map. A portion of the Olson parcel is required for the construction of the Trunk Road Extension South Road Project. The exchange as proposed will avoid the relocation of four businesses and demolition of those improvements at a cost to the borough in excess of \$1,000,000. Due to terrain and access considerations, the entire usable area of the exchange lot from the Borough is required to replace the existing parking area and provide alternative access to the Olson land. The Borough land contains .57 acres total (0.38 acres useable) and the Olson land contains .19 acres. The formal decision to exchange and convey land shall occur only with the approval of the Borough Assembly and Douglas L. Olson.

II. AUTHORITY

MSB 23.05.030(D) states that the Borough Manager, with the consent of the Assembly, may convey real property to, or negotiate an exchange of real property with the United States of America, State of Alaska, or another entity, where it is in the best interest of the Borough to do so. The best interest of the Borough may include, but is not limited to, obtaining real property in a location better suited for a public facility than real property owned by the Borough, or making Borough real property available for a purpose of specific benefit to the public.

III. DESCRIPTION

A. Location:

- Geographic: The subject parcels are located south of the Trunk Road - Parks Highway Interchange.
- Community Council: Gateway Community Council.
- Matanuska-Susitna Borough Planning Area: Core Area Plan, 2007 Update.
- Major Transportation Corridor: Yes. The Borough's Long Range Transportation Plan indicates a corridor through these parcels.
- Zoning: None
- Covenants: Yes. Covenants do not restrict the proposed land action.
- Easements, Reservations & Restrictions: Twenty (20) foot screening easement along southeasterly boundary of both Borough and Olson land along with a five (5) foot drainage easement along the westerly boundary of the Borough land.
- Classification (Borough parcel): None. No classification action required by the Borough at this time.

- B. Legal Descriptions:** All the parcels are located in Township 17 North, Range 1 East, Seward Meridian; the Borough land is located within Section 16 and the Olson land is located within Sections 15 and 16.

Borough Land (to be conveyed to Douglas L. Olson, containing .57 acres):

A portion of Lot 13A, Meadow Valley Addition 1 Resubdivision of Lots 13 and 14, Plat No. 2001-116, Palmer Recording District, Third Judicial District, State of Alaska, and,

A portion of Lot 12, Meadow Valley Addition 1, Plat No. 84-218 and re-filed at Plat No. 84-314, Palmer Recording District, Third Judicial District, State of Alaska.

Olson Land (that portion to be conveyed to MSB, containing .19 acres):

A portion of Lot 11, Meadow Valley Addition 1, Plat No. 84-218 and re-filed at Plat No. 84-314, Palmer Recording District, Third Judicial District, State of Alaska.

- C. Title:**

Borough Land:

The Borough received title for right of way acquisition for the Trunk Road Extension South Road Project by Warranty Deeds recorded at 2014-004979-0, 3-24-2014, Palmer Recording District, and 2012-027259-0, 12-13-2012, Palmer Recording District.

Olson Land:

Olson received title by Warranty Deed recorded at 2002-010433-0, 5-23-2002, Palmer Recording District.

- D. Current Land Use:**

Borough Land

The property is currently being held as right of way for the Trunk Road Extension South Road Project.

Olson Land

The property is currently being used as a birthing center, a family medical center, a retail apparel store, and parking for these businesses.

- E. Surrounding Land Use:** Other properties in this area are a mix of residential and commercial; several parcels in the immediate area have been acquired as a part of the right of way for the Trunk Road Extension South Road Project.

- F. Existing Infrastructure:** There is existing electrical, telephone, gas, and water service to the property.

- G. Soils & Terrain:**

Borough and Olson Land

The affected lots are adjoining and share soil characteristics. According to USDA, Soil Conservation Service, Soil Survey of the Matanuska Valley Area Alaska, the parcels

contain Knik silt loam soils which are well-drained silty soils that are shallow over coarse gravelly material.

H. Resources: Not located within a MSB Natural Resource Management Unit.

I. Borough Assessment:

Borough Land: 24,916 square feet (.57 acre +/-) assessed at \$56,061 for the 2015 tax year (based on Lot 12 and Lot 13A assessments of \$2.25 per square foot).

Olson Land: 8,059 square feet (.19 acre +/-) assessed at \$18,133 for the 2015 tax year (based on Lot 11 assessment of \$2.25 per square foot).

IV. Public, Board and Commission Comments & Recommendations

In accordance with MSB Title 23.05.025, a 30-day public notice was initiated regarding the proposed land exchange. Notice was published in the Frontiersman and posted on the borough website with direct mailing to all affected property owners, Gateway Community Council, Assembly Member Arvin, cities of Wasilla and Palmer, MSB area fire chief, local Road Service Area and Fire Service Area boards and MSB Parks, Recreation and Trails Board. MSB internal department review was completed.

There were no concerns or objections received from the public notice or MSB inter-department review.

V. Relative Market Values

Borough Land Market Value:

The Borough acquired two parcels, Lots 12 and 13B of Meadow Valley Subdivision, for the Trunk Road Extension South Road Project. Presently the properties have at grade access via Whiting Circle and East Valley Circle. The exchange parcel consists of portions of Lots 12 and 13B south of the new right of way required for Trunk Road Extension South. Although the exchange parcel is rectangular in shape containing 24,916, the usable portion is triangular shaped containing 16,530 square feet. The usable portion drops almost 10 feet from the east boundary to the west boundary. The balance of the lot lies on a steep slope containing approximately 8,386 square feet.

Lot 12 contained 20,991 square feet and was acquired for appraised value of \$115,000 for the one-half acre lot, amounting to \$5.48 per square foot. Lot 13A contained 64,469 square feet, was appraised at \$5.50 per square foot and acquired at \$6.00 per square foot. Once the new road project is completed the property will be five feet above the road grade. The westerly 50 feet of the usable land area will be required to provide access to the new Trunk Road. As combined, the exchange area will have a similar usable land area to Parcel 12. The negative impacts of the triangular shaped usable area, sloping terrain, and land used for access are offset by the increased road frontage.

The value of the exchange lot is estimated at \$115,000.

Olson Land Market Value:

Before acquisition, the Olson property contains 21,309 square feet. It is developed into commercial space with two remodeled Colony Barns and a silo. Currently it is at grade with East Valley Circle. This property was appraised by the same appraiser as Lots 12 and 13A at a total improved value of \$925,000 with an allocated land value of \$125,000, or \$5.86 per square foot.

The area to be acquired contains 8,059 square feet which at the appraised value equates to \$47,225. However, the 8,059 square feet needed for the project results in acquiring one-half of the parking area, elimination of access to the New Trunk Road, and most significantly, reduces the property from 21,309 square feet to 13,250 feet, which is below the 16,000 square foot borough minimum lot size allowed after taking of property for capital projects. Damages to the remaining Olson property as a result of the acquisition of the 8,059 square feet cannot be determined without use of adjacent property to re-establish access and parking. Use of the adjacent Borough exchange lands avoids the purchase of the entire property, relocation of the four businesses and demolition of the improvements at a cost in excess of \$1,000,000. Due to terrain and access considerations the entire usable area of the exchange lot is required to replace the parking and provide alternative access to the Olson Parcel.

VI. Analysis & Discussion

BACKGROUND:

The Borough initiated the Trunk Road Extension South Road Project to provide access to Machetanz Elementary and several large subdivisions in the area. Public meetings to discuss route alternatives were held from 2007 through 2009. At a public meeting held on May 20, 2009, the public was asked to discuss both short-term and long-term needs and help determine which route alternative would move the project forward. The majority of the comments recommended extending Trunk Road South in order to access the school. The decision to focus staff time and funding to develop the east portion of the project was provided to the Planning Commission and Assembly.

DISCUSSION:

The purpose of the Trunk Road Extension South project is to construct a collector roadway that will serve existing and proposed developments in the project area. The project will extend Trunk Road from the Trunk Road - Parks Highway Interchange south to Nelson Road. This project will fulfill its purpose by constructing approximately one mile of a two-lane, paved roadway to collector road standards with a 10 foot wide detached pedestrian pathway. The project plans include a roundabout to be constructed in the area of the Olson property. The alignment of the south leg of the roundabout requires acquisition of a portion of the parking area which currently serves the birthing center, medical clinic and retail store on the Olson property. As a result, the Borough proposes to exchange land from adjoining borough parcels previously acquired for project right of way to allow a replacement parking area to be constructed and provide alternative access to the Olson land.

The Borough proposes to exchange .57 acres for .19 acres of Olson's land which will be dedicated as right of way for the Trunk Road Extension South Road Project. This land exchange

requires re-platting the affected lots in order to convey the Borough land to Olson and for Olson to dedicate land to the Borough as right of way. Olson and the Borough concur to the replat to facilitate the land exchange.

VII. Final Administrative Decision

Recommendation is for assembly approval by Resolution of the Best Interest Finding and land exchange in direct support of constructing the Trunk Road Extension South Road Project in the area lying south of the Trunk Road - Parks Highway Interchange to serve existing and proposed developments in the project area.

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-059**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A LAND EXCHANGE OF .57 ACRES OF BOROUGH-OWNED LAND FOR .19 ACRES OF LAND OWNED BY DOUGLAS L. OLSON LOCATED IN THE AREA OF TRUNK ROAD - PARKS HIGHWAY INTERCHANGE FOR THE PURPOSE OF THE TRUNK ROAD EXTENSION SOUTH ROAD PROJECT; AND AUTHORIZING THE MANAGER TO EXECUTE THE DOCUMENTS NECESSARY TO COMPLETE THE LAND EXCHANGE. (MSB007034/DPW000085)

WHEREAS, the proposed action involves a land exchange between the Matanuska-Susitna Borough (Borough) and Douglas L. Olson (Olson) for the Trunk Road Extension South Road Project; and

WHEREAS, the formal decision to exchange and convey land occurs with the Borough Assembly approval of a Best Interest Finding through adoption of Resolution Serial No. 15-046 and approval by ordinance of the land exchange; and

WHEREAS, the area required from Douglas L. Olson is needed for the Trunk Road Extension South Road Project where improvements for a roundabout and related facilities will be located; and

WHEREAS, MSB 23.05.030(D), authorizes the Manager, with the consent of the Assembly, to exchange land with the United States of America, State of Alaska, or other entity where it is in the

best interest of the borough to do so.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Authorization. The Matanuska-Susitna Borough Assembly hereby authorizes the Manager to enter into a land exchange with Douglas L. Olson, consistent with the "Best Interest Finding" for the land described therein.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this ____ day of _____, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Action:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-046

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A BEST INTEREST FINDING IN SUPPORT OF A LAND EXCHANGE OF .57 ACRES OF BOROUGH-OWNED LAND FOR .19 ACRES OF LAND OWNED BY DOUGLAS L. OLSON LOCATED IN THE AREA OF THE TRUNK ROAD - PARKS HIGHWAY INTERCHANGE FOR PURPOSE OF THE TRUNK ROAD EXTENSION SOUTH ROAD PROJECT. (MSB007034/DPW000085)

WHEREAS, the Matanuska-Susitna Borough has initiated the Trunk Road Extension South Road Project; and

WHEREAS, the project will construct a collector roadway which will serve existing and proposed developments in the project area by extending Trunk Road to the south from the Trunk Road - Parks Highway Interchange to Nelson Road; and

WHEREAS, the area to be acquired from Douglas L. Olson is required for the construction of the Trunk Road Extension South Road Project as the alignment of the south leg of the roundabout requires acquisition of a portion of the parking area of the Olson land; and

WHEREAS, due to terrain and access considerations the entire usable area of the exchange lot is required to replace the existing parking and provide alternative access to the Olson Parcel; and

WHEREAS, the exchange of property avoids the purchase of the entire Olson property, avoids the relocation of four

businesses and demolition of the improvements at a cost to the Borough in excess of \$1,000,000; and

WHEREAS, the exchange of property between the Borough and Olson is in the best interest of the Matanuska-Susitna Borough; and

WHEREAS, all the exchange parcels are located in Township 17 North, Range 1 East, Sections 15 and 16, Seward Meridian, Alaska, and more particularly described as:

Borough Land to be conveyed to Douglas L Olson, containing .57 acres (.38 acres usable)

A portion of Lot 13A, Meadow Valley Addition 1 Resubdivision of Lots 13 and 14, Plat No. 2001-116, Palmer Recording District, Third Judicial District, State of Alaska, and,

A portion of Lot 12, Meadow Valley Addition 1, Plat No. 84-218 and re-filed as Plat No. 84-314, Palmer Recording District, Third Judicial District, State of Alaska.

Olson Land to be conveyed to MSB, containing .19 acres

A portion of Lot 11, Meadow Valley Addition 1, Plat No. 84-218 and re-filed as Plat No. 84-314, Palmer Recording District, Third Judicial District, State of Alaska.

WHEREAS, pursuant to MSB 23.05.030(D) the Borough Manager, with the consent of the Assembly, may convey real property to,

or negotiate an exchange of real property with the United States of America, State of Alaska, or another entity, where it is in the best interest of the borough to do so; and

WHEREAS, an exchange of land between the Matanuska-Susitna Borough and Douglas L. Olson is a fair exchange of value and the most efficient and expeditious method to facilitate the Trunk Road Extension South Road Project.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Assembly approves the "Best Interest Finding" and finds it is in the best interest of the Matanuska-Susitna Borough to enter into a land exchange with Douglas L. Olson for the parcels herein described.

ADOPTED by the Matanuska-Susitna Borough Assembly this _____ day of _____, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Appropriation of the Matanuska-Susitna Borough, State of Alaska Lease Revenue Refunding Bonds, Series 2015 (Goose Creek Correction Center Project) Proceeds for Issuance Costs.

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
1	Originator - Fin. Dir.	TC	
2	Finance Director	<i>JUC</i>	4/9/15
3	Attorney	<i>JS</i>	
4	Borough Clerk	<i>JUN</i>	4/13/15 <i>[Signature]</i>

ATTACHMENT(S): Ordinance Serial No. 15-*060 (2 pp)*
 Fiscal Note: Yes X No

SUMMARY STATEMENT:

Before you is an ordinance of the Matanuska-Susitna Borough Assembly to appropriate funds from the proceeds of the Matanuska-Susitna Borough, State of Alaska Lease Revenue Refunding Bonds, Series 2015 (Goose Creek Correction Center Project) for issuance costs.

On March 17, 2015, the assembly adopted Ordinance Serial No. 15-032 which authorized the issuance of bonds to refund certain portions of the Series 2008 Lease Revenue Bonds for the Goose Creek Correction Center Project. The refunding bonds were issued in March 2015. This resulted in a savings to the State of Alaska of \$8.7 million. It is now necessary to appropriate the issuance costs for those bonds which came from the premium on the bonds.

The attached ordinance will appropriate \$707,594 for issuance costs. The issuance costs include amounts estimated to be paid

for the printing of the official statements, paying agent fees, fees to obtain our bond ratings, underwriter's discount, bond counsel, pricing advisor fees, and other miscellaneous costs. Any funds in excess of the actual issuance costs will be transferred to the School Debt Service Fund for future debt service payments.

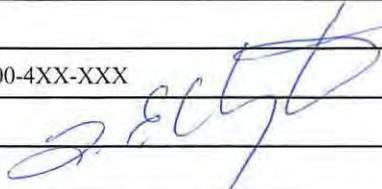
Recommendation of Administration: Administration recommends approval of the appropriation of the Matanuska-Susitna Borough, State of Alaska Lease Revenue Refunding Bonds, Series 2015 (Goose Creek Correction Center Project) proceeds for the issuance costs.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: April 21, 2015

SUBJECT: Appropriation of the Series 2015 Series Lease Revenue Refunding Bonds Issuance Costs.

ORIGINATOR: T. Clayton

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$707,594	FUNDING SOURCE Refunding Bond Proceeds
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : 495-000-000-4XX-XXX	PROJECT #
VERIFIED BY: 	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		708				
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REVENUE						
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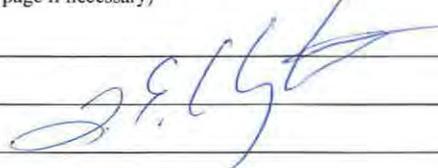
FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		708				
TOTAL		708				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY:  _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: _____ DATE: 4/9/15

IM No. 15-101
Ordinance Serial No. 15-060

Non-code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-060**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROPRIATING \$707,594 TO FUND 495 FOR ISSUANCE COSTS FROM THE PROCEEDS OF THE MATANUSKA-SUSITNA BOROUGH, STATE OF ALASKA LEASE REVENUE REFUNDING BONDS, SERIES 2015 (GOOSE CREEK CORRECTION CENTER PROJECT).

WHEREAS, On March 17, 2015, the Assembly adopted Ordinance Serial No. 15-032 which authorized the issuance of bonds to refund certain portions of the Series 2008 Lease Revenue Bonds for the Goose Creek Correction Center Project. It is now necessary to appropriate the issuance costs for those bonds which came from the premium on the bonds; and

WHEREAS, the refunding bonds were issued in March 2015; and

WHEREAS, the refunding resulted in a savings to the State of Alaska of \$8.7 million; and

WHEREAS, the bonds were sold at a premium which will be utilized to pay the estimated issuance costs in the amount of \$707,594; and

WHEREAS, the funds must be appropriated to the prison infrastructure/capital project fund before they can be expended.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Issuance Cost Appropriation. There is hereby

appropriated \$707,594 to Fund 495 for issuance costs for the 2015 Lease Revenue Refunding Bonds.

Section 3. Effective date. Ordinance Serial No. 15-___ shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 17th day of March, 2015.

Larry DeVilbiss, Borough Mayor

ATTEST:

Lonnie McKechnie, CMC, Borough Clerk

(SEAL)

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REPEALING PERMANENT REGISTRATION OF MOTOR VEHICLES OVER 8 YEARS OLD AND PERMANENT REGISTRATION OF NON-COMMERCIAL TRAILERS AND REPEALING CHANGES TO THE MOTOR VEHICLE TAX DISTRIBUTION TO RESTORE THE DISTRIBUTION TO THE ORIGINAL AMOUNTS.

AGENDA OF:

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Recommend approval of ordinance repealing permanent registration and restoring vehicle tax distribution to the original amounts.

APPROVED BY ^{John} JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator	NS	For J. Sykes
	Finance Director	JAL	4/9/15
	Borough Attorney	AS	
	Borough Clerk	Jmm	4/13/15 

ATTACHMENT(S): Fiscal Note: NO YES Ordinance Serial No. 14-061 (6 pp)

SUMMARY STATEMENT:

This ordinance is coming forward at the request of Assemblymember Sykes.

This ordinance will repeal the permanent motor vehicle tax and the associated ordinance pertaining to its distribution to restore just over \$2,400,000 annually to the Matanuska-Susitna Borough and restore the loss in revenue to the Borough, Cities and Service Areas. A portion of the motor vehicle tax that goes to road maintenance represents a fairly direct tax in that the people who drive on roads help pay for them.

Under the laws which provided for permanent registration, the revenues collected will not be sufficient to meet future needs.

A direct consequence will be that in 2 years, there will be almost no funding for the dust control matching program. Dust control is a critical public service in that it not only assists the road systems in the Borough, but it also directly impacts the amount of dust which citizens are forced to breathe. More dust and particulate matter in the air results in greater health risks. If this program is not funded through the motor vehicle tax, then either dust control will not be done, or RSA mill rates will have to be increased, or additional state revenue will be needed.

On October 21, 2014, the Matanuska-Susitna Borough Assembly passed Ordinance Serial No. 14-107. This ordinance amended Borough code to allow for permanent registration of motor vehicles at least 8 years old and non-commercial trailers regardless of the age of the trailer. The ordinance went into effect on January 1, 2015.

Informational Memorandum No. 14-161 which accompanied the ordinance contained a fiscal note. The fiscal note projects loss in revenue resulting from permanent motor vehicle registration in the amounts of \$1,209,000 in FY 2017 and \$2,419,000 in FY 2018 and every year thereafter.

As a result of the anticipated revenue loss, Ordinance Serial No. 14-108 amended Borough code regarding future distributions of the motor vehicle tax and reduced the distribution amounts to Borough accounts, Cities and Service Areas.

When the Assembly passed the ordinance allowing for permanent registration, there was conflicting information presented as to the fiscal impact. It is now clear that the fiscal impact is as reflected in the original fiscal note - there will be a reduction in revenue in FY 2017 of approximately \$1,209,000. There will be a reduction in revenue in FY 2018 and every year thereafter of approximately \$2,419,000.

With the decline in oil revenue, the decline in state budgets and a reduction in education funding from the state, it is more critical than ever that the Matanuska-Susitna Borough retain a broad tax base. To that end, it is also critical that the permanent registration be repealed immediately and this repeal be implemented immediately.

In addition, part of the motor vehicle tax is distributed to the Road Service Areas and the Cities to pay for the roads. This drastic reduction in revenue over the next two years will hurt the ability to maintain safe roads with well-functioning traffic patterns. The motor vehicle tax represents a fairly direct tax in that people who drive on roads help pay for them.

When registering a motor vehicle, owners pay the State of Alaska a "fee" and owners pay the Matanuska-Susitna Borough a "tax". Upon permanent registration, owners pay the State of Alaska the existing fee plus an additional \$25 permanent registration fee. Owners electing for permanent registration paid the Matanuska-Susitna Borough the existing tax, but no additional permanent registration tax. The Borough did not impose an additional permanent registration tax for a specific reason.

HB 19 amended AS 28.10.431(j) to read, in part:

A municipality that chooses to change the tax imposed under (b) or (l) of this section or establishes a tax for permanently registered motor vehicles or trailers shall file a written notice of the change with the department by January 1 of the year preceding the year in which the change in tax is to take effect. A municipality may not change the amount of the tax imposed under this section more than once every two years. The department may charge a municipality a one-time fee to cover the cost to the department of implementing a change under this subsection.

The Matanuska-Susitna Borough would have to notify DMV by January 1, that the Matanuska-Susitna Borough wanted to allow permanent registration of vehicles and trailers only if it "establishes a tax for permanently registered motor vehicles or trailers." It was contemplated to establish an additional tax of \$25 for permanent registration (which mirrors the State of Alaska permanent registration fee). In order to implement the permanent motor vehicle registration as soon as possible, it was decided that no additional permanent registration tax be imposed. Rather the existing tax applicable to either vehicles 8 years or older or trailers, is simply be paid one last time when the owner elects to permanently register the vehicle or trailer.

Therefore, just as with the ordinance allowing for permanent registration, it is the express intent of the Borough Assembly to repeal permanent registration upon the effective date of this ordinance as no new tax is being imposed and no tax rate is being changed.

It is also the intent of the Matanuska-Susitna Borough that those vehicles and trailers which have been permanently registered retain their permanent registration.

Finally, this proposed ordinance will return the distribution to the levels found in the code for FY 2014. This ordinance will

also preserve the distribution mechanism for all future years.

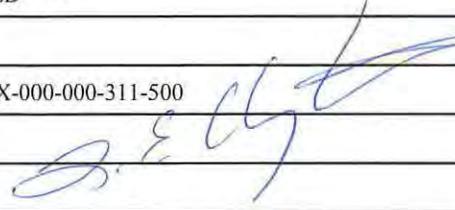
Recommendation of Administration: Recommend approval of ordinance repealing permanent registration and restoring vehicle tax distribution to the original amounts.

MATANUSKA-SUSITNA BOROUGH FISCAL NOTE

Agenda Date: April 21, 2015

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REPEALING PERMANENT REGISTRATION OF MOTOR VEHICLES OVER 8 YEARS OLD AND PERMANENT REGISTRATION OF NON-COMMERCIAL TRAILERS AND REPEALING CHANGES TO THE MOTOR VEHICLE TAX DISTRIBUTION TO RESTORE THE DISTRIBUTION TO THE ORIGINAL AMOUNTS.

ORIGINATOR: NS for J. Sykes

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED **	FUNDING SOURCE Motor Vehicle Tax Revenues
FROM ACCOUNT #	PROJECT #
TO ACCOUNT: XXX-000-000-311-500	PROJECT #
VERIFIED BY: 	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE			*	**		→
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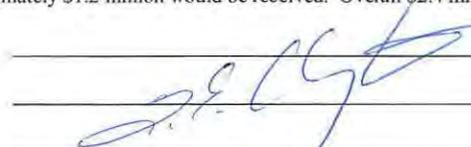
FUNDING: (Thousands of Dollars)

General Fund			*	**		→
State/Federal Funds						
Other			*	**		→
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) *An additional approximately \$1.2 million would be received in vehicle tax revenue in Fiscal Year 2017. **In Fiscal year 2018 another approximately \$1.2 million would be received. Overall \$2.4 million as compared to fiscal year 2016.

PREPARED BY:  PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: _____ DATE: 4/9/15

IM No. 15-103
Ordinance Serial No. 15-061

CODE ORDINANCE

Sponsored by: Assemblymember Sykes

Introduced:

Public Hearing:

Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-061**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REPEALING PERMANENT REGISTRATION OF MOTOR VEHICLES OVER 8 YEARS OLD AND PERMANENT REGISTRATION OF NON-COMMERCIAL TRAILERS AND REPEALING CHANGES TO THE MOTOR VEHICLE TAX DISTRIBUTION TO RESTORE THE DISTRIBUTION TO THE ORIGINAL AMOUNTS.

WHEREAS, on October 21, 2014, the Matanuska-Susitna Borough passed Ordinance Serial No. 14-107, Ordinance Serial No. 14-108 and accompanying Informational Memorandum 14-161; and

WHEREAS, Ordinance 14-107 allowed for permanent registration of motor vehicles over 8 years old and permanent registration of non-commercial trailers; and

WHEREAS, Ordinance 14-108 amended Borough code as it pertains to future distributions of the Motor Vehicle Tax; and

WHEREAS, IM 14-161 noted that the projected loss in revenue resulting from permanent motor vehicle registration is \$1,209,000 in FY 2017 and \$2,419,000 in FY 2018 and every year thereafter; and

WHEREAS, the portion of the motor vehicle tax that goes to road maintenance represents a fairly direct tax in that the people who drive on roads help pay for them; and

WHEREAS, this decline will cause no almost funding to be available for road dust control within two years seriously

reducing the ability to maintain local roads and forcing citizens to breathe greater amounts of unhealthy dust; and

WHEREAS, the lack of funds would lead to the curtailment of critical maintenance or the need for RSA's to increase their mill rate or seek other state revenues; and

WHEREAS, with the decline in oil revenue, the decline in state budgets and a reduction in education funding from the state, it is more critical than ever that the Matanuska-Susitna Borough retain a broad tax base; and

WHEREAS, with a restoration of the revenues from the Motor Vehicle Tax, the prospective allocation in anticipation of reduced revenue is no longer required and should be retained at its current level; and

WHEREAS, additional information and rationale are found in the informational memorandum accompanying this ordinance.

BE IT ENACTED:

Section 1. Classification. Section 3 and 4 of this ordinance is of a continuing and permanent nature and shall become part of borough code. All other sections are non-code.

Section 2. Statement of intent. The intent of this ordinance is found in the preamble to this ordinance and the informational memorandum accompanying it. In addition, it is the express intent of the Matanuska-Susitna Borough Assembly that the State of Alaska implement the change to repeal

permanent registration of vehicles and trailers upon the enactment of this ordinance.

Section 3. Amendment of Section. MSB 3.15.035(B) is amended as follows:

[(B) (3) AS PER THE AUTHORITY GRANTED UNDER AS 28.10.155 THE OWNER OF A MOTOR VEHICLE (OTHER THAN A COMMERCIAL MOTOR VEHICLE) THAT IS REQUIRED TO BE REGISTERED MSB 3.15.035(B) MAY ELECT TO REGISTER THE MOTOR VEHICLE PERMANENTLY IF THE VEHICLE IS AT LEAST EIGHT YEARS OLD AND THE OWNER RESIDES IN THE MATANUSKA-SUSITNA BOROUGH. THE PERMANENT REGISTRATION EXPIRES WHEN THE OWNER TRANSFERS OR ASSIGNS THE OWNER'S TITLE OR INTEREST IN THE VEHICLE. A PERMANENT REGISTRATION MAY NOT BE RENEWED. THE ELECTION FOR PERMANENT REGISTRATION MAY OCCUR WHEN REGISTERING OR RENEWING THE MOTOR VEHICLE REGISTRATION UPON PAYMENT OF THE EXISTING TAX AND WITHOUT ADDITIONAL TAX.

IF THE PERSON PERMANENTLY REGISTERS A VEHICLE, NO ADDITIONAL REGISTRATION IS REQUIRED IF THE SAME PERSON WHO INITIALLY REGISTERED THE VEHICLE CONTINUES TO OWN THE VEHICLE. A NEW OWNER OF A VEHICLE PREVIOUSLY REGISTERED UNDER THIS SUBSECTION SHALL REGISTER AND PAY THE EXISTING BIENNIAL REGISTRATION TAX AND MAY ELECT TO PERMANENTLY REGISTER THE VEHICLE WITHOUT ADDITIONAL TAX.]

[(B) (4) AS PER THE AUTHORITY GRANTED UNDER AS 28.10.421(J) THE OWNER OF A NON-COMMERCIAL TRAILER REQUIRED TO BE REGISTERED

UNDER MSB 3.15.035(B)(1)(F) MAY CHOOSE TO REGISTER THE TRAILER PERMANENTLY IF THE OWNER RESIDES IN THE MATANUSKA-SUSITNA BOROUGH. THE PERMANENT REGISTRATION EXPIRES WHEN THE OWNER TRANSFERS OR ASSIGNS THE OWNER'S TITLE OR INTEREST IN THE TRAILER. A PERMANENT REGISTRATION MAY NOT BE RENEWED. THE ELECTION FOR PERMANENT REGISTRATION MAY OCCUR WHEN REGISTERING OR RENEWING THE TRAILER REGISTRATION UPON PAYMENT OF THE EXISTING TAX AND WITHOUT ADDITIONAL TAX.

IF THE PERSON PERMANENTLY REGISTERS A TRAILER, NO ADDITIONAL REGISTRATION IS REQUIRED IF THE SAME PERSON WHO INITIALLY REGISTERED THE TRAILER CONTINUES TO OWN THE TRAILER. A NEW OWNER OF A TRAILER PREVIOUSLY REGISTERED UNDER THIS SUBSECTION SHALL REGISTER AND PAY THE EXISTING BIENNIAL REGISTRATION TAX AND MAY ELECT TO PERMANENTLY REGISTER THE TRAILER WITHOUT ADDITIONAL TAX.

(B) (5) Effective May 5, 2015, Permanent registration as per AS 28.10.155 and/or AS 28.10.421(j) is not allowed within the Matanuska-Susitna Borough.

Section 4. Amendment of Section. MSB 3.15.035(B) is amended as follows:

(B)(2) The allocation of the revenue shall be the following starting July 1, 2014 and every year thereafter:

Areawide	\$15.00
Non-areawide	3.00

Special service areas	3.00
Fire service areas	2.00
Road service area	11.00
Cities with property tax exemptions equal to or greater than the borough	7.00
Cities without property tax exemptions equal to or greater than the borough	1.50

[(B) (3) THE ALLOCATION OF THE REVENUE SHALL BE THE FOLLOWING STARTING JULY 1, 2015:

AREAWIDE	\$15.00
NON-AREAWIDE	3.00
SPECIAL SERVICE AREAS	3.00
FIRE SERVICE AREAS	2.00
ROAD SERVICE AREA	8.00
CITIES WITH PROPERTY TAX EXEMPTIONS EQUAL TO OR GREATER THAN THE BOROUGH	7.00
CITIES WITHOUT PROPERTY TAX EXEMPTIONS EQUAL TO OR GREATER THAN THE BOROUGH	1.00

(B) (4) THE ALLOCATION OF THE REVENUE SHALL BE THE FOLLOWING STARTING JULY 1, 2016:

AREAWIDE	\$0
NON-AREAWIDE	0
SPECIAL SERVICE AREAS	3
FIRE SERVICE AREAS	2

ROAD SERVICE AREA 8

CITIES WITH PROPERTY TAX EXEMPTIONS

EQUAL TO OR GREATER THAN THE BOROUGH 7

CITIES WITHOUT PROPERTY TAX EXEMPTIONS

EQUAL TO OR GREATER THAN THE BOROUGH 1]

Section 5. Effective date. This ordinance shall take effect immediately.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 3.04.075 TO PROVIDE THAT THE TAX CAP DOES NOT APPLY TO TAXES TO FUND SERVICE AREAS.

AGENDA OF: April 21, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator	NS	For V. Halter
	Finance Director	<i>JCH</i>	4/10/15
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JRM</i>	4/13/15 <i>[Signature]</i>

ATTACHMENT(S): Fiscal Note: NO X YES
 Ordinance Serial No. 14-062 (4 pp)

SUMMARY STATEMENT: This ordinance is coming forward at the request of Assemblymember Halter.

Matanuska-Susitna Borough code section 3.04.075 is titled Tax Levy Limitation and is generally referred to as the "Tax Cap." This Tax Cap has been in place since 2005. Generally, the Tax Cap provides that taxes levied by the Borough may not exceed the prior year's levy plus an amount equal to the CPI plus the average population increase.

However, there are exceptions to the Tax Cap. Those exceptions are found at MSB 3.04.075. The exceptions to the Tax Cap provide the reasons when the limitations for the cap do not apply and include:

- (1) taxes on new construction or property improvements which occur during the current fiscal year;
- (2) taxes required to fund additional services mandated by voter approved ballot issues;
- (3) special taxes authorized by voter approved ballot

issues;

(4) taxes required to fund the costs of judgments entered against the borough or to pay principal or interest on bonds including revenue bonds; and

(5) additional taxes collected in service areas under mill rates specifically approved by service area residents.

The Tax Cap has resulted in a situation where some service areas have been unable to provide the necessary or efficient services needed in a rapidly expanding community. The mill rate increases allowed for some service areas under the cap are so infinitesimally small that the corresponding revenues generated are not enough to keep up with the demand in services.

This ordinance will create a new category for which the limitations of the Tax Cap do not apply. The new category will be any taxes needed to adequately fund service areas in the Borough. This will alleviate life, health and safety concerns and allow the Matanuska-Susitna Borough to adequately fund services to meet our continuing growing population.

Recommendation of Administration: Respectfully requests adoption of the legislation.

CODE ORDINANCE

Sponsored by: Assemblymember Halter
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-062**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 3.04.075 TO PROVIDE THAT THE TAX CAP DOES NOT APPLY TO TAXES TO FUND SERVICE AREAS.

WHEREAS, Matanuska-Susitna Borough code section 3.04.075 is titled Tax Levy Limitation and is generally referred to as the "Tax Cap." This Tax Cap has been in place since 2005; and

WHEREAS, generally, the Tax Cap provides that taxes levied by the Borough may not exceed the prior year's levy plus an amount equal to the CPI plus the average population increase; and

WHEREAS, there are exceptions to the Tax Cap found at MSB 3.04.075 and the exceptions to the Tax Cap provide the reasons when the limitations for the cap do not apply; and

WHEREAS, the Tax Cap has resulted in a situation where some service areas have been unable to provide the necessary or efficient services needed in a rapidly expanding community; and

WHEREAS, the mill rate increases allowed for some service areas under the cap are so infinitesimally small that the corresponding revenues generated are not enough to keep up with the demand in services; and

WHEREAS, a change in code is needed to exempt service areas from the tax limitations to adequately fund service areas in the Matanuska-Susitna Borough.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a continuing and permanent nature and shall become part of borough code.

Section 2. Amendment of Section. MSB 3.04.075 is hereby amended as follows:

3.04.075 TAX LEVY LIMITATION.

(A) Except as provided in this section, the total amount of borough tax that can be levied during a fiscal year shall not exceed the total amount approved by the assembly for the preceding year by more than a percentage defined by adding the percentage increase in the Federal Urban Consumer Price Index for Anchorage from the preceding fiscal year plus the average percentage growth or loss in the Matanuska-Susitna Borough population over the preceding five fiscal years as determined by the Alaska State Department of Community and Economic Development.

(B) The limitations set forth in subsection (A) of this section do not apply to the following:

(1) taxes on new construction or property improvements which occur during the current fiscal year;

(2) taxes required to fund additional services mandated by voter approved ballot issues;

(3) special taxes authorized by voter approved ballot issues;

(4) taxes required to fund the costs of judgments entered against the borough or to pay principal or interest on bonds including revenue bonds; and

(5) additional taxes collected in service areas under mill rates specifically approved by service area residents; and

(6) taxes to fund service areas within the Borough.

(C) Any tax increases which result from the exceptions set forth in subsection (B) of this section shall be added to the base amount used in subsection (A) of this section for the calculations of the subsequent year tax increase.

Section 3. Effective date. This ordinance shall take effect immediately.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

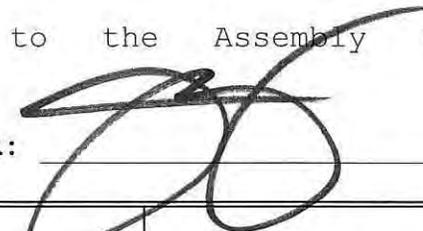
(SEAL)

SUBJECT: A Resolution of the Matanuska-Susitna Borough Assembly approving the amended scope of work and budgets for Project 25035, Transfer Site Electrical Upgrades , Project 25048, Heavy Equipment Fueling System, and Project No. 25048, Shop Lights Upgrade to allow for the installation of security systems at the Central Landfill and Transfer Sites.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
TD	Originator	m71	
	Public Works Director		
	Finance Director	juw	4/23/15
	Borough Attorney	KS	
	Borough Clerk	yan	4/27/15 

ATTACHMENT (S): Fiscal Note: Yes X ; No _____
 Resolution Serial No. 15-047(3 pp)

SUMMARY STATEMENT:

In the fiscal year 2012 Capital Projects Budget, the Assembly appropriated \$20,465 for Electrical Upgrades to Transfer Sites, Project 25035.

The Solid Waste Division determined that funds intended for electrical system upgrades to transfer sites should include installation of security systems at the Central Landfill and Transfer Sites.

In the fiscal year 2013 Capital Projects Budget, \$25,000 was appropriated to purchase and install a Fueling System for Heavy Equipment, Project No. 25048. This project is now complete with funds remaining.

In the fiscal year 2013 Capital Projects Budget, \$25,000 was appropriated to upgrade Shop Lights, Project No. 25020. This project is now complete with funds remaining.

The Solid Waste Division requests use of these funds to upgrade electrical system and install security systems at the Central Landfill and Transfer Sites.

Project	Original Budget	Amount Expended	Available Funds
FISCAL YEAR 2013 APPROPRIATION			
Fuel System for Equipment Project 25048.2406	\$ 25,000	\$ 15,198	\$ 9,802
Shop Light Upgrades Project 25020.2401	\$ 25,000	\$ 8,724	\$ 16,276
Total Fiscal Year 2013	\$ 50,000	\$ 23,922	\$ 26,078

Recommendation of Administration: Respectfully request the Assembly approve the amended scope of work and budgets for Project 25035, Transfer Site Electrical Upgrades, Project 25048, Heavy Equipment Fueling System, and Project No. 25048, Shop Lights Upgrade to allow for the installation of security systems at the Central Landfill and Transfer Sites.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

AGENDA DATE: May 5, 2015

Originator: Public Works

SUBJECT: A Resolution of the Matanuska-Susitna Borough Assembly approving the amended scope of work and budgets for Project 25035, Transfer Site Electrical Upgrades, Project 25048, Heavy Equipment Fueling System, and Project No. 25048, Shop Lights Upgrade to allow for the installation of security systems at the Central Landfill and Transfer Sites.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED <i>26,078</i>	FUNDING SOURCE <i>FY13 Capital Budget</i>
FROM ACCOUNT # <i>420,000.000 4XX.XXX</i>	PROJECT # <i>25048, 25020</i>
TO ACCOUNT: <i>420,000.000 4XX.XXX</i>	PROJECT # <i>25035</i>
VERIFIED BY: <i>[Signature]</i>	CERTIFIED BY:
DATE: <i>4-21-15</i>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<i>26</i>					
---------	-----------	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING:

(Thousands of Dollars)

	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Error! Bookmark						
State/Federal Funds						
Other	<i>26</i>					
TOTAL	<i>26</i>					

POSITIONS:

	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: *4/23/15*

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-047**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE AMENDED SCOPE OF WORK AND BUDGETS FOR PROJECT NO. 25035, TRANSFER SITE ELECTRICAL UPGRADES; PROJECT NO. 25048, HEAVY EQUIPMENT FUELING SYSTEM; AND PROJECT NO. 25020, SHOP LIGHTS UPGRADE TO ALLOW FOR THE INSTALLATION OF SECURITY SYSTEMS AT THE CENTRAL LANDFILL AND TRANSFER SITES.

WHEREAS, in the fiscal year 2012 Capital Projects Budget, \$20,465 in enterprise funds were appropriated for Electrical Upgrades at Transfer Sites; and

WHEREAS, the Solid Waste Division evaluated project needs and determined that the funds originally intended for electrical systems upgrades to transfer sites, should include installation of security systems at the landfill and transfer sites; and

WHEREAS, in the fiscal year 2013 Capital Projects Budget, \$25,000 in enterprise funds were appropriated to purchase and install a fueling system for heavy equipment; and

WHEREAS, this project is complete with funds remaining; and

WHEREAS, in the fiscal year 2013 Capital Projects Budget, \$25,000 in enterprise funds were appropriated to upgrade shop lights; and

WHEREAS, this project is complete with funds remaining; and

WHEREAS, the Solid Waste Division requests to use these remaining project funds to upgrade the electrical systems and

install security systems at the central landfill and transfer sites; and

WHEREAS, no expenditures can be made until an amended scope of work and amended budgets have been approved by the Assembly.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Assembly approves the following amended scope of work:

AMENDED SCOPE OF WORK

Transfer Site and Central Landfill Electrical Upgrades and Security Systems Installation.

NOW BE IT FURTHER RESOLVED that the Matanuska-Susitna Borough Assembly approves the following amended budgets:

AMENDED BUDGET

Project/Account No.	Previously Approved Budgets	Amended Budgets
Transfer Site and Central Landfill Electrical Upgrades and Video Monitoring Security System Installation Project 25035.2404 Fiscal Year 2012 and 2013 Appropriations	\$ 20,465	\$ 46,543
Fuel System for Equipment Project 25048.2406 Fiscal Year 2013 Appropriations	\$ 25,000	\$ 15,198
Shop Light Upgrades Project 25020.2401 Fiscal Year 2013 Appropriations	\$ 25,000	\$ 8,724
TOTAL	\$ 70,465	\$ 70,465

ADOPTED by the Matanuska-Susitna Borough Assembly this -
day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO REQUEST THE REMOVAL OF STATE AND FEDERAL LEGISLATION FROM THE MANAGER COMMENTS AT REGULAR ASSEMBLY MEETINGS.

AGENDA OF: MAY 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	ll for LD	
	Borough Finance Director	JUL	4/21/15
	Borough Attorney	JS	
	Borough Clerk	JRM	4/21/15 JL

ATTACHMENT (S): Fiscal Note: NO X YES _____
 Resolution Serial No. 15-048 (2 pp)

SUMMARY STATEMENT: This resolution is brought forward by Mayor Larry DeVilbiss to request the removal of State and Federal Legislation from the Managers Comments at regular Assembly Meetings. The recent motion on April 7th regarding Medicaid Expansion for the State exposed a use of the agenda slot under the Managers Comments that could be considered "bad" public policy.

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-048**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO REQUEST THE REMOVAL OF STATE AND FEDERAL LEGISLATION FROM THE MANAGER COMMENTS IN THE AGENDA AT REGULAR ASSEMBLY MEETINGS.

WHEREAS, State and Federal legislation was added under the Manager Comments in the agenda for regular Assembly meetings with the purpose of advocating legislation on short notice by a former Assembly member, many years ago; and

WHEREAS, Mayor DeVilbiss requests that these issues are presented under the Consent Agenda rather than the Manager Comments; and

WHEREAS, this would give the public proper notice and also provides evidence that the due diligence has gone to the rationale for action; and

WHEREAS, it would also allow the Assembly to prepare for well-reasoned decision making.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Assembly approves this request to remove State and Federal Legislation from the Manager Comments in the agenda at regular Assembly meetings.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of __, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY SUPPORTING THE RE-WRITE OF TITLE 17 ZONING TO IMPROVE ITS FUNCTIONALITY, EASE OF UNDERSTANDING, INTERPRETATION, AND ENFORCEMENT; TO ADD NECESSARY SECTIONS AND DEFINITIONS WHICH ARE NOT CURRENTLY PRESENT, AND TO ELIMINATE REDUNDANT AND CONFLICTING PROCESSES.

AGENDA OF: May 5, 2015

Assembly Action:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	EP	
	Planning and Land Use Director	EP	
	Borough Attorney	NS	
	Borough Clerk	JMM	4/27/15 (J)

ATTACHMENT(S): Fiscal Note: YES _____ NO X
 Resolution Serial No. 15-049 (3 pp)
 Existing Title 17 Table of Contents: (2 pp)
 Sample Table of Contents: (7 pp)

SUMMARY STATEMENT:

The Matanuska-Susitna Borough was formed in 1964 and began the process for creating a comprehensive land use plan. Even before the plan was finalized and adopted in 1970/71, Title 17 Zoning was created to set the stage for implementation of the plan, according to the requirements in Alaska Statutes, 29.35 and 29.40.

In 1966, the first three Chapters of Title 17 were created to implement State adopted plans: 17.04 Nancy Lake State Recreation Area, 17.08 Hay Flats Recreation Area and 17.06 Denali State Park. The remaining sections of Title 17 were created sporadically over the course of the years, without

having the appropriate template and outline for logical development and expansion.

Over the years, the zoning code has been developed in a random and unorganized manner and lacks many of the basic elements, clarifications, and general statements that should be present in a complete zoning title. There are currently fifteen separate processes for Conditional Use Permits in Title 17, and duplicate and conflicting definitions throughout the title. Enforcement of some sections of the title has been challenging, and occasionally staff or attorney interpretation of conflicting or ambiguous rules has been necessary.

A re-write of Title 17 Zoning will be the best way to address these issues and should be a top priority on which planning should focus its efforts.

It is staff's intention that this re-write should reorganize and clarify Title 17, and NOT to increase or decrease the current requirements of any section, to the best extent possible.

RECOMMENDATION:

Staff recommends adoption of a resolution supporting the re-write of Title 17 Zoning.

TITLE 17: ZONING

Chapter

- [17.01](#) ACKNOWLEDGEMENT OF EXISTING LAND USE REGULATIONS
[Repealed]
- [17.02](#) MANDATORY LAND USE PERMIT
- [17.03](#) PUBLIC NOTIFICATION
- [17.04](#) NANCY LAKE STATE RECREATION AREA SPECIAL LAND USE DISTRICT
- [17.05](#) ESSENTIAL SERVICE UTILITIES
- [17.06](#) ELECTRICAL GENERATING AND DELIVERY FACILITY
- [17.08](#) HAY FLATS RECREATION AREA SPECIAL LAND USE DISTRICT
- [17.12](#) PALMER SPECIAL LAND USE DISTRICT [Repealed]
- [17.15](#) PALMER SPECIAL LAND USE DISTRICT
- [17.16](#) DENALI STATE PARK SPECIAL LAND USE DISTRICT [Repealed]
- [17.17](#) DENALI STATE PARK SPECIAL LAND USE DISTRICT
- [17.18](#) CHICKALOON SPECIAL LAND USE DISTRICT
- [17.19](#) GLACIER VIEW SPECIAL LAND USE DISTRICT
- [17.20](#) KNIK SLED DOG AND RECREATION SPECIAL LAND USE DISTRICT
- [17.23](#) PORT MACKENZIE SPECIAL USE DISTRICT
- [17.25](#) TALKEETNA SPECIAL LAND USE DISTRICT
- [17.27](#) SUTTON SPECIAL LAND USE DISTRICT
- [17.28](#) INTERIM MATERIALS DISTRICT
- [17.29](#) FLOOD DAMAGE PREVENTION
- [17.30](#) CONDITIONAL USE PERMIT (CUP) FOR EARTH MATERIALS EXTRACTION
ACTIVITIES
- [17.36](#) RESIDENTIAL PLANNED UNIT DEVELOPMENT
- [17.40](#) HOUSTON LAND USE ORDINANCE [Repealed]
- [17.41](#) CITY OF HOUSTON LAND USE REGULATIONS [Repealed]
- [17.42](#) CITY OF HOUSTON SPECIAL LAND USE DISTRICT
- [17.43](#) WASILLA DEVELOPMENT CODE [Repealed]
- [17.45](#) WASILLA SPECIAL LAND USE DISTRICT
- [17.48](#) MOBILE HOME PARK ORDINANCE

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- [17.52](#) RESIDENTIAL LAND USE DISTRICT
 - [17.55](#) SETBACKS AND SCREENING EASEMENTS
 - [17.56](#) VIOLATIONS AND ENFORCEMENT
 - [17.57](#) NONCONFORMITIES [Repealed]
 - [17.58](#) MOTORIZED USES ON LAKES AND WATERWAYS
 - [17.59](#) LAKE MANAGEMENT PLAN IMPLEMENTATION
 - [17.60](#) CONDITIONAL USES
 - [17.61](#) CORE AREA CONDITIONAL USE PERMIT REQUIREMENTS
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 - [17.64](#) CONDITIONAL USE PERMIT FOR WASTE INCINERATORS
 - [17.65](#) VARIANCES
 - [17.67](#) TALL STRUCTURES INCLUDING TELECOMMUNICATION FACILITIES, WIND ENERGY CONVERSION SYSTEMS, AND OTHER TALL STRUCTURES
 - [17.70](#) REGULATION OF ALCOHOLIC BEVERAGES USES
 - [17.73](#) MULTIFAMILY DEVELOPMENT DESIGN STANDARDS
 - [17.75](#) SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DISTRICT
 - [17.76](#) LARGE LOT SINGLE-FAMILY RESIDENTIAL LAND USE DISTRICT
 - [17.80](#) NONCONFORMING STRUCTURES
 - [17.90](#) REGULATION OF ADULT BUSINESSES
 - [17.99](#) FEES
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Action:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-049

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY SUPPORTING THE RE-WRITE OF TITLE 17, ZONING, TO IMPROVE ITS FUNCTIONALITY, EASE OF UNDERSTANDING, INTERPRETATION, AND ENFORCEMENT; TO ADD NECESSARY SECTIONS AND DEFINITIONS WHICH ARE NOT CURRENTLY PRESENT, AND TO ELIMINATE REDUNDANT AND CONFLICTING PROCESSES.

WHEREAS, the Matanuska-Susitna Borough was formed in 1964 and began the process for creating a comprehensive land use plan; and

WHEREAS, even before the plan was finalized and adopted in 1970/71, Title 17 Zoning was created to set the stage for implementation of the plan, according to the requirements in Alaska Statutes, 29.35 and 29.40; and

WHEREAS, in 1966, the first three Chapters of Title 17 were created to implement State adopted plans: Nancy Lake State Recreation Area, Hay Flats Recreation Area and Denali State Park; and

WHEREAS, the remaining sections of Title 17 were created sporadically over the course of the years, without having the appropriate template and outline for logical development and expansion; and

WHEREAS, over the years, the zoning code has been developed in a random and unorganized manner and lacks many of the basic elements, clarifications, and general statements that should be

present in a complete zoning title; and

WHEREAS, there are currently fifteen separate processes for Conditional Use Permits in Title 17; and

WHEREAS, there are currently duplicate and conflicting definitions throughout the title; and

WHEREAS, enforcement of some sections of the title has been challenging, and occasionally staff or attorney interpretation of conflicting or ambiguous rules has been necessary; and

WHEREAS, a re-write of Title 17 Zoning will be the best way to address these issues; and

WHEREAS, this re-write should be a top priority on which planning should focus its efforts.

NOW, THEREFORE, BE IT RESOLVED, that the assembly supports a re-write of Title 17 to improve its functionality, ease of understanding, interpretation, and enforcement; to add necessary sections and definitions which are not currently present, and to eliminate redundant and conflicting processes.

BE IT FURTHER RESOLVED, that the re-write shall consist of efforts to reorganize and clarify Title 17, and that the intent of this effort is to not increase or decrease the requirements of any section, to the best extent possible.

BE IT FURTHER RESOLVED, that the goal is to have this re-write substantially completed within eighteen months of adoption of this resolution, to allow for adequate public notification

and input.

ADOPTED by the Matanuska-Susitna Borough Assembly this -
day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

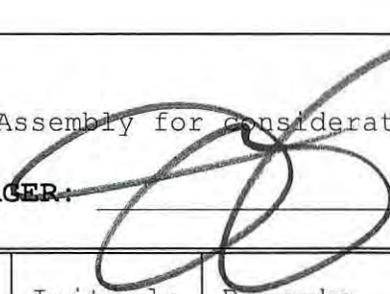
(SEAL)

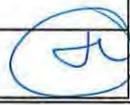
SUBJECT: A resolution of the Matanuska-Susitna Borough Assembly amending the budgets for the Fiscal Year 2010-2012 Capital Project, Locker Room Improvements and Refrigeration System Repairs, Project No. 10157 and Fiscal Year 2015 Capital Project, Vented Skate Sharpener, Project 10157 for additional repairs to the refrigeration system at the Brett Memorial Ice Arena and to amend the scope of work for the Fiscal Year 2015 Capital Project Trapper Creek Community Center Parking Lot and Double Vaulted Public Restrooms, Project No. 47032.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Community Development Manager	<i>JM</i>	
	Finance Director	<i>JW</i>	4/23/15
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JM</i>	4/27/15 

ATTACHMENT (S): Fiscal Note: Yes X ; No _____
 Resolution Serial No. 15-050(4 pp)

SUMMARY STATEMENT:

Resolution 13-059 adopted on May 7, 2013 transferred funds from various completed fiscal year 2010 - 2012 Brett Memorial Ice Arena projects in order to make locker room improvements and repairs to the refrigeration system, project 10157/1817. This work has been completed and there are funds remaining.

Resolution 15-019 adopted on March 3, 2015 amended the scope of work for the fiscal year 2015 Capital Improvement budget to purchase a new vented skate sharpening machine, project 10157/1819 to include a new electrical supply for the machine. This work has been completed with funds remaining.

Division of Operations and Maintenance staff has advised that the Brett Memorial Ice Arena's refrigeration system compressor is in imminent danger of failure and needs to be rebuilt immediately at an estimated cost of approximately \$16,000.

The existing project, locker room improvements and repairs to the refrigeration system, project 10157/1817 has a remaining balance of \$ 7,194, combined with the remaining funds from the skate sharpening machine and fiscal year 2015 areawide ice arena operating funds will make these repairs possible.

Project	Original Budget	Amount Expended	Available Funds
Completed Projects			
Brett Memorial Ice Arena Improvements - Vented Skate Sharpener Project 10157 / 1819 Fiscal Year 2015 Areawide Capital Appropriations	\$ 30,000	\$ 24,728	\$ 5,272

In the fiscal year 2015 Capital Improvement budget funds were appropriated for the Trapper Creek Community Center Parking Lot and Double Vaulted Public Restrooms, Project No. 47032. The Trapper Creek Community Services organization would like to re-scope the project to continue improvements to the building, including but not limited to, sheetrock replacement, installation of new bathroom and utility room, new windows and doors, new electrical panels and re-wiring, plumbing, flooring, insulation, lighting, heating system, parking lot improvements and other building renovations.

RECOMMENDATION OF ADMINISTRATION:

The Administration is proposing and requests Assembly approval to amend the budgets for the Fiscal Year 2010-12 Capital Project, Locker Room Improvements and Refrigeration System Repairs, Project No. 10157 and Fiscal Year 2015 Capital Project, Vented Skate Sharpener, Project 10157 for additional repairs to the refrigeration system at the Brett Memorial Ice Arena and to amend the scope of work for the Fiscal Year 2015 Capital Project Trapper Creek Community Center Parking Lot and Double Vaulted Public Restrooms, Project No. 47032.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 5, 2015

ORIGINATOR: Community Development

SUBJECT: A resolution of the Matanuska-Susitna Borough Assembly amending the budgets for the Fiscal Year 2010-2012 Capital Project, Locker Room Improvements and Refrigeration System Repairs, Project No. 10157 and Fiscal Year 2015 Capital Project, Vented Skate Sharpener, Project 10157 for additional repairs to the refrigeration system at the Brett Memorial Ice Arena and to amend the scope of work for the Fiscal Year 2015 Capital Project Trapper Creek Community Center Parking Lot and Double Vaulted Public Restrooms, Project No. 47032.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT? <u>YES</u> NO
AMOUNT REQUESTED \$ <u>59,465</u>	FUNDING SOURCE <u>Area-wide</u>
FROM ACCOUNT # <u>440.000.000 4xx.xxx</u>	PROJECT # <u>10157-1817</u>
TO ACCOUNT #	PROJECT #
VERIFIED BY: <u>[Signature]</u>	CERTIFIED BY:
DATE: <u>4-22-15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL	<u>59.5</u>					
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
Federal Funds						
Other	<u>59.5</u>					
TOTAL	<u>59.5</u>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____
 DEPARTMENT: _____
 APPROVED BY: [Signature]

Phone: _____
 Date: _____
 Date: 4/23/15

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-050**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING THE SCOPES OF WORK AND BUDGETS FOR THE FISCAL YEAR 2010-12 CAPITAL PROJECT, LOCKER ROOM IMPROVEMENTS AND REFRIGERATION SYSTEM REPAIRS, PROJECT NO. 10157; AND FISCAL YEAR 2015 CAPITAL PROJECT, VENTED SKATE SHARPENER, PROJECT NO. 10157, FOR THE BRETT MEMORIAL ICE ARENA; AND AMEND THE SCOPE OF WORK FOR THE FISCAL YEAR 2015 CAPITAL PROJECT TRAPPER CREEK COMMUNITY CENTER PARKING LOT AND DOUBLE VAULTED PUBLIC RESTROOMS, PROJECT NO. 47032.

WHEREAS, Resolution 13-059 adopted on May 7, 2013 transferred funds from various completed fiscal year 2010 - 2012 Brett Memorial Ice Arena projects in order to make locker room improvements and repairs to the refrigeration system; and

WHEREAS, this work has been completed and there are funds remaining, and

WHEREAS, in the fiscal year 2015 capital improvement budget the assembly approved \$ 30,000 to purchase a new vented skate sharpening machine, and

WHEREAS, Resolution 15-019 adopted on March 3, 2015 amended the scope of work for the fiscal year 2015 Capital Improvement budget to purchase a new vented skate sharpening machine, project 10157/1819 to include a new electrical supply for the machine; and

WHEREAS, this work has been completed and there are funds remaining; and

WHEREAS, the Division of Operations and Maintenance staff has advised that the Brett Memorial Ice Arena's refrigeration system compressor is in imminent danger of failure and needs to be rebuilt immediately at an estimated cost of approximately \$16,000; and

WHEREAS, the remaining funds, combined with areawide fiscal year 2015 ice arena operating funds will be sufficient to complete this project; and

WHEREAS, in the fiscal year 2015 areawide capital improvement budget, funds were appropriated for the Trapper Creek Community Center Parking Lot and Double Vaulted Public Restrooms, Project No. 47032; and

WHEREAS, the Trapper Creek Community Services board decided they would rather continue with improvements to their building and not purchase the double vaulted public restrooms; and

WHEREAS, they wish to amend the scope of work for additional improvements to the facility to include, but not limited to, sheetrock replacement, installation of new bathroom and utility room, new windows and doors, new electrical panels and re-wiring, plumbing, flooring, insulation, lighting, heating system, parking lot improvements and other building renovations; and

WHEREAS, no funds may be expended without amending the budgets for project 10157 and amending the scope of work for project 47032.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly approves the following amended scope of work:

AMENDED SCOPE OF WORK

PROJECT 47032

Improvements to the Trapper Creek Community Building to include, but not limited to, sheetrock replacement, installation of new bathroom and utility room, new windows and doors, new electrical panels and re-wiring, plumbing, flooring, insulation, lighting, heating system, parking lot improvements, and other building renovations.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Assembly approves the following amended budget:

AMENDED BUDGETS

Project / Account No.	Previously Approved Budgets	Amended Budgets
Locker room improvements and repairs to the refrigeration system Project 10157 / 1817 Fiscal Year 2010-2012 Areawide Capital Appropriations	\$ 54,193	\$ 59,465
Vented Skate Sharpener Project 10157 / 1819 Fiscal Year 2015 Areawide Capital Appropriation	\$ 30,000	\$ 24,728
TOTAL	\$ 84,193	\$ 84,193

ADOPTED by the Matanuska-Susitna Borough Assembly this -
day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

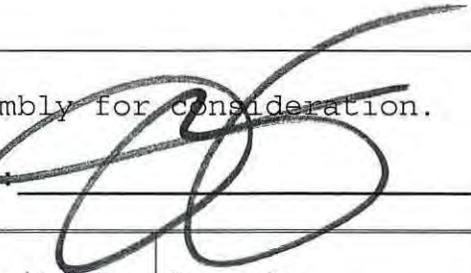
LONNIE R. McKECHNIE, CMC, Borough Clerk
(SEAL)

SUBJECT: AMENDING THE SCOPE OF WORK FOR THE ALASKA STATE DIVISION OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT GRANT, PROJECT NUMBER 45158, FUND 425, FOR EOC (EMERGENCY OPERATIONS CENTER) SOFTWARE AND ICS (INCIDENT COMMAND SYSTEM) TRAINING FOR STAFFING AN EMERGENCY Operations Center.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator/Gamble	<u>BG</u>	
1	Finance Director	<u>JW</u>	4/23/15
2	Borough Attorney	<u>NS</u>	
3	Borough Clerk	<u>JM</u>	4/27/15 <u>JW</u>

ATTACHMENT(S): Fiscal Note: Yes X No
 Resolution Serial No. 15- 051 (2pp)

SUMMARY STATEMENT:

On November 19, 2014, the borough accepted and appropriated Homeland Security and Emergency Management grant funds in the amount of \$68,420 with the approval of Ordinance Serial Number 14-153, and approved the scope of work and budget with Resolution Serial Number 15-104.

By request of the Emergency Services Department, the State has made an amendment to the original scope of work on the grant. The assembly is required to approve and adopt the amended scope of work for each capital project prior to the expenditure of said funds.

RECOMMENDATION OF ADMINISTRATION:

The administration supports the grant and recommends approval of the attached legislation, which will accept the amended scope of work for EOC Software and ICS Training.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 5, 2015

REQUEST: Amending the scope of work for the Alaska State Division of Homeland Security and Emergency Management Grant, Project Number 45158, Fund 425, for EOC (Emergency Operations Center) software and ICS (Incident Command System) training.

ORIGINATOR: Bill Gamble, Director, Emergency Services

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$ <u>68,420</u>	FUNDING SOURCE <u>State</u>
FROM ACCOUNT # <u>425.000.000 4xx.xxx</u>	PROJECT # <u>45158-4415</u>
TO ACCOUNT #	PROJECT #
VERIFIED BY: <u>[Signature]</u>	CERTIFIED BY:
DATE: <u>4-22-15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY15	FY16	FY17	FY18	FY19	FY20
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<u>68.4</u>					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	<u>68.4</u>					
Other						
TOTAL	<u>68.4</u>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____
DEPARTMENT: _____
APPROVED BY: [Signature]

Phone: _____
Date: 4/23/15
Date: _____

IM No. 15-113
Resolution No. 15-051

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-051**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING THE SCOPE OF WORK FOR THE ALASKA STATE DIVISION OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT GRANT, PROJECT NUMBER 45158, FUND 425, FOR EOC (EMERGENCY OPERATIONS CENTER) SOFTWARE AND ICS (INCIDENT COMMAND SYSTEM) TRAINING FOR STAFFING AN EMERGENCY OPERATIONS CENTER.

WHEREAS, On November 19, 2014, the borough accepted and appropriated Homeland Security and Emergency Management grant funds in the amount of \$68,420 with the approval of Ordinance Serial Number 14-153, and approved the scope of work and budget with Resolution Serial Number 15-104; and

WHEREAS, by request of the Emergency Services Department, the State has made an amendment to the original scope of work on the grant; and

WHEREAS, the assembly is required to approve and adopt the amended scope of work for each capital project prior to the expenditure of said funds.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly approves the amended scope of work for the Alaska State Division of Homeland Security and Emergency Management Grant, Project Number 45158, Fund 425.

SCOPE OF WORK

EOC software and related hardware, training, and warranty; and ICS Training.

ADOPTED by the Matanuska-Susitna Borough Assembly
this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Approval to enter into a utility agreement with General Communication, Inc. in the amount of \$148,926 for utility relocation within the Bogard Road Extension East, Phase II, project no. 35299.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Project Manager	<i>(Signature)</i> 2015-04-20	
	Capital Projects Director	<i>MS</i> 4/20/15	
	Purchasing Officer	<i>AM</i> 4/20/2015	
	Finance Director	<i>JWC</i>	4/23/15
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JMM</i>	4/27/15 <i>(Signature)</i>

ATTACHMENT(S): Fiscal Note: Yes X No _____
 Summary of Estimate (1pp)

SUMMARY STATEMENT: On April 7, 2014, the Matanuska-Susitna Borough advertised a bid package to provide for an additional east-west traffic corridor for moving traffic through the core area of the Matanuska-Susitna Borough. This road is an extension of Bogard Road eastward from a new intersection at N. 49th State Street to the intersection of the Glenn Highway.

The project will construct a two-lane highway with shoulders and a separated pathway while purchasing right-of-way for a future four-lane highway. Improvements will also be made to three school access roads and intersections along the route. One of these is Felton Street, which is adjacent to Palmer High School and will include placement of a traffic signal.

In order to facilitate this project, existing telephone, cable and other utilities require relocation. General Communication, Inc. (GCI) has agreed to relocate their utilities for the project in accordance with the Summary of Estimate for Adjustment of Facilities Required By Road Construction, Agreement No. 14-121B-2014-02.

In order to facilitate Phase II of this project, existing telephone, cable and other utilities require relocation. GCI has agreed to relocate their utilities for the project in accordance with the Summary of Estimate for Adjustment of Facilities Required By Road Construction, Agreement No. 15-128B-2015-02.

If approved, this Assembly approval will authorize the Borough Manager to enter (GCI) in the amount of \$148,926 to include utility relocation construction of the Bogard Road East Extension, Phase II.

RECOMMENDATION OF ADMINISTRATION: Recommend approval to enter into a utility agreement with General Communication, Inc (GCI) in the amount of \$148,926 for utility relocation within the Bogard Road Extension East, Phase II, project no. 35299.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: May 5, 2015

SUBJECT: Approval to enter into a utility agreement with General Communication, Inc. in the amount of \$148,926 for utility relocation within the Bogard Road Extension East, Phase II, project no. 35299.

ORIGINATOR: Capital Projects Department

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED <i>148,926</i>	FUNDING SOURCE <i>State</i>
FROM ACCOUNT # <i>430.000.000 4XX.XXX</i>	PROJECT # <i>35299</i>
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>[Signature]</i>	CERTIFIED BY:
DATE: <i>4-22-15</i>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL			<i>148.9</i>			
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds			<i>148.9</i>			
Other						
TOTAL			<i>148.9</i>			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: *[Signature]* DATE: *4/22/15*

EXHIBIT "A"
SUMMARY OF ESTIMATE FOR ADJUSTMENT OF FACILITIES REQUIRED BY ROAD CONSTRUCTION

The **GENERAL COMMUNICATIONS, INC.**, estimate of work and materials required in connection with Project No.: **15-128B**,
Project Name: **Bogard Road East Extension, Phase II, Utility Work Order No. 15-7260**
Agreement No. **15-128B-2015-02**

	BOROUGH PARTICIPATION	UTILITY COST NON-REIMBURS.	TOTALS
PART I. UTILITY WORK			
RIGHT OF WAY (Acquisition Only)	-	-	-
Preliminary Engineering	2,485	-	2,485
Preliminary Engineering Overhead	-	-	-
TOTAL PRELIMINARY ENGINEERING	2,485	-	2,485
Construction Engineering	1,445	-	1,445
Construction Engineering Overhead	-	-	-
TOTAL CONSTRUCTION ENGINEERING	1,445	-	1,445
Construction Labor	-	-	-
Materials & Supplies	17,999	-	17,999
Materials Handling Charges	-	-	-
Transportation & Equipment	-	-	-
Contract Construction	125,740	-	125,740
DOL Fee 1% of Contract Construction	1,257	-	1,257
Miscellaneous Expenses	-	-	-
Construction Subtotal	144,996	-	144,996
Construction Overhead	-	-	-
GROSS CONSTRUCTION COSTS	144,996	-	144,996
(Credits)	-	-	-
Betterments	-	-	-
Non-Reimbursable	-	-	-
TOTAL CREDITS	-	-	-
NET CONSTRUCTION COSTS	144,996	-	144,996
TOTAL UTILITY WORK	148,926	-	148,926

PART II. BOROUGH WORK FOR UTILITY			
Preliminary Engineering @ 5%			-
Contract Construction			-
Construction Engineering @ 15%			-
TOTAL BOROUGH WORK FOR UTILITY	-	-	-
TOTAL ESTIMATED RELOCATION COSTS (Parts I & II)	148,926	-	148,926

UTILITY CONCURRENCE, BY: _____ SUBMITTED BY: _____
DATE: _____, 20____ TITLE: _____

AM15-051

Agreement No. 15-128B-2015-02
EXHIBIT "A"
Page 1 of 20

SUBJECT: Approval of a contract amendment for Purchase Order 2015-2786 in the amount of \$190,347 to Matanuska Electric Association for the Big Lake Intersection Improvement, Project No. 35404.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>[Signature]</i> 4/20/15	
	Capital Projects Director	<i>MSB</i> 4/20/15	
	Finance Director	<i>[Signature]</i>	4/21/15
	Borough Attorney	<i>[Signature]</i>	
	Borough Clerk	<i>JRM</i>	4/27/15 <i>(JR)</i>

ATTACHMENT(S): Fiscal Note: Yes x No

Summary of Estimate (IPP)

SUMMARY STATEMENT: Assembly approval of contract amendments (change orders) is required by MSB 3.08.161(A) for contracts with an original award value less than \$100,000 where a contract amendment or change order, or cumulative contract amendments or change orders, will cause the total contract amount as amended, to exceed \$100,000.

April 23, 2014, the Matanuska-Susitna Borough issued a contract to design a new intersection at Big Lake Road and Northshore Drive. In order to facilitate this intersection construction, existing telephone, cable and other utilities require relocation. The Matanuska Electric Association (MEA) has agreed to relocate their utilities for the project in accordance with the attached utility agreement, which includes an estimated total cost to the Matanuska-Susitna Borough of \$190,347 for

relocation. The original contract with MEA (PO 2015-2786) provided \$10,000 for utility design services.

If approved, this change order will increase the total contract amount to \$200,347.

RECOMMENDATION OF ADMINISTRATION: Recommend approval of A CONTRACT AMENDMENT for PURCHASE ORDER 2015-2786 in the amount of \$190,347 to MATANUSKA ELECTRIC ASSOCIATION for BIG LAKE INTERSECTION IMPROVEMENT, Project No. 35404.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: May 5, 2015

SUBJECT: Approval of a contract amendment for Purchase Order 2015-2786 in the amount of \$190,347 to Matanuska Electric Association for the Big Lake Intersection Improvement, Project No. 35404.

ORIGINATOR: Capital Projects Department

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>(YES)</u> NO
AMOUNT REQUESTED <u>190,347</u>	FUNDING SOURCE <u>State</u>
FROM ACCOUNT # <u>430,000.000 462.3xx</u>	PROJECT # <u>35404-1001</u>
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>[Signature]</u>	CERTIFIED BY:
DATE: <u>4-21-15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<u>190.3</u>					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	<u>190.3</u>					
Other						
TOTAL	<u>190.3</u>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: [Signature] DATE: 4/21/15

EXHIBIT "A"
SUMMARY OF ESTIMATE FOR ADJUSTMENT OF FACILITIES REQUIRED BY ROAD CONSTRUCTION

The **MATANUSKA ELECTRIC ASSOCIATION**, estimate of work and materials required in connection with Project No.: **35404**,
Project Name: **BIG LAKE INTERSECTION IMPROVEMENTS**, Utility Work Order No. Reimbursable **109926**, Agreement No. **35404-2015-01**

	BOROUGH PARTICIPATION	UTILITY COST NON-REIMBURS.	TOTALS
PART I. UTILITY WORK			
RIGHT OF WAY (Acquisition Only)	-	-	-
Preliminary Engineering	-	-	-
Preliminary Engineering Overhead	-	-	-
TOTAL PRELIMINARY ENGINEERING	-	-	-
Construction Engineering	31,755	4,072	35,826
Construction Engineering Overhead	-	-	-
TOTAL CONSTRUCTION ENGINEERING	31,755	4,072	35,826
Construction Labor	-	-	-
Materials & Supplies	29,803	9,147	38,950
Materials Handling Charges	-	-	-
Transportation & Equipment	-	-	-
Contract Construction	127,019	16,287	143,306
DOL Fee 1% of Contract Construction	1,270	163	1,433
Miscellaneous Expenses	500	2,500	3,000
Construction Subtotal	158,592	28,097	186,689
Construction Overhead	-	-	-
GROSS CONSTRUCTION COSTS	158,592	28,097	186,689
(Credits)	-	-	-
Betterments	-	-	-
Non-Reimbursable	-	-	-
TOTAL CREDITS	-	-	-
NET CONSTRUCTION COSTS	158,592	28,097	186,689
TOTAL UTILITY WORK	190,347	32,168	222,515

PART II. BOROUGH WORK FOR UTILITY			
Preliminary Engineering @ 5%			-
Contract Construction			-
Construction Engineering @ 15%			-
TOTAL BOROUGH WORK FOR UTILITY	-	-	-
TOTAL ESTIMATED RELOCATION COSTS (Parts I & II)	190,347	32,168	222,515

UTILITY CONCURRENCE, BY: _____ SUBMITTED BY: _____

DATE: _____, 20____

TITLE: _____

Am 15-053

Agreement No. 35404-2015-01
EXHIBIT "A"
Page 1 of 24

SUBJECT: Award of Bid 15-121B, Clay Chapman/Knik Knack Mud Shack Road Construction, to Western Construction & Equipment, LLC in the contract amount of \$2,308,970.00.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>JM</i>	
	Capital Projects Director	<i>MB 4/20/15</i>	
	Finance Director	<i>JCC</i>	<i>4/23/15</i>
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>yam</i>	<i>4/27/15</i> (JD)

ATTACHMENT (S): Fiscal Note: Yes No
 Advertising: (1p)
 Bid Analysis: (2p)

SUMMARY STATEMENT: On April 2, 2015, the Matanuska-Susitna Borough issued Invitation to Bid 15-121B soliciting bids from qualified contractors to provide labor, equipment and material to upgrade and pave the existing gravel Knik Knack Mud Shack Road and Clay Chapman Road. Further to upgrade the intersection at Knik Goose Bay Road with new street lights and addition of left and right turn lanes to assist in traffic flow to the new Joe Redington Sr. Junior/Senior High School and Dena'ina Elementary School.

As a result of the advertising, the Borough received eight bids. Western Construction & Equipment, LLC was the lowest responsive

and responsible bidder.

The contract for this work will be monitor and administered by the Capital Projects Department, Pre-Design and Engineering Division. Work is expected to begin in early to mid-May and the work on Clay Chapman and Knik Knack Mud Shack roads is to be substantially complete by August 4, 2015. Final completion of all work shall be obtained by December 1, 2015.

In accordance with MSB Code 3.08.170.C.4, Administration seeks Contract Amendment authority of \$300,000.00.

RECOMMENDATION OF ADMINISTRATION: Award of **BID 15-121B, CLAY CHAPMAN/KNIK KNACK MUD SHACK ROAD CONSTRUCTION** to **WESTERN CONSTRUCTION & EQUIPMENT, LLC** in the contract amount of **TWO MILLION THREE HUNDRED EIGHT THOUSAND NINE HUNDRED SEVENTY AND NO/100 DOLLARS (\$2,308,970.00)**.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: 5/5/15
 SUBJECT: Award of Bid 15-121B, Clay Chapman/Knik Knack Mud Shack Road Construction, to Western Construction & Equipment, LLC in the contract amount of \$2,308,970.00.

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED 2,308,970	FUNDING SOURCE Bond + State
FROM ACCOUNT # 430,000,000 4xx.xxx	PROJECT # 35436 + 40201
TO ACCOUNT :	PROJECT #
VERIFIED BY: 	CERTIFIED BY:
DATE: 4-22-15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		2,309				
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REVENUE						
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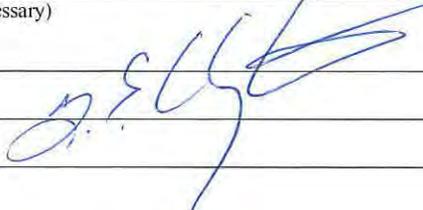
FUNDING: (Thousands of Dollars)

General Fund	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
State/Federal Funds		1,131.4				
Other Bond		1,177.6				
TOTAL		2,309				

POSITIONS:

Full-Time	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY:  DATE: 4/22/15

**MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645**

A D V E R T I S E M E N T

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Frontiersman		CONTRACT	April 3, 2015
Alaska Dispatch News		MATA 0070	April 1, 2015
TYPE OF AD:	<input type="checkbox"/> Display	<input checked="" type="checkbox"/> Classified	<input type="checkbox"/> Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

**MATANUSKA-SUSITNA BOROUGH
BID #15-121B
CLAY CHAPMAN/KNIK KNACK MUD SHACK ROAD CONSTRUCTION**

The Matanuska-Susitna Borough is soliciting bids from qualified contractors to provide labor, equipment and material to upgrade and pave the existing gravel Knik Knack Mud Shack Road (KKMSR) and Clay Chapman Road, and upgrades the KGB intersection with new street lights and the addition of left and right turn lanes onto KKMSR. The project involves, but is not limited to, construction surveying, clearing, excavating, import of borrow material, import and placement of aggregate base course, paving, installing guardrail, installing drainage culverts, placing topsoil and seed, and installing signage.

Bid documents are available **April 2, 2015** in the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For Information: (907) 861-8601, Facsimile: (907) 861-8617, e-mail purchasing@matsugov.us. This bid document may be available on the internet at www.matsugov.us. A document fee of \$5.00 will be charged for materials picked-up and \$10.00 for materials mailed.

Bids open: **APRIL 17, 2015 @ 2:30 PM in the Purchasing Division**

Bids must be received in the Purchasing Division prior to the time fixed for opening of the bids to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Persons needing accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687.

The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Date: 3-31-15	Requested by: Signature on File	Approved by: Signature on File
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DEPARTMENT ACCOUNT NO.: **430.000.000.462.940 ~ 35436-1000-1001 & 40201-9300-9302**

AM15-054

BID TABULATION
BID #15-121B Clay Chapman Road/Knik Knack Mud Shack Road Construction
 April 17, 2015 @ 2:30 PM

BIDDER			Prosser-Dagg Const.		Joit Construction		QAP		NEESER		COLLINS		WESTERN		DAVIS Constructors		Alaska Excavating		
Pay Item Number	Pay Item Description	Pay Unit	Quantity	UNIT PRICE	TOTAL PRICE														
201 (3B)	Cleaning and Grubbing	Lump Sum	ALL REQUIRED		\$55,000.00		\$50,000.00		\$100,000.00		\$12,120.83		\$254,391.00		\$60,000.00		\$70,000.00		\$15,000.00
202 (1)	Removal of Structures and Obstructions	Lump Sum	ALL REQUIRED		\$1,500.00		\$5,000.00		\$50,000.00		\$1,081.52		\$890.00		\$12,000.00		\$1,000.00		\$38,000.00
202 (2)	Removal of Pavement	SQ YD	6,000	\$4.00	\$24,000.00	\$3.00	\$18,000.00	\$2.50	\$15,000.00	\$2.82	\$16,920.00	\$3.21	\$19,260.00	\$2.50	\$15,000.00	\$2.75	\$16,500.00	\$3.80	\$22,800.00
202 (4)	Removal of Culvert Pipe	LF	173	\$20.00	\$3,460.00	\$15.00	\$2,595.00	\$12.50	\$2,162.50	\$15.95	\$2,759.35	\$30.29	\$5,234.98	\$15.00	\$2,595.00	\$9.00	\$1,557.00	\$12.00	\$2,076.00
202 (11)	Multiple Mail Box Installation	Each	2	\$2,700.00	\$5,400.00	\$1,800.00	\$3,600.00	\$1,300.00	\$2,600.00	\$683.88	\$1,367.76	\$5,000.00	\$10,000.00	\$1,000.00	\$2,000.00	\$8,500.00	\$17,000.00	\$800.00	\$1,600.00
203 (3)	Unclassified Excavation	CY	12,620	\$11.00	\$138,820.00	\$10.00	\$126,200.00	\$6.00	\$75,720.00	\$13.32	\$168,270.40	\$9.13	\$115,270.60	\$7.00	\$88,340.00	\$9.18	\$115,851.60	\$7.50	\$94,650.00
203 (6A)	Borrow, Type A	Ton	41,650	\$4.50	\$187,425.00	\$3.00	\$124,950.00	\$11.00	\$458,150.00	\$10.93	\$455,234.50	\$11.49	\$478,555.50	\$8.00	\$333,200.00	\$16.00	\$666,400.00	\$12.00	\$499,800.00
301 (1)	Aggregate Base Course, Grading D-1	Ton	4,900	\$27.00	\$132,300.00	\$30.00	\$147,000.00	\$20.00	\$98,000.00	\$25.64	\$125,636.00	\$27.45	\$134,905.00	\$22.00	\$107,800.00	\$29.00	\$142,100.00	\$17.50	\$85,750.00
301(3)	Aggregate Surface Course, Grading E-1	Ton	130	\$27.00	\$3,510.00	\$30.00	\$3,900.00	\$20.00	\$2,600.00	\$25.69	\$3,339.70	\$27.45	\$3,568.50	\$25.00	\$3,250.00	\$30.00	\$3,900.00	\$16.00	\$2,080.00
306 (1A)	ATB	Ton	930	\$145.00	\$134,850.00	\$110.00	\$102,300.00	\$100.00	\$93,000.00	\$116.94	\$108,754.20	\$97.65	\$90,814.50	\$103.00	\$95,790.00	\$100.00	\$93,000.00	\$103.00	\$95,790.00
401 (1A)	Hot Mix Asphalt, Type II; Class A	Ton	3,330	\$118.00	\$392,940.00	\$170.00	\$566,100.00	\$100.00	\$333,000.00	\$154.50	\$513,485.00	\$150.48	\$501,098.40	\$158.00	\$526,140.00	\$165.00	\$549,450.00	\$159.00	\$529,470.00
401 (2)	Asphalt Cement, Grade PG 52-40	Ton	167	\$5.00	\$835.00	\$0.01	\$1.67	\$1,200.00	\$200,400.00	\$1.12	\$187.04	\$1.04	\$173.68	\$1.00	\$167.00	\$1.00	\$167.00	\$2.00	\$334.00
401 (9)	Longitudinal Joint Adhesive	LF	10,200	\$1.00	\$10,200.00	\$1.30	\$13,260.00	\$0.25	\$2,550.00	\$1.97	\$20,094.00	\$1.31	\$13,362.00	\$1.00	\$10,200.00	\$1.25	\$12,750.00	\$1.50	\$15,300.00
603 (1-18)	18 Inch CSP	LF	164	\$70.00	\$11,480.00	\$100.00	\$16,400.00	\$75.00	\$12,300.00	\$66.40	\$10,889.60	\$67.58	\$11,083.12	\$50.00	\$8,200.00	\$47.00	\$7,702.00	\$43.00	\$7,052.00
603 (2-24)	24 Inch CSP	LF	50	\$88.00	\$4,400.00	\$120.00	\$6,000.00	\$100.00	\$5,000.00	\$65.64	\$3,282.00	\$68.78	\$3,439.00	\$45.00	\$4,250.00	\$63.00	\$3,150.00	\$68.00	\$3,400.00
603 (3-18)	End Section for 18 Inch CSP	Each	8	\$635.00	\$5,080.00	\$200.00	\$1,600.00	\$900.00	\$4,000.00	\$394.03	\$3,152.24	\$420.13	\$3,361.04	\$400.00	\$3,200.00	\$60.00	\$480.00	\$135.00	\$1,880.00
603 (3-24)	End Section for 24 Inch CSP	Each	4	\$700.00	\$2,800.00	\$300.00	\$1,200.00	\$750.00	\$3,000.00	\$465.56	\$1,862.24	\$495.06	\$1,980.24	\$500.00	\$2,000.00	\$650.00	\$2,600.00	\$325.00	\$1,300.00
606 (1)	W-Beam Guardrail	LF	648	\$29.00	\$18,792.00	\$30.00	\$19,440.00	\$25.00	\$16,200.00	\$30.31	\$19,640.88	\$29.00	\$18,792.00	\$30.00	\$19,440.00	\$29.00	\$18,792.00	\$29.40	\$19,051.20
606 (13)	Parallel Guardrail Terminal	Each	4	\$3,500.00	\$14,000.00	\$4,000.00	\$16,000.00	\$3,500.00	\$14,000.00	\$3,693.89	\$14,775.40	\$3,700.00	\$14,800.00	\$4,500.00	\$18,000.00	\$3,750.00	\$15,000.00	\$3,615.00	\$14,460.00
610 (2)	Ditch Lining	Ton	639	\$35.00	\$22,365.00	\$45.00	\$28,755.00	\$33.00	\$21,087.00	\$50.34	\$32,167.26	\$49.33	\$44,301.87	\$25.00	\$15,975.00	\$29.00	\$18,531.00	\$43.00	\$27,427.00
615 (1)	Standard Sign	SQ FT	243	\$40.00	\$9,720.00	\$120.00	\$29,160.00	\$120.00	\$29,160.00	\$134.04	\$32,790.42	\$130.00	\$31,590.00	\$130.00	\$31,590.00	\$140.00	\$34,020.00	\$100.00	\$24,300.00
618 (2)	Seeding	LB	220	\$74.00	\$16,280.00	\$80.00	\$17,600.00	\$60.00	\$13,200.00	\$44.98	\$9,895.60	\$70.72	\$15,558.40	\$75.00	\$16,500.00	\$45.00	\$9,900.00	\$79.00	\$17,580.00
620 (1)	Topsoil	SQ YD	24,400	\$6.00	\$146,400.00	\$1.40	\$34,160.00	\$2.00	\$48,800.00	\$4.82	\$117,728.00	\$5.30	\$129,320.00	\$2.00	\$48,800.00	\$0.50	\$12,200.00	\$5.55	\$135,420.00
630 (1)	Geotextile, Separation	SQ YD	22,300	\$2.00	\$44,600.00	\$1.00	\$22,300.00	\$2.00	\$44,600.00	\$0.68	\$15,164.00	\$0.72	\$16,056.00	\$1.00	\$22,300.00	\$0.65	\$14,495.00	\$1.50	\$33,450.00
632 (2)	Pavement Reinforcement Fabric	SQ YD	13,700	\$7.00	\$95,900.00	\$5.00	\$68,500.00	\$9.00	\$123,300.00	\$5.06	\$69,372.00	\$5.54	\$75,878.00	\$7.00	\$95,900.00	\$7.00	\$95,900.00	\$6.60	\$90,420.00
634 (1)	Geogrid	SQ YD	22,300	\$4.00	\$89,200.00	\$4.00	\$89,200.00	\$4.00	\$89,200.00	\$2.17	\$48,391.00	\$3.68	\$81,816.00	\$3.00	\$66,900.00	\$3.00	\$66,900.00	\$4.30	\$95,890.00
639 (6)	Approach	Each	8	\$2,300.00	\$17,600.00	\$1,000.00	\$8,000.00	\$1,000.00	\$8,000.00	\$4,206.91	\$33,655.28	\$1,257.37	\$10,058.96	\$1,500.00	\$12,000.00	\$900.00	\$7,200.00	\$1,200.00	\$9,600.00
640 (1)	Mobilization And Demobilization	Lump Sum	ALL REQUIRED		\$20,000.00		\$10,000.00		\$94,000.00		\$47,278.55		\$297,286.00		\$60,000.00		\$40,000.00		\$150,000.00
641 (1)	Erosion and Pollution Control Administration	Lump Sum	ALL REQUIRED		\$7,500.00		\$10,000.00		\$5,000.00		\$5,903.41		\$20,000.00		\$10,000.00		\$4,500.00		\$6,000.00
641 (2)	Temporary Erosion and Pollution Control	Lump Sum	ALL REQUIRED		\$60,000.00		\$60,000.00		\$60,000.00		\$60,000.00		\$60,000.00		\$60,000.00		\$60,000.00		\$60,000.00
642 (1)	Construction Surveying	Lump Sum	ALL REQUIRED		\$50,000.00		\$50,000.00		\$40,000.00		\$56,785.22		\$63,750.00		\$40,000.00		\$42,000.00		\$55,000.00
642 (3)	Three Person Survey Party	Hour	60	\$350.00	\$21,000.00	\$100.00	\$6,000.00	\$330.00	\$19,800.00	\$371.07	\$22,264.20	\$0.03	\$1.80	\$350.00	\$21,000.00	\$350.00	\$21,000.00	\$235.00	\$14,100.00
643 (2)	Traffic Maintenance	Lump Sum	ALL REQUIRED		\$49,000.00		\$50,000.00		\$75,000.00		\$49,804.65		\$34,000.00		\$40,000.00		\$65,500.00		\$75,000.00
643 (3)	Permanent Construction Signs	Lump Sum	ALL REQUIRED		\$3,000.00		\$70,000.00		\$50,000.00		\$30,371.66		\$6,800.00		\$12,000.00		\$8,000.00		\$12,000.00
643 (15)	Flogging	Contingent Sum	ALL REQUIRED		\$29,000.00		\$29,000.00		\$29,000.00		\$29,000.00		\$29,000.00		\$29,000.00		\$29,000.00		\$29,000.00
643 (23)	Traffic Price Adjustment	Contingent Sum	ALL REQUIRED		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
643 (25)	Traffic Control	Contingent Sum	ALL REQUIRED		\$40,000.00		\$40,000.00		\$40,000.00		\$40,000.00		\$40,000.00		\$40,000.00		\$40,000.00		\$40,000.00
646 (1)	CPM Scheduling	Lump Sum	ALL REQUIRED		\$5,500.00		\$500.00		\$1,000.00		\$1,606.69		\$12,000.00		\$1,000.00		\$1,800.00		\$3,900.00
647 (2)	Wide Pad Dozer, 65 HP Minimum	Hour	60	\$160.00	\$9,600.00	\$130.00	\$7,800.00	\$160.00	\$9,600.00	\$89.02	\$5,341.20	\$130.00	\$7,800.00	\$100.00	\$6,000.00	\$185.00	\$11,100.00	\$120.00	\$7,200.00
660 (3)	Highway Intersection Lighting System Complete	Lump Sum	ALL REQUIRED		\$138,900.00		\$130,000.00		\$130,000.00		\$142,806.40		\$148,200.00		\$150,000.00		\$145,000.00		\$150,000.00
661 (3)	Load Center, Type 2	Each	1	\$7,700.00	\$7,700.00	\$7,500.00	\$7,500.00	\$7,000.00	\$7,000.00	\$7,983.67	\$7,983.67	\$6,204.00	\$6,204.00	\$6,000.00	\$6,000.00	\$6,300.00	\$6,300.00	\$9,300.00	\$9,300.00
670 (1)	Painted Traffic Markings	Lump Sum	ALL REQUIRED		\$13,500.00		\$15,000.00		\$10,000.00		\$10,907.26		\$14,000.00		\$12,500.00		\$11,250.00		\$10,700.00
670 (10-125)	MMA Pavement Markings (Inlaid 125 Mils)	Lump Sum	ALL REQUIRED		\$65,000.00		\$65,000.00		\$50,000.00		\$52,287.39		\$65,000.00		\$75,000.00		\$50,000.00		\$51,200.00
670 (10E)	MMA Pavement Markings, Symbols and Arrows (Inlaid)	Each	3	\$800.00	\$2,400.00	\$750.00	\$2,250.00	\$500.00	\$1,500.00	\$449.78	\$1,349.34	\$825.00	\$2,475.00	\$2,500.00	\$7,500.00	\$425.00	\$1,275.00	\$460.00	\$1,380.00
682 (1)	Vac-Truck Pothole	Contingent Sum	ALL REQUIRED		\$9,000.00		\$9,000.00		\$9,000.00		\$9,000.00		\$9,000.00		\$9,000.00		\$9,000.00		\$9,000.00
TOTAL BASE BID					\$2,297,377.00		\$2,375,971.67		\$2,496,319.50		\$2,441,055.86		\$2,903,503.59		\$2,200,537.00		\$2,549,896.60		\$2,569,230.20

PM15-054

Additive Alternate #1																			
669 (1)	Automated Traffic Recorder	Lump Sum	ALL REQUIRED		\$20,000.00		\$9,500.00		\$9,000.00		\$13,549.94		\$13,200.00		\$10,000.00		\$10,500.00		\$13,500.00
ADDITIVE #1 TOTAL					\$20,000.00		\$9,500.00		\$9,000.00		\$13,549.94		\$13,200.00		\$10,000.00		\$10,500.00		\$13,500.00
Additive Alternate #2																			
301 (1)	Aggregate Base Course, Grading D-1	Ton	600	\$30.00	\$18,000.00	\$3.00	\$1,800.00	\$20.00	\$12,000.00	\$25.04	\$15,384.00	\$27.45	\$16,470.00	\$24.00	\$14,400.00	\$29.00	\$17,400.00	\$17.50	\$10,500.00
401 (1A)	Hot Mix Asphalt, Type II; Class A	Ton	460	\$140.00	\$64,400.00	\$160.00	\$73,600.00	\$100.00	\$46,000.00	\$154.50	\$71,070.00	\$150.48	\$69,220.80	\$158.00	\$72,680.00	\$185.00	\$75,900.00	\$159.00	\$73,140.00
401 (2)	Asphalt Cement, Grade 52-40	Ton	23	\$6.00	\$138.00	\$0.01	\$0.23	\$1,200.00	\$27,600.00	\$1.12	\$25.76	\$1.04	\$23.92	\$1.00	\$23.00	\$1.00	\$23.00	\$2.00	\$46.00
401 (9)	Longitudinal Joint Adhesive	LF	1,500	\$1.00	\$1,500.00	\$1.30	\$1,950.00	\$0.20	\$300.00	\$1.97	\$2,955.00	\$1.31	\$1,965.00	\$1.00	\$1,500.00	\$1.25	\$1,875.00	\$1.50	\$2,250.00
615 (1)	Standard Sign	SQ FT	41	\$108.00	\$4,428.00	\$120.00	\$4,920.00	\$120.00	\$4,920.00	\$134.94	\$5,532.54	\$150.00	\$6,150.00	\$130.00	\$5,330.00	\$140.00	\$5,740.00	\$100.00	\$4,100.00
639 (6)	Approach	Each	3	\$2,200.00	\$6,600.00	\$900.00	\$1,500.00	\$1,000.00	\$3,000.00	\$3,962.28	\$11,886.84	\$1,257.37	\$3,772.11	\$1,500.00	\$4,500.00	\$900.00	\$2,700.00	\$1,200.00	\$3,600.00
ADDITIVE #2 TOTAL					\$95,066.00		\$83,770.23		\$93,820.00		\$106,854.14		\$97,601.83		\$98,433.00		\$103,638.00		\$93,636.00
TOTAL FOR ADDITIVE #1 & #2					\$115,066.00		\$93,270.23		\$102,820.00		\$120,404.08		\$110,801.83		\$108,433.00		\$114,138.00		\$107,136.00
TOTAL BASE BID & ADDITIVE 1 & 2					\$2,412,443.00		\$2,469,241.90		\$2,599,139.50		\$2,561,459.94		\$3,014,305.42		\$2,308,970.00		\$2,664,034.60		\$2,676,366.20

PM 15-054

SUBJECT: Award of Bid 15-128B, Bogard Road Extension East Phase II Construction, to Ahtna Construction in the contract amount of \$7,517,950.20

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>CM</i>	
	Capital Projects Director	<i>MB</i>	
	Finance Director	<i>Cy [unclear]</i>	
	Borough Attorney	<i>[unclear]</i>	
	Borough Clerk	<i>JMM</i>	4/27/15 (d)

ATTACHMENT (S): Fiscal Note: Yes No
 Advertising: (1p)
 Bid Analysis: (2p)

SUMMARY STATEMENT: On April 7, 2015, the Matanuska-Susitna Borough issued solicitation 15-128B soliciting bids from qualified contractors to provide labor, equipment, and materials to complete the Phase II construction of Bogard Road East. The Phase II project proposes to shift the existing East Colony School Road centerline to the south through the 49th State Street Intersection. The project involves, but is not limited to, construction surveying, clearing, excavating, import of borrow material, import and placement of aggregate base course, paving, installing pedestrian underpass, installing drainage culverts, placing topsoil and seed, installing signage, illumination, roundabout construction, waterline extension, and modifications to the Colony High and Middle Schools' parking lots.

In response to the advertising, the Borough received five bids. The lowest responsive and responsible bidder was Ahtna Construction.

This project will be administered and monitored by the Department of Capital Projects, Pre-Design and Engineering Division. The project is expected to begin in mid-March and work to the Colony High and Colony Middle Schools' parking lots to be substantially complete by August 4, 2015. All other work is expected to be complete by September 15, 2015, with final completion by December 1, 2015.

In accordance with MSB Code 3.08.170.C.4, Administration seeks Contract Amendment authority of 10 percent.

RECOMMENDATION OF ADMINISTRATION: Award of **BID 15-128B, BOGARD ROAD EAST EXTENSION PHASE II CONSTRUCTION**, to **ATHNA CONSTRUCTION** in the contract amount of **SEVEN MILLION FIVE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED FIFTY AND 20/100 DOLLARS (\$7,517,950.20)**.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 5, 2015

SUBJECT: Award of Bid 15-128B, Bogard Road Extension East Phase II Construction, to Ahtna Construction in the contract amount of \$7,517,950.20.

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED \$ 7,517,950.20	FUNDING SOURCE State Leg Grants, COP, ADOT
FROM ACCOUNT # 430.006.000.4XX.XX7	PROJECT # 35299
TO ACCOUNT:	PROJECT #
VERIFIED BY: <i>Barbara Baumgartner</i>	CERTIFIED BY:
DATE: 4/28/15	DATE:

EXPENDITURES REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		7,517				
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
State Federal Funds		7,017				
Other COP		500				
TOTAL		7,517				

POSITIONS:

Full-Time	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: *Christina Howard for TEC* PHONE: _____
 DEPARTMENT: _____ DATE: 4/28/15
 APPROVED BY: _____ DATE: _____

AM No. 15-055

**MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645**

ADVERTISEMENT

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Frontiersman		CONTRACT	April 7, 2015
Alaska Dispatch News		MATA 0070	April 6, 2015
TYPE OF AD:	<input type="checkbox"/> Display	<input checked="" type="checkbox"/> Classified	<input type="checkbox"/> Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

**MATANUSKA-SUSITNA BOROUGH
BID #15-128B
BOGARD ROAD EXTENSION EAST PHASE II CONSTRUCTION**

The Matanuska-Susitna Borough is soliciting bids from qualified contractors to provide labor, equipment and material to complete the Phase II Construction of Bogard Road East. The Phase 2 project proposes to shift the existing East Colony Schools Road centerline to the south through the 49th State Street intersection. The project involves, but is not limited to, construction surveying, clearing, excavating, import of borrow material, import and placement of aggregate base course, paving, installing pedestrian underpass, installing drainage culverts, placing topsoil and seed, installing signage, illumination, roundabout construction, waterline extension, and modifications to the Colony High and Middle Schools' parking lots.

Bid documents are available **April 7, 2015** in the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For Information: (907) 861-8601, Facsimile: (907) 861-8617, e-mail purchasing@matsugov.us. This bid document may be available on the internet at www.matsugov.us. A document fee of \$10.00 will be charged for materials picked-up and \$15.00 for materials mailed.

PRE-BID: APRIL 14, 2015 @ 10:00 IN THE P2 CONFERENCE ROOM
BIDS OPEN: APRIL 24, 2015 @ 2:30 PM IN THE PURCHASING DIVISION

Bids must be received in the Purchasing Division prior to the time fixed for opening of the bids to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Persons needing accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687.

The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Date: April 3, 2015	Requested by: Signature on File	Approved by: Signature on File
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DEPARTMENT ACCOUNT NO.: **430.000.000.462.940 ~ 35299-5500-5501**

Am15-055

BID TABULATION
BID #15-1288
Bogard Road Extension East Phase II Construction
April 24, 2015 @ 2:30 PM

BIDDER				Granite Construction		Neeser Construction		Scarsella Brothers		Ahma Construction		QAP		
Pay Item Number	Pay Item Description	Pay Unit	Quantity	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE
201(3A)	Clearing & Grubbing	Acre	11.4	\$8,000.00	\$91,200.00	\$5,272.87	\$60,110.72	\$7,500.00	\$85,500.00	\$34,250.00	\$390,450.00	\$8,500.00	\$96,900.00	
202(1)	Removal of Structures & Obstructions	Lump Sum	All Required		\$50,000.00		\$7,430.00		\$150,000.00		\$112,820.00		\$300,000.00	
202(2)	Removal of Payment	Sq Yd	2,245	\$8.00	\$17,960.00	\$2.20	\$4,939.00	\$10.00	\$22,450.00	\$6.75	\$15,153.75	\$7.00	\$15,715.00	
202(3)	Removal of Sidewalk	Sq Yd	2,120	\$20.00	\$42,400.00	\$3.72	\$7,886.40	\$6.00	\$12,720.00	\$8.20	\$17,384.00	\$10.00	\$21,200.00	
202(4)	Removal of Culvert Pipe	Linear Foot	627	\$50.00	\$31,350.00	\$20.55	\$12,884.85	\$15.00	\$9,405.00	\$14.50	\$9,091.50	\$15.00	\$9,405.00	
202(8)	Removal of Inlet	Each	2	\$400.00	\$800.00	\$1,378.68	\$2,757.36	\$500.00	\$1,000.00	\$2,750.00	\$5,500.00	\$1,200.00	\$2,400.00	
202(9)	Removal of Curb & Gutter	Linear Foot	6,162	\$8.00	\$49,296.00	\$3.47	\$21,382.14	\$5.00	\$30,810.00	\$3.60	\$22,183.20	\$6.00	\$36,972.00	
202(13)	Removal of Fence	Linear Foot	577	\$6.00	\$3,462.00	\$3.73	\$2,152.21	\$5.00	\$2,885.00	\$5.40	\$3,115.80	\$10.00	\$5,770.00	
301(3)	Unclassified Excavation	Cubic Yd	69,865	\$9.60	\$670,704.00	\$14.81	\$1,034,700.65	\$6.00	\$419,190.00	\$3.50	\$244,527.50	\$5.90	\$412,203.50	
203(6A)	Borrow, Type A	Ton	120,321	\$0.01	\$1,203.21	\$5.38	\$647,326.98	\$4.00	\$481,284.00	\$4.40	\$529,412.40	\$0.01	\$1,203.21	
203(6B)	Borrow, Type B	Ton	1,407	\$0.01	\$14.07	\$142.12	\$199,962.84	\$4.00	\$5,628.00	\$4.40	\$6,190.80	\$0.01	\$14.07	
203(9)	Obliteration of Roadway	Sq Yd	7,297	\$1.00	\$7,297.00	\$4.38	\$31,960.86	\$2.50	\$18,242.50	\$1.85	\$13,499.45	\$5.00	\$36,485.00	
203(27)	Ditch Linear Grading	Station	10.9	\$650.00	\$7,085.00	\$672.12	\$7,326.11	\$500.00	\$5,450.00	\$120.00	\$1,308.00	\$1,000.00	\$10,900.00	
205(3)	Foundation Fill	Cubic Yd	242	\$85.00	\$20,570.00	\$14.94	\$3,615.48	\$20.00	\$4,840.00	\$13.25	\$3,206.50	\$50.00	\$12,100.00	
205(4)	Porous Backfill Material	Cubic Yd	452	\$42.00	\$18,984.00	\$21.48	\$9,708.96	\$43.00	\$19,436.00	\$28.25	\$12,769.00	\$60.00	\$27,120.00	
205(5)	Sand Blanket	Sq Yd	161	\$32.00	\$5,152.00	\$12.32	\$1,983.52	\$10.00	\$1,610.00	\$5.25	\$845.25	\$25.00	\$4,025.00	
301(1)	Aggregate Base Course, Grading D1	Ton	4,790	\$0.01	\$47.90	\$22.01	\$105,427.90	\$32.50	\$155,675.00	\$16.00	\$76,640.00	\$25.00	\$119,750.00	
301(3)	Aggregate Surface Course, Grading D-1	Ton	31	\$140.00	\$4,340.00	\$24.58	\$761.98	\$32.50	\$1,007.50	\$71.00	\$2,201.00	\$100.00	\$3,100.00	
308(1)	Crushed Asphalt Base Course	Sq Yd	34,183	\$12.00	\$410,196.00	\$3.14	\$107,334.62	\$4.65	\$158,950.95	\$1.70	\$58,111.10	\$5.00	\$170,915.00	
401(1A)	Hot Mix Asphalt, Type II, Class A	Ton	3,974	\$120.00	\$476,880.00	\$97.37	\$386,948.38	\$88.74	\$352,652.76	\$97.00	\$385,478.00	\$110.00	\$437,140.00	
401(2)	Asphalt Cement, Grade PG 52-28	Ton	219	\$1.00	\$219.00	\$1.10	\$240.90	\$1.00	\$219.00	\$1.00	\$219.00	\$0.01	\$2.19	
401(6)	Asphalt Price Adjustment - Quality	Contingent Sum	All Required		\$15,000.00		\$15,000.00		\$15,000.00		\$15,000.00		\$15,000.00	
402(1)	STE-1 Asphalt for Tack Coat	Ton	15	\$0.01	\$0.15	\$762.62	\$11,439.30	\$695.00	\$10,425.00	\$760.00	\$11,400.00	\$1,200.00	\$18,000.00	
408(1)	Hot Mix Asphalt, Type V	Ton	7,194	\$150.00	\$1,079,100.00	\$139.80	\$1,005,721.20	\$127.40	\$916,515.60	\$140.00	\$1,007,160.00	\$125.00	\$899,250.00	
408(2)	Asphalt Cement, Grade PG 58-34	Ton	396	\$1.00	\$396.00	\$1.10	\$435.60	\$1.00	\$396.00	\$1.00	\$396.00	\$0.01	\$3.96	
408(6)	Asphalt Price Adjustment - Quality	Contingent Sum	All Required		\$5,000.00		\$5,000.00		\$5,000.00		\$5,000.00		\$5,000.00	
408(10)	Asphalt Material Price Adjustment - Unit Price	Contingent Sum	All Required		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
501(15)	Cast-in-Place Concrete Retaining Wall	Cubic Yd	67	\$1,000.00	\$67,000.00	\$919.09	\$61,579.03	\$1,085.00	\$72,695.00	\$1,020.00	\$68,340.00	\$785.00	\$52,595.00	
507(2)	Pedestrian Railing	Linear Foot	126	\$255.00	\$32,130.00	\$208.49	\$26,269.74	\$250.00	\$31,500.00	\$260.00	\$32,760.00	\$293.00	\$36,918.00	
511(1)	Mechanically Stabilized Earth Wall	Sq Ft	2,827	\$90.00	\$254,430.00	\$69.64	\$196,872.28	\$73.50	\$207,784.50	\$55.25	\$156,191.75	\$65.00	\$183,755.00	
602(2)	(2) Headwalls and (4) Wingwalls	Lump Sum	All Required		\$440,000.00		\$136,262.07		\$185,000.00		\$152,500.00		\$500,000.00	
602(4)	(2) Headwalls and (4) Wingwalls	Lump Sum	All Required		\$200,000.00		\$115,468.63		\$91,800.00		\$82,150.00		\$225,000.00	
603(1-12)	12 Inch CSP	Linear Foot	100	\$72.00	\$7,200.00	\$36.95	\$3,695.00	\$61.20	\$6,120.00	\$27.00	\$2,700.00	\$100.00	\$10,000.00	
603(1-24)	24 Inch CSP	Linear Foot	1,809	\$108.00	\$195,372.00	\$47.09	\$85,185.81	\$68.90	\$124,640.10	\$38.00	\$68,742.00	\$125.00	\$226,125.00	
603(1-36)	36 Inch CSP	Linear Foot	116	\$141.00	\$16,356.00	\$60.91	\$7,055.56	\$140.00	\$16,240.00	\$58.00	\$6,728.00	\$150.00	\$17,400.00	
603(3-24)	End Section for 24 Inch CSP	Each	23	\$744.00	\$17,112.00	\$565.89	\$13,015.47	\$905.00	\$20,815.00	\$850.00	\$19,550.00	\$750.00	\$17,250.00	
603(3-36)	End Section for 36 Inch CSP	Each	2	\$1,230.00	\$2,460.00	\$1,030.79	\$2,061.58	\$1,970.00	\$3,940.00	\$1,600.00	\$3,200.00	\$1,500.00	\$3,000.00	
604(5A)	Inlet, Type A	Each	13	\$2,955.00	\$38,415.00	\$5,514.99	\$71,694.87	\$4,705.00	\$61,165.00	\$9,750.00	\$126,750.00	\$4,500.00	\$58,500.00	
604(5A)	Inlet, Type I	Each	15	\$5,460.00	\$81,900.00	\$5,805.08	\$87,076.20	\$4,550.00	\$68,250.00	\$9,650.00	\$144,750.00	\$5,000.00	\$75,000.00	
604(5A)	Inlet, Type II	Each	1	\$9,442.00	\$9,442.00	\$7,357.31	\$7,357.31	\$6,400.00	\$6,400.00	\$15,700.00	\$15,700.00	\$7,000.00	\$7,000.00	
606(1)	W-Beam Guardrail	Linear Foot	1,115	\$25.00	\$27,875.00	\$28.53	\$31,810.95	\$26.00	\$28,990.00	\$25.00	\$27,875.00	\$26.00	\$28,990.00	
606(13)	Parallel Guardrail Terminal	Each	10	\$3,200.00	\$32,000.00	\$2,743.25	\$27,432.50	\$2,500.00	\$25,000.00	\$3,250.00	\$32,500.00	\$2,500.00	\$25,000.00	
606(17)	Steel Bollard	Each	2	\$804.00	\$1,608.00	\$822.97	\$1,645.94	\$325.00	\$650.00	\$800.00	\$1,600.00	\$325.00	\$650.00	
607(8)	6' Ht Chain Link/Wood Fence	Linear Foot	597	\$65.00	\$38,805.00	\$65.84	\$39,306.48	\$42.50	\$25,372.50	\$65.00	\$38,805.00	\$60.00	\$35,820.00	
607(1)	Wood Split Rail Fence	Linear Foot	288	\$18.00	\$5,184.00	\$18.65	\$5,371.20	\$50.00	\$14,400.00	\$18.50	\$5,328.00	\$17.00	\$4,896.00	
607(11)	Double Swing Gate (18-Ft Wide)	Each	2	\$1,070.00	\$2,140.00	\$1,097.30	\$2,194.60	\$1,250.00	\$2,500.00	\$1,080.00	\$2,160.00	\$1,000.00	\$2,000.00	
608(1A)	Concrete Sidewalk, 4 Inches Thick	Sq Yd	1,101	\$61.00	\$67,161.00	\$61.40	\$67,601.40	\$51.15	\$56,316.15	\$44.00	\$48,444.00	\$40.50	\$44,590.50	
608(6)	Curb Ramp	Each	40	\$3,400.00	\$136,000.00	\$2,829.11	\$113,164.40	\$2,585.00	\$103,400.00	\$2,275.00	\$91,000.00	\$2,100.00	\$84,000.00	
608(7)	Asphalt Pathway	Ton	814	\$115.00	\$93,610.00	\$97.37	\$79,259.18	\$88.74	\$72,234.36	\$100.00	\$81,400.00	\$150.00	\$122,100.00	
608(8)	Asphalt Medians	Ton	373	\$170.00	\$63,410.00	\$108.52	\$40,477.96	\$98.90	\$36,889.70	\$108.00	\$40,284.00	\$175.00	\$65,275.00	
608(9B)	Asphalt Pavement, Patterned Imprinted and Painted, 4 Inches Thick	Sy Yd	1,226	\$180.00	\$220,680.00	\$102.32	\$125,444.32	\$93.25	\$114,324.50	\$100.00	\$122,600.00	\$50.00	\$61,300.00	
608(17B)	Patterned Concrete, 4-Inches Thick	Sq Yd	54	\$286.00	\$15,444.00	\$273.94	\$14,792.76	\$270.60	\$14,612.40	\$254.00	\$13,718.00	\$234.00	\$12,636.00	
608(10)	Detectable Warning - Tiles	Each	4	\$1,500.00	\$6,000.00	\$1,536.22	\$6,144.88	\$1,540.00	\$6,160.00	\$1,500.00	\$6,000.00	\$1,400.00	\$5,600.00	
608(2A)	Curb and Gutter, All Types	Linear Foot	15,663	\$26.00	\$407,238.00	\$29.75	\$465,974.25	\$24.15	\$378,261.45	\$19.45	\$304,645.35	\$18.45	\$288,982.35	
609(2B)	Island Nose	Each	33	\$1,155.00	\$38,115.00	\$943.68	\$31,141.44	\$1,275.00	\$42,075.00	\$930.00	\$30,690.00	\$860.00	\$28,380.00	
611(1)	RipRap, Class I	Cubic Yd	41	\$150.00	\$6,150.00	\$91.87	\$3,766.67	\$100.00	\$4,100.00	\$175.00	\$7,175.00	\$150.00	\$6,150.00	
615(1)	Standard Sign	Sq Ft	948	\$106.00	\$100,488.00	\$106.44	\$100,905.12	\$110.00	\$104,280.00	\$120.00	\$113,760.00	\$99.00	\$93,852.00	
615(2)	Remove and Relocate Existing Sign	Each	2	\$267.00	\$534.00	\$384.06	\$768.12	\$350.00	\$700.00	\$380.00	\$760.00	\$300.00	\$600.00	
615(5)	Deflector, Flexible	Each	19	\$80.00	\$1,520.00	\$82.30	\$1,563.70	\$75.00	\$1,425.00	\$80.00	\$1,520.00	\$100.00	\$1,900.00	
615(6)	Salvage Sign	Each	71	\$48.00	\$3,408.00	\$104.24	\$7,401.04	\$95.00	\$6,745.00	\$100.00	\$7,100.00	\$100.00	\$7,100.00	

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618(1A)	No-Mow Seed Mix (Mulch and Tackifier Application)	Acre	7.0	\$7,500.00	\$52,500.00	\$7,675.60	\$53,729.20	\$6,995.00	\$48,965.00	\$7,575.00	\$53,025.00	\$6,995.00	\$48,965.00
618(1B)	No-Mow Seed Mix (FGM Application)	Acre	0.5	\$12,300.00	\$7,380.00	\$12,575.05	\$7,545.03	\$11,460.00	\$6,876.00	\$12,400.00	\$7,440.00	\$11,460.00	\$6,876.00
618(1C)	Wetland Seed Mix	Acre	0.8	\$10,300.00	\$8,240.00	\$10,556.01	\$8,444.81	\$9,620.00	\$7,696.00	\$10,420.00	\$8,336.00	\$9,620.00	\$7,696.00
619(5)	Sediment Retention Fiber Rolls (SRFRs)	Linear Foot	2,845	\$6.50	\$18,492.50	\$12.82	\$36,472.90	\$8.00	\$22,760.00	\$7.00	\$19,915.00	\$4.00	\$11,380.00
620(1)	Topsoil	Sq Yd	40,317	\$2.00	\$80,634.00	\$4.39	\$176,991.63	\$2.50	\$100,792.50	\$2.50	\$100,792.50	\$1.70	\$68,538.90
621(1A)	Tree (PICEA GLAUCA 'DENSATA')	EACH	13	\$380.00	\$4,940.00	\$389.54	\$5,064.02	\$355.00	\$4,615.00	\$385.00	\$5,005.00	\$255.00	\$3,315.00
621(1B)	Tree (BETULA PAPPYRIFERA)	EACH	7	\$635.00	\$4,445.00	\$647.40	\$4,531.80	\$590.00	\$4,130.00	\$640.00	\$4,480.00	\$590.00	\$4,130.00
621(1C)	Tree (PRUNUS VIRGINIANA 'CANADA RED')	EACH	6	\$590.00	\$3,540.00	\$603.52	\$3,621.12	\$550.00	\$3,300.00	\$600.00	\$3,600.00	\$550.00	\$3,300.00
621(1D)	Tree (POPULUS TREMULA 'ERECTA')	EACH	23	\$616.00	\$14,168.00	\$630.95	\$14,511.85	\$575.00	\$13,225.00	\$622.00	\$14,306.00	\$575.00	\$13,225.00
621(2A)	Shrub (SPIREA JAPONICA 'GOLDFLAME')	EACH	41	\$47.00	\$1,927.00	\$48.28	\$1,979.48	\$44.00	\$1,804.00	\$48.00	\$1,968.00	\$44.00	\$1,804.00
621(2B)	Shrub (SPIREA JAPONICA 'LITTLE PRINCESS')	EACH	46	\$47.00	\$2,162.00	\$48.28	\$2,220.88	\$44.00	\$2,024.00	\$48.00	\$2,208.00	\$44.00	\$2,024.00
621(2C)	Shrub (SYRINGA PRESTONIAE 'DONALD WYMAN')	EACH	18	\$47.00	\$846.00	\$48.28	\$869.04	\$44.00	\$792.00	\$48.00	\$864.00	\$44.00	\$792.00
621(2D)	Shrub (SYRINGA PRESTONIAE 'NOCTURNE')	EACH	29	\$47.00	\$1,363.00	\$48.28	\$1,400.12	\$44.00	\$1,276.00	\$48.00	\$1,392.00	\$44.00	\$1,276.00
621(2E)	Shrub (COTONEASTER ACUTIFOLIUS)	EACH	10	\$47.00	\$470.00	\$48.28	\$482.80	\$44.00	\$440.00	\$48.00	\$480.00	\$44.00	\$440.00
621(2F)	Shrub (JUNIPERUS SABRINA 'BUFFALO')	EACH	19	\$37.00	\$703.00	\$37.31	\$708.89	\$34.00	\$646.00	\$37.00	\$703.00	\$34.00	\$646.00
621(5)	Landscaping Edging	LINEAR FOOT	857	\$7.00	\$5,999.00	\$7.13	\$6,110.41	\$6.50	\$5,570.50	\$7.00	\$5,999.00	\$6.50	\$5,570.50
621(7A)	8"-12" Large Cobble	SQUARE YARD	241	\$13.00	\$3,133.00	\$13.28	\$3,200.48	\$12.10	\$2,916.10	\$13.00	\$3,133.00	\$12.10	\$2,916.10
621(7B)	2" Sewer Rock	SQUARE YARD	1,965	\$8.15	\$16,014.75	\$8.34	\$16,388.10	\$7.60	\$14,934.00	\$8.25	\$16,211.25	\$7.60	\$14,934.00
621(10A)	Boulder (Small)	EACH	12	\$134.00	\$1,608.00	\$137.16	\$1,645.92	\$125.00	\$1,500.00	\$135.00	\$1,620.00	\$125.00	\$1,500.00
621(10B)	Boulder (Medium)	EACH	10	\$263.00	\$2,630.00	\$268.84	\$2,688.40	\$245.00	\$2,450.00	\$265.00	\$2,650.00	\$245.00	\$2,450.00
621(10C)	Boulder (Large)	EACH	11	\$423.00	\$4,653.00	\$433.43	\$4,767.73	\$395.00	\$4,345.00	\$427.00	\$4,697.00	\$395.00	\$4,345.00
627(1-6)	6 inch ductile iron water conduit, class 150	LINEAR FOOT	78	\$136.00	\$10,608.00	\$82.74	\$6,453.72	\$110.00	\$8,580.00	\$100.00	\$7,800.00	\$125.00	\$17,550.00
627(5)	Fire Hydrant Installation	EACH	1	\$15,300.00	\$15,300.00	\$7,045.20	\$7,045.20	\$9,620.00	\$9,620.00	\$7,325.00	\$7,325.00	\$15,000.00	\$15,000.00
627(7)	Fire Hydrant Removal	EACH	1	\$8,522.00	\$8,522.00	\$3,824.04	\$3,824.04	\$2,900.00	\$2,900.00	\$1,675.00	\$1,675.00	\$3,500.00	\$3,500.00
627(9-6)	Install 6 Inch Gate Valve	EACH	1	\$990.00	\$990.00	\$3,031.61	\$3,031.61	\$2,050.00	\$2,050.00	\$4,650.00	\$4,650.00	\$3,500.00	\$3,500.00
627(10)	Adjustment of Valve Box	EACH	6	\$727.00	\$4,362.00	\$581.35	\$3,488.10	\$500.00	\$3,000.00	\$1,800.00	\$10,800.00	\$1,000.00	\$6,000.00
630(1)	Geotextile, Separation	SQUARE YARD	712	\$10.00	\$7,120.00	\$1.44	\$1,025.28	\$3.00	\$2,136.00	\$15.00	\$10,680.00	\$10.00	\$7,120.00
630(3)	Geotextile, Landscape Fabric	SQUARE YARD	2,372	\$2.50	\$5,930.00	\$0.78	\$1,850.16	\$1.75	\$4,151.00	\$2.75	\$6,523.00	\$3.00	\$7,116.00
633(1)	Silt Fence	LINEAR FOOT	195	\$10.00	\$1,950.00	\$2.40	\$468.00	\$10.00	\$1,950.00	\$11.00	\$2,145.00	\$5.00	\$975.00
635(1)	Insulation Board	MBM	1.6	\$668.00	\$1,068.80	\$2,072.93	\$3,316.69	\$2,000.00	\$3,200.00	\$4,615.00	\$7,384.00	\$3,000.00	\$4,800.00
639(4)	Driveway	EACH	1	\$7,720.00	\$7,720.00	\$2,863.39	\$2,863.39	\$1,200.00	\$1,200.00	\$900.00	\$900.00	\$1,500.00	\$1,500.00
639(6)	Approach	EACH	6	\$15,000.00	\$90,000.00	\$3,299.30	\$19,795.80	\$1,500.00	\$9,000.00	\$900.00	\$5,400.00	\$1,500.00	\$9,000.00
640(1)	Mobilization and Demobilization	Lump Sum	All Required		\$328,000.00		\$10,099.48		\$780,000.00		\$58,200.00		\$590,000.00
641(1)	Erosion, Sediment, and Pollution Control Administration	Lump Sum	All Required		\$20,000.00		\$10,972.98		\$35,000.00		\$65,000.00		\$5,000.00
641(2)	Temporary Erosion and Pollution Control	Contingent Sum	All Required		\$140,000.00		\$140,000.00		\$140,000.00		\$140,000.00		\$140,000.00
641(6)	Withholding	Contingent Sum	All Required	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
641(7)	SWPPP Manager	Contingent Sum	All Required		\$10,000.00		\$10,000.00		\$10,000.00		\$10,000.00		\$10,000.00
642(1)	Construction Surveying	Lump Sum	All Required		\$105,000.00		\$75,164.94		\$133,120.00		\$75,000.00		\$68,500.00
642(3)	Three Person Survey Party	Hour	60	\$236.00	\$14,160.00	\$238.11	\$14,286.60	\$300.00	\$18,000.00	\$217.00	\$13,020.00	\$220.00	\$13,200.00
643(2)	Traffic Maintenance	Lump Sum	All Required		\$450,000.00		\$63,942.02		\$75,000.00		\$206,000.00		\$100,000.00
643(3)	Permanent Construction Signs	Lump Sum	All Required		\$25,000.00		\$31,382.73		\$7,800.00		\$26,000.00		\$50,000.00
643(15)	Flagging	Contingent Sum	All Required		\$120,000.00		\$120,000.00		\$120,000.00		\$120,000.00		\$120,000.00
643(23)	Traffic Price Adjustment	Contingent Sum	All Required	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

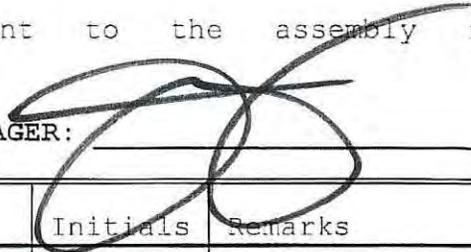
Am15-055

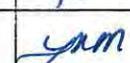
SUBJECT: Award of Bid No. 15-123B, Crystal Lake Road and Willow Creek Parkway Fish Passage Improvement Project to Ahtna Construction & Primary Products Corporation for the contract amount of \$553,951.60.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Purchasing		
	Public Works Director		21 APR 15
	Finance Director		4/22/15
	Borough Attorney		
	Borough Clerk		4/27/15 

ATTACHMENT(S): Fiscal Note: Yes No
 Advertisement (1p)
 Analysis Sheet (1p)

SUMMARY STATEMENT: On March 23, 2015, the Matanuska-Susitna Borough issued a solicitation requesting bids from qualified contractors to provide labor, equipment, and supplies to construct two new fish passage culverts at existing culvert locations on a Willow Creek tributary near Willow, Alaska. The crossings include: Crystal Lake Road between Rainbow and Long Lakes and Willow Creek Parkway near Shirley Lake Outlet. The Public Works Department, Operation and Maintenance Division will be administering the contract. In response to the advertisement, four (4) bids were received.

Award recommendation is being made to Ahtna Construction & Primary Products Corporation with their bid being responsive and responsible for all line items. The Contractor shall complete the work by July 31, 2015.

RECOMMENDATION OF ADMINISTRATION: Award of BID NO. 15-123B, CRYSTAL CREEK AND WILLOW CREEK PARKWAY FISH PASSAGE IMPROVEMENT PROJECT to AHTNA CONSTRUCTION & PRIMARY PRODUCTS CORPORATION for the contract amount of FIVE HUNDRED FIFTY THREE THOUSAND NINE HUNDRED FIFTY ONE AND 60/100 DOLLARS (\$553,951.60).

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: May 5, 2015

SUBJECT: Award of Bid No. 15-123B, Crystal Lake Road and Willow Creek Parkway Fish Passage Improvement Project to Ahtna Construction & Primary Products Corporation for the contract amount of \$553,951.60.

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED <i>553,951.60</i>	FUNDING SOURCE <i>Area-wide, State, and Federal</i>
FROM ACCOUNT # <i>410,000.000 4xx,xxx</i>	PROJECT # <i>30114</i>
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>[Signature]</i>	CERTIFIED BY:
DATE: <i>4-22-15</i>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<i>553.9</i>					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	<i>533.8</i>					
Other	<i>20.1</i>					
TOTAL	<i>553.9</i>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: *4/22/15*

MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645

ADVERTISEMENT

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Alaska Dispatch News		MATA 0070	March 23, 2015
Frontiersman		CONTRACT	March 24, 2015
TYPE OF AD:	<input type="checkbox"/> Display	<input checked="" type="checkbox"/> Classified	<input type="checkbox"/> Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

MATANUSKA-SUSITNA BOROUGH
BID #15-123B

Crystal Lake Road and Willow Creek Parkway Fish Passage Improvement Project

The Matanuska-Susitna Borough is soliciting bids from qualified contractors to supply labor, materials, equipment, and supplies to construct two new fish passage culverts at existing culvert locations on a Willow Creek tributary near Willow, Alaska. The crossings include: Crystal Lake Road between Rainbow and Long Lakes and Willow Creek Parkway near Shirley Lake Outlet.

Bid documents are available **March 23, 2015** in the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For Information: (907) 861-8601, Facsimile: (907) 861-8617, e-mail purchasing@matsugov.us. This bid document may be available on the internet at www.matsugov.us. A document fee of \$10.00 will be charged for materials picked-up and \$15.00 for materials mailed.

Pre-bid: **April 1, 2015 @ 10AM in Purchasing Division P2 Conference Room**

Bids open: **April 14, 2015 @ 3PM in the Purchasing Division**

Bids must be received in the Purchasing Division prior to the time fixed for opening of the bids to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Persons needing accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687.

The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Page 1 of 1	Requested by: Signature on File	Approved by: Signature on File
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DEPARTMENT ACCOUNT NO.: **410.000.000.462.940 ~ 30042/6600/6652**

AM15-056

BID TABULATION											
BID #15-123B											
Crystal Lake Road and Willow Creek Parkway Fish Passage Improvement Project											
April 14, 2015 @ 3PM											
BIDDER				AHTNA		Western Construction		Valley General Construction		Alaska Excavating LLC	
Pay Item Number	Pay Item Description	Pay Unit	Quantity	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
201(3B)	Clearing and Grubbing	Lump Sum	All Required		\$6,820.00		\$10,000.00		\$8,500.00		\$18,000.00
202(2)	Removal of Pavement	Square Yard	769	\$2.35	\$1,807.15	\$5.00	\$3,845.00	\$3.00	\$2,307.00	\$3.50	\$2,691.50
202(4)	Removal of Culvert Pipe	Linear Foot	228	\$2.65	\$604.20	\$15.00	\$3,420.00	\$49.00	\$11,172.00	\$24.00	\$5,472.00
203(3)	Unclassified Excavation	Cubic Yard	11,274	\$4.75	\$53,551.50	\$8.00	\$90,192.00	\$13.00	\$146,562.00	\$8.00	\$90,192.00
203(5B)	Borrow, Type B	Cubic Yard	3,240	\$5.25	\$17,010.00	\$17.00	\$55,080.00	\$24.00	\$77,760.00	\$10.00	\$32,400.00
203(5F)	Pipe Bedding, Select Material, Type F	Cubic Yard	3465	\$11.65	\$40,367.25	\$22.00	\$76,230.00	\$36.00	\$124,740.00	\$17.80	\$61,677.00
301(2)	Affrefate Base Course, D-1	Cubic Yard	95	\$108.00	\$10,260.00	\$50.00	\$4,750.00	\$128.00	\$12,160.00	\$32.50	\$3,087.50
401(1)	Asphalt Concrete, Type II, Class B	Ton	88	\$164.00	\$14,432.00	\$165.00	\$14,520.00	\$156.00	\$13,728.00	\$162.00	\$14,256.00
602(4)	Structural Plate Underpass, 13' Span, 12 Rise	Linear Foot	78	\$894.00	\$69,732.00	\$1,000.00	\$78,000.00	\$915.00	\$71,370.00	\$1,700.00	\$132,600.00
602(5)	(2) 21'-0" X 16'-0" Headwalls And (4) 18'-0" X 16'-0" Wingwalls	Lump Sum	All Required		\$60,775.00		\$45,000.00		\$58,600.00		\$120,000.00
603(9)	36" Corrugated Aluminum Pipe	Linear Foot	220	\$90.00	\$19,800.00	\$95.00	\$20,900.00	\$102.00	\$22,440.00	\$192.00	\$42,240.00
603(9)	96" Corrugated Aluminum Pipe	Linear Foot	93	\$354.00	\$32,922.00	\$330.00	\$30,690.00	\$264.00	\$24,552.00	\$1,050.00	\$97,650.00
611(1)	Riprap, Class I	Cubic Yard	400	\$130.00	\$52,000.00	\$90.00	\$36,000.00	\$150.00	\$60,000.00	\$126.00	\$50,400.00
611(3)	Culvert Infill Material	Cubic Yard	371	\$61.70	\$22,890.70	\$95.00	\$35,245.00	\$66.00	\$24,486.00	\$51.00	\$18,921.00
618(2)	Seeding	Pound	9	\$1,215.00	\$10,935.00	\$300.00	\$2,700.00	\$150.00	\$1,350.00	\$230.00	\$2,070.00
620(1)	Topsail (4")	Square Yard	3,676	\$2.30	\$8,454.80	\$3.00	\$11,028.00	\$3.50	\$12,866.00	\$6.00	\$22,056.00
621(5)	Vegetative Mat Salvage And Replanting	Lump Sum	All Required		\$6,000.00		\$10,000.00		\$5,000.00		\$3,200.00
640(1)	Mobilization and Demobilization	Lump Sum	All Required		\$18,500.00		\$42,500.00		\$28,000.00		\$72,000.00
641(3)	Temporary Erosion and Pollution Control	Lump Sum	All Required		\$10,000.00		\$4,500.00		\$13,500.00		\$9,000.00
642(1)	Construction Surveying	Lump Sum	All Required		\$10,500.00		\$11,000.00		\$11,000.00		\$16,000.00
643(2)	Traffic Maintenance	Lump Sum	All Required		\$35,250.00		\$45,000.00		\$45,000.00		\$16,000.00
670(1)	Painted Traffic Markings	Lump Sum	All Required		\$6,600.00		\$1,750.00		\$900.00		\$4,000.00
672(1)	Stream Diversion & Dewatering	Lump Sum	All Required		\$44,740.00		\$15,000.00		\$12,000.00		\$28,000.00
TOTAL BASE BID					\$553,951.60		\$647,350.00		\$787,993.00		\$861,913.00

PRELIMINARY RESULTS

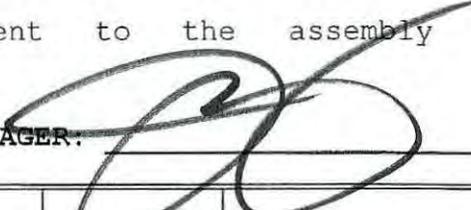
Am15-056

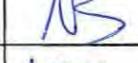
SUBJECT: Award of Bid No. 15-132B, Wildwood Drive and Highwood Drive to Valley General Construction, LLC for the contract amount of \$145,625.00.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Purchasing		
	Public Works Director		22 Apr 15
	Finance Director		4/23/15
	Borough Attorney		
	Borough Clerk		4/27/15 

ATTACHMENT (S) : Fiscal Note: Yes No
 Advertisement (1p)
 Analysis Sheet (1p)

SUMMARY STATEMENT: On April 3, 2015, the Matanuska-Susitna Borough issued a solicitation requesting bids from qualified contractors to provide labor, equipment, and supplies to reconstruct approximately 2,570 linear feet of Wildwood Drive and Highwood Drive off of N. Wasilla-Fishhook Road in Wasilla, Alaska. This project will upgrade the existing gravel roadways to MSB residential street standards. This work will involve, but is not limited to 0.2 Acre clearing and 1.2 Acres grubbing, 2,004 CY Unclassified Excavation, 3,35 CY Borrow, Type B, 1,359 CY Borrow, Type IIA, 202 CY Aggregate Surface Course, Grading E-1, and 429 CY of Recycled Asphalt Material (RAM). Additional items include drainage improvements, topsoil and seeding. The Public Works Department, Operation and Maintenance Division will be administering the contract. In response to the advertisement, five (5) bids were received.

Award recommendation is being made to Valley General Construction, LLC with their bid being responsive and responsible for all line items. The Contractor shall complete the work by July 31, 2015.

RECOMMENDATION OF ADMINISTRATION: Award of BID NO. 15-132B, WILDWOOD DRIVE AND HIGHWOOD DRIVE to VALLEY GENERAL CONSTRUCTION, LLC for the contract amount of ONE HUNDRED FORTY FIVE THOUSAND SIX HUNDRED TWENTY FIVE AND NO/100 DOLLARS (\$145,625.00).

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: May 5, 2015

SUBJECT: Award of Bid No. 15-132B, Wildwood Drive and Highwood Drive to Valley General Construction, LLC for the contract amount of \$145,625.00.

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED 145,625	FUNDING SOURCE Service Area
FROM ACCOUNT # 410.000.000 4xx.xxx	PROJECT # 30048-6674
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>[Signature]</i>	CERTIFIED BY:
DATE: 4-22-15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	145.6					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	145.6					
TOTAL	145.6					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: 4/23/15

MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645

A D V E R T I S E M E N T

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Alaska Dispatch News		MATA 0070	April 3, 2015
Frontiersman		CONTRACT	April 5, 2015
TYPE OF AD:	<input type="checkbox"/> Display	<input checked="" type="checkbox"/> Classified	<input type="checkbox"/> Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

MATANUSKA-SUSITNA BOROUGH
BID #15-132B
Wildwood Drive and Highwood Drive

The Matanuska-Susitna Borough is soliciting bids from qualified contractors to provide labor, equipment and material to reconstruct approximately 2,570 linear feet of Wildwood Drive and Highwood Drive off of N. Wasilla-Fishhook Road in Wasilla, Alaska. This project will upgrade the existing gravel roadways to MSB residential street standards. This work will involve, but is not limited to 0.2 Acre clearing and 1.2 Acres grubbing, 2,004 CY Unclassified Excavation, 3,35 CY Borrow, Type B, 1,359 CY Borrow, Type IIA, 202 CY Aggregate Surface Course, Grading E-1, and 429 CY of Recycled Asphalt Material (RAM). Additional items include drainage improvements, topsoil and seeding.

Bid documents are available **April 3, 2015** in the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For Information: (907) 861-8601, Facsimile: (907) 861-8617, e-mail purchasing@matsugov.us. This bid document may be available on the internet at www.matsugov.us. A document fee of \$10.00 will be charged for materials picked-up and \$15.00 for materials mailed.

Pre-bid: **April 9, 2015 @ 10AM in Purchasing Division P2 Conference Room**

Bids open: **April 20, 2015 @ 3PM in the Purchasing Division**

Bids must be received in the Purchasing Division prior to the time fixed for opening of the bids to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Persons needing accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687.

The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Page 1 of 1	Requested by: Signature on File	Approved by: Signature on File
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DEPARTMENT ACCOUNT NO.: **410.000.000.462.940 ~ 30048/6600/6674**

BID TABULATION															
BID #15-132B															
Wildwood Drive and Highwood Drive															
May 20, 2015 @ 3PM															
BIDDER				Valley General Construction				Norse Alaska, LLC		D & S Road Services		Alaska Excavating, LLC		Western Construction & Equip	
Pay Item Number	Pay Item Description	Pay Unit	Quantity	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
201(1A)	Clearing	Acre	0.2	\$4,800.00	\$960.00	\$9,000.00	\$1,800.00	\$5,750.00	\$1,150.00	\$10,000.00	\$2,000.00	\$15,000.00	\$3,000.00		\$0.00
201(2A)	Grubbing	Acre	1.2	\$4,400.00	\$5,280.00	\$4,000.00	\$4,800.00	\$6,003.00	\$7,203.60	\$16,000.00	\$19,200.00	\$3,000.00	\$3,600.00		\$0.00
202(4)	Removal of Culvert Pipe	Linear Foot	48	\$7.50	\$360.00	\$12.00	\$576.00	\$11.50	\$552.00	\$8.00	\$384.00	\$20.00	\$960.00		\$0.00
202(10)	Single Mail Box Installation	Each	3	\$350.00	\$1,050.00	\$500.00	\$1,500.00	\$460.00	\$1,380.00	\$360.00	\$1,080.00	\$400.00	\$1,200.00		\$0.00
202(13)	Relocate Cluster Mail Box	Each	1	\$200.00	\$200.00	\$1,000.00	\$1,000.00	\$1,035.00	\$1,035.00	\$690.00	\$690.00	\$4,000.00	\$4,000.00		\$0.00
203(3)	Unclassified Excavation	Cubic Yard	2,004	\$7.75	\$15,531.00	\$9.65	\$19,338.60	\$9.95	\$19,939.80	\$13.00	\$26,052.00	\$10.00	\$20,040.00		\$0.00
203(5B)	Borrow, Type B	Cubic Yard	335	\$14.00	\$4,690.00	\$13.95	\$4,673.25	\$14.33	\$4,800.55	\$17.00	\$5,695.00	\$22.00	\$7,370.00		\$0.00
203(19)	Borrow, Type IIA	Cubic Yard	1,359	\$18.00	\$24,462.00	\$15.45	\$20,996.55	\$21.34	\$29,001.06	\$21.00	\$28,539.00	\$25.00	\$33,975.00		\$0.00
203(27)	Ditch Linear Grading	Station	3	\$230.00	\$690.00	\$300.00	\$900.00	\$230.00	\$690.00	\$800.00	\$2,400.00	\$450.00	\$1,350.00		\$0.00
301(1)	Recycled Asphalt Material (RAM)	Cubic Yard	429	\$65.00	\$27,885.00	\$66.00	\$28,314.00	\$68.89	\$29,553.81	\$31.00	\$13,299.00	\$45.00	\$19,305.00		\$0.00
301(4)	Aggregate Surface Course, Grading E-1	Cubic Yard	202	\$18.00	\$3,636.00	\$21.00	\$4,242.00	\$28.67	\$5,791.34	\$31.00	\$6,262.00	\$35.00	\$7,070.00		\$0.00
603(1-12)	12 Inch CSP	Linear Foot	360	\$26.00	\$9,360.00	\$33.00	\$11,880.00	\$24.15	\$8,694.00	\$65.00	\$23,400.00	\$35.00	\$12,600.00		\$0.00
603(1-18)	18 Inch CSP	Linear Foot	106	\$35.00	\$3,710.00	\$32.00	\$3,392.00	\$34.50	\$3,657.00	\$69.00	\$7,314.00	\$60.00	\$6,360.00		\$0.00
615(2)	Remove and Relocate Existing Sign	Each	2	\$100.00	\$200.00	\$400.00	\$800.00	\$172.50	\$345.00	\$310.00	\$620.00	\$150.00	\$300.00		\$0.00
618(2)	Seeding	Pound	18	\$115.00	\$2,070.00	\$175.00	\$3,150.00	\$201.25	\$3,622.50	\$120.00	\$2,160.00	\$130.00	\$2,340.00		\$0.00
620(1)	Topsoil	Square Yard	1,930	\$3.00	\$5,790.00	\$3.00	\$5,790.00	\$2.82	\$5,442.60	\$7.00	\$13,510.00	\$4.00	\$7,720.00		\$0.00
639(1)	Residence Driveway	Each	12	\$175.00	\$2,100.00	\$175.00	\$2,100.00	\$207.00	\$2,484.00	\$600.00	\$7,200.00	\$250.00	\$3,000.00		\$0.00
640(1)	Mobilization and Demobilization	Lump Sum	All Required		\$6,700.00		\$13,617.00		\$10,000.00		\$18,000.00		\$20,000.00		#VALUE!
641(1)	Erosion and Pollution Control Administration	Lump Sum	All Required		\$600.00		\$1,500.00		\$3,000.00		\$4,200.00		\$5,000.00		#VALUE!
641(3)	Temporary Erosion and Pollution Control	Lump Sum	All Required		\$750.00		\$1,500.00		\$3,000.00		\$4,200.00		\$3,500.00		#VALUE!
642(1)	Construction Surveying	Lump Sum	All Required		\$8,000.00		\$7,000.00		\$8,766.00		\$9,000.00		\$20,000.00		#VALUE!
642(2)	Two Person Survey Party	Hour	4	\$0.25	\$1.00	\$275.00	\$1,100.00	\$287.50	\$1,150.00	\$200.00	\$800.00	\$250.00	\$1,000.00		\$0.00
643(2)	Traffic Maintenance	Lump Sum	All Required		\$700.00		\$500.00		\$2,500.00		\$2,900.00		\$2,500.00		#VALUE!
643(3)	Permanent Construction Signs	Lump Sum	All Required		\$900.00		\$2,400.00		\$2,275.00		\$2,100.00		\$4,500.00		#VALUE!
800(1)	Interim Work Authorization	Contingent Sum	All Required		\$20,000.00		\$20,000.00		\$20,000.00		\$20,000.00		\$20,000.00		\$20,000.00
TOTAL BASE BID					\$145,625.00		\$162,869.40		\$176,033.26		\$221,005.00		\$210,690.00		#VALUE!

PRELIMINARY RESULTS

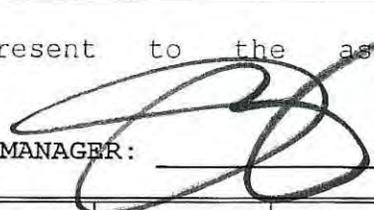
AM15-057

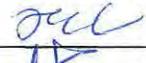
SUBJECT: Award of Bid No. 15-115B, Buddy Creek at Sawyer's Shady Street Fish Passage Improvement Project to Western Construction & Equipment, LLC for the contract amount of \$229,270.00.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Purchasing		
	Public Works Director		20 APR 15
	Finance Director		4/23/15
	Borough Attorney		
	Borough Clerk		4/27/15 

ATTACHMENT(S): Fiscal Note: Yes No
 Advertisement (1p)
 Analysis Sheet (1p)

SUMMARY STATEMENT: On March 23, 2015, the Matanuska-Susitna Borough issued a solicitation requesting bids from qualified contractors to provide labor, equipment, materials, tools and incidentals construct one new fish passage culvert at an existing culvert location identified as Buddy Creek at Sawyer's Shady Street. The Public Works Department, Operation and Maintenance Division will be administering the contract. In response to the advertisement, three (3) bids were received.

Award recommendation is being made to Western Construction & Equipment, LLC with their bid being responsive and responsible for all line items. The Contractor shall complete the work by July 31, 2015.

RECOMMENDATION OF ADMINISTRATION: Award of BID NO. 15-115B, BUDDY CREEK AT SAWYER'S SHADY STREET FISH PASSAGE IMPROVEMENT PROJECT to WESTERN CONSTRUCTION & EQUIPMENT, LLC for the contract amount of TWO HUNDRED TWENTY NINE THOUSAND TWO HUNDRED SEVENTY AND NO/100 DOLLARS (\$229,270.00).

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: May 5, 2015

SUBJECT: Award of Bid No. 15-115B, Buddy Creek at Sawyer's Shady Street Fish Passage Improvement Project to Western Construction & Equipment, LLC for the contract amount of \$229,270.00.

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED <u>229,270</u>	FUNDING SOURCE <u>Areawide & Federal</u>
FROM ACCOUNT # <u>410.000.000 4xx.xxx</u>	PROJECT # <u>30112-1802 & 30114</u>
TO ACCOUNT :	PROJECT #
VERIFIED BY: 	CERTIFIED BY:
DATE: <u>4-22-15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<u>229.3</u>					
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REVENUE						
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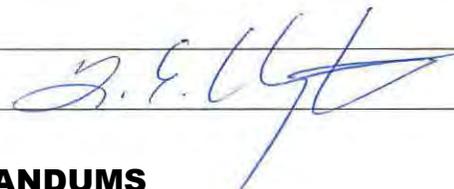
FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	<u>116.2</u>					
Other	<u>113.1</u>					
TOTAL	<u>229.3</u>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY:  DATE: 4/23/15

MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645

ADVERTISEMENT

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Alaska Dispatch News		MATA 0070	March 23, 2015
Frontiersman		CONTRACT	March 24, 2015
TYPE OF AD:	<input type="checkbox"/> Display	<input checked="" type="checkbox"/> Classified	<input type="checkbox"/> Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

MATANUSKA-SUSITNA BOROUGH
BID #15-115B
Buddy Creek at Sawyer's Shady Street Fish Passage Improvement Project

The Matanuska-Susitna Borough is soliciting bids from qualified contractors to supply labor, materials, equipment, and supplies to construct one new fish passage culvert at an existing culvert location identified as Buddy Creek at Sawyer's Shady Street.

Bid documents are available **March 23, 2015** in the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For Information: (907) 861-8601, Facsimile: (907) 861-8617, e-mail purchasing@matsugov.us. This bid document may be available on the internet at www.matsugov.us. A document fee of \$10.00 will be charged for materials picked-up and \$15.00 for materials mailed.

Pre-bid: **April 1, 2015 @ 10AM in Purchasing Division P2 Conference Room**

Bids open: **April 13, 2015 @ 3PM in the Purchasing Division**

Bids must be received in the Purchasing Division prior to the time fixed for opening of the bids to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Persons needing accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687.

The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Page 1 of 1	Requested by: Signature on File	Approved by: Signature on File
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DEPARTMENT ACCOUNT NO.: **283.000.000.422.000**

BID TABULATION									
BID #15-115B									
Buddy Creek At Sawyer's Shady Street Fish Passage Improvement Project									
April 13, 2015 @ 3PM									
BIDDER				D & S Road Services		Tutka, LLC		Western Construction & Equip.	
Pay Item Number	Pay Item Description	Pay Unit	Quantity	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
201(3B)	Clearing And Grubbing	Lump Sum	All Required		\$22,758.50		\$3,400.00		\$5,000.00
202(4)	Removal Of Culvert Pipe	Linear Foot	60	\$75.90	\$4,554.00	\$124.00	\$7,440.00	\$15.00	\$900.00
203(3)	Unclassified Excavation	Cubic Yard	1250	\$10.88	\$13,600.00	\$6.75	\$8,437.50	\$7.00	\$8,750.00
203(51A)	Borrow, Type II-A	Cubic Yard	863	\$46.00	\$39,698.00	\$27.00	\$23,301.00	\$20.00	\$17,260.00
203(5C)	Borrow, Type C	Cubic Yard	190	\$34.50	\$6,555.00	\$0.01	\$1.90	\$16.00	\$3,040.00
203(5F)	Pipe Bedding, Type F	Cubic Yard	502	\$48.30	\$24,246.60	\$22.00	\$11,044.00	\$20.00	\$10,040.00
301(4)	Aggregate Surface Course, E-1	Cubic Yard	85	\$35.42	\$3,010.70	\$72.00	\$6,120.00	\$30.00	\$2,550.00
602(4)	Aluminum Box Culvert Span 19'10", Rise 7'8"	Linear Foot	50	\$2,009.05	\$100,452.50	\$2,500.00	\$125,000.00	\$1,830.00	\$91,500.00
602(5)	(2) 22' 6" X 11' 9" Headwalls, (1) 26" Toewall, (1) 13' 6" X 11' 9" Wingwall And (3) 9'0" X 11' 9" Wingwalls	Lump Sum	All Required		\$25,060.00		\$18,000.00		\$5,000.00
611(3)	Riprap, Class II-A	Cubic Yard	205	\$143.75	\$29,468.75	\$117.00	\$23,985.00	\$90.00	\$18,450.00
611(4)	Culvert Infill Material	Cubic Yard	200	\$96.21	\$19,242.00	\$75.00	\$15,000.00	\$85.00	\$17,000.00
618(2)	Seeding	Pound	38	\$368.00	\$13,984.00	\$114.00	\$4,332.00	\$110.00	\$4,180.00
620(1)	Topsoil (4")	Square Yard	1400	\$2.88	\$4,032.00	\$2.00	\$2,800.00	\$4.00	\$5,600.00
621(5)	Vegetative Mat Salvage And Replanting	Lump Sum	All Required		\$16,598.00		\$6,200.00		\$2,500.00
640(1)	Mobilization And Demobilization	Lump Sum	All Required		\$12,500.00		\$27,000.00		\$12,000.00
641(3)	Temporary Erosion And Pollution Control	Lump Sum	All Required		\$12,423.00		\$2,300.00		\$1,500.00
642(1)	Construction Surveying	Lump Sum	All Required		\$13,765.00		\$2,300.00		\$6,000.00
643(2)	Traffic Maintenance	Lump Sum	All Required		\$5,300.00		\$1,000.00		\$1,000.00
671(1)	Rootwad Bank Construction	Linear Foot	240	\$105.80	\$25,392.00	\$60.00	\$14,400.00	\$50.00	\$12,000.00
672(1)	Stream Diversion & Dewatering	Lump Sum	All Required		\$12,061.50		\$13,000.00		\$5,000.00
TOTAL BASE BID					\$404,701.55		\$315,061.40		\$229,270.00

PRELIMINARY RESULTS

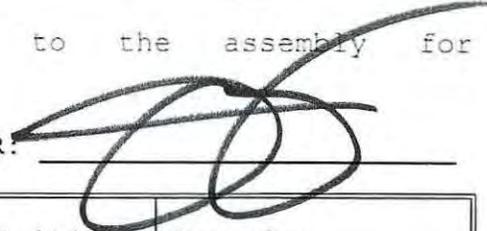
ARM15-058

SUBJECT: Award of Bid No. 15-130B, Twilight Drive, New Moon Road, and Ogard Street Improvements to Valley General Construction, LLC for the contract amount of \$434,344.00.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Purchasing		
	Public Works Director	TDL	22 APR 15
	Finance Director	JEL	4/23/15
	Borough Attorney	NS	
	Borough Clerk	JAM	4/27/15 

ATTACHMENT(S): Fiscal Note: Yes No
 Advertisement (lp)
 Analysis Sheet (lp)

SUMMARY STATEMENT: On April 3, 2015, the Matanuska-Susitna Borough issued a solicitation requesting bids from qualified contractors to improve approximately 5,900 linear feet of Twilight Drive, New Moon Road, and Ogard Street. This project will upgrade the existing unpaved roads to MSB residential standards. This project will involve, but is not limited to, clearing and grubbing, 5,400 cubic yards of Unclassified Excavation, 9,000 cubic yards of Borrow, Type B, 2,800 tons of Recycled Asphalt Material, and installing drainage culverts. Additional items include topsoil and seeding. The Public Works Department, Operation and Maintenance Division will be administering the contract. In response to the advertisement, six (6) bids were received.

Award recommendation is being made to Valley General Construction, LLC with their bid being responsive and responsible for all line items. The Contractor shall complete the work by August 20, 2015.

RECOMMENDATION OF ADMINISTRATION: Award of **BID NO. 15-130B, TWILIGHT Drive, NEW MOON ROAD, AND OGARD STREET IMPROVEMENTS** to **VALLEY GENERAL CONSTRUCTION, LLC** for the contract amount of **FOUR HUNDRED THIRTY FOUR THOUSAND THREE HUNDRED FORTY FOUR AND NO/100 DOLLARS (\$434,344.00)**.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: May 5, 2015

SUBJECT: Award of Bid No. 15-130B, Twilight Drive, New Moon Road, and Ogard Street Improvements to Valley General Construction, LLC for the contract amount of \$434,344.00.

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
AMOUNT REQUESTED <i>434,344</i>	FUNDING SOURCE <i>Service Area</i>
FROM ACCOUNT # <i>410,000.000 4XX.XXX</i>	PROJECT # <i>30040-6679</i>
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>[Signature]</i>	CERTIFIED BY:
DATE: <i>4-22-15</i>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<i>434.3</i>					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	<i>434.3</i>					
TOTAL	<i>434.3</i>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: *4/23/15*

MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645

ADVERTISEMENT

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Alaska Dispatch News		MATA 0070	April 3, 2015
Frontiersman		CONTRACT	April 5, 2015
TYPE OF AD:	<input type="checkbox"/> Display	<input checked="" type="checkbox"/> Classified	<input type="checkbox"/> Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

MATANUSKA-SUSITNA BOROUGH
BID #15-130B

Twilight Drive, New Moon Road, and Ogard Street Improvements

The Matanuska-Susitna Borough is soliciting bids from qualified contractors to provide labor, equipment and material to improve approximately 5,900 linear feet of Twilight Drive, New Moon Road, and Ogard Street. This project will upgrade the existing unpaved roads to MSB residential standards. This project will involve, but is not limited to, clearing and grubbing, 5,400 cubic yards of Unclassified Excavation, 9,000 cubic yards of Borrow, Type B, 2,800 tons of Recycled Asphalt Material, and installing drainage culverts. Additional items include topsoil and seeding.

Bid documents are available **April 3, 2015** in the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For Information: (907) 861-8601, Facsimile: (907) 861-8617, e-mail purchasing@matsugov.us. This bid document may be available on the internet at www.matsugov.us. A document fee of \$10.00 will be charged for materials picked-up and \$15.00 for materials mailed.

Pre-bid: **April 10, 2015 @ 10AM in Purchasing Division P2 Conference Room**

Bids open: **April 21, 2015 @ 3PM in the Purchasing Division**

Bids must be received in the Purchasing Division prior to the time fixed for opening of the bids to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Persons needing accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687.

The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Page 1 of 1	Requested by: Signature on File	Approved by: Signature on File
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DEPARTMENT ACCOUNT NO.: **410.000.000.462.940 ~ 30040/6600/6679**

BID TABULATION															
BID #15-130B															
Twilight Drive, New Moon Road, and Ogard Street Improvements															
May 21, 2015 @ 3PM															
BIDDER				Alaska Earthworks, LLC		Valley General Construction, LLC		Prosser-Dagg Constructicon		Ahtna Const. & Primary Products		Alaska Excavating, LLC		Western Construction & Equip.	
Pay Item Number	Pay Item Description	Pay Unit	Quantity	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
201 (3A)	Clearing and Grubbing	Acre	4	\$7,500.00	\$30,000.00	\$4,000.00	\$16,000.00	\$16,000.00	\$64,000.00	\$1,000.00	\$4,000.00	\$11,000.00	\$44,000.00	\$7,000.00	\$28,000.00
202 (4)	Removal of Culvert Pipe	LF	18	\$8.50	\$153.00	\$16.00	\$288.00	\$39.00	\$702.00	\$18.50	\$333.00	\$32.00	\$576.00	\$20.00	\$360.00
203 (3)	Unclassified Excavation	CY	5,400	\$10.00	\$54,000.00	\$8.75	\$47,250.00	\$12.00	\$64,800.00	\$7.25	\$39,150.00	\$8.00	\$43,200.00	\$9.00	\$48,600.00
203 (5B)	Borrow, Type B	CY	9,000	\$14.00	\$126,000.00	\$12.80	\$115,200.00	\$16.00	\$144,000.00	\$11.85	\$106,650.00	\$14.00	\$126,000.00	\$15.00	\$135,000.00
301 (5)	Recycled Asphalt Material	TON	2,800	\$34.00	\$95,200.00	\$31.00	\$86,800.00	\$35.00	\$98,000.00	\$31.80	\$89,040.00	\$30.00	\$84,000.00	\$26.00	\$72,800.00
603 (1-12)	12 Inch CSP	LF	1,007	\$45.00	\$45,315.00	\$27.00	\$27,189.00	\$60.00	\$60,420.00	\$33.50	\$33,734.50	\$68.00	\$68,476.00	\$35.00	\$35,245.00
603 (1-18)	18 Inch CSP	LF	142	\$51.00	\$7,242.00	\$36.50	\$5,183.00	\$65.00	\$9,230.00	\$37.00	\$5,254.00	\$72.00	\$10,224.00	\$55.00	\$7,810.00
615 (2)	Remove and Relocate Existing Sign	Each	3	\$750.00	\$2,250.00	\$94.00	\$282.00	\$425.00	\$1,275.00	\$500.00	\$1,500.00	\$290.00	\$870.00	\$150.00	\$450.00
618 (1A)	Seeding, Type A	Acre	2.1	\$5,750.00	\$12,075.00	\$4,800.00	\$10,080.00	\$9,000.00	\$18,900.00	\$7,330.00	\$15,393.00	\$3,800.00	\$7,980.00	\$4,500.00	\$9,450.00
620 (1)	Topsoil	SY	10,360	\$0.50	\$5,180.00	\$2.70	\$27,972.00	\$6.00	\$62,160.00	\$3.75	\$38,850.00	\$7.00	\$72,520.00	\$2.50	\$25,900.00
639 (1)	Residence Driveway	Each	39	\$750.00	\$29,250.00	\$200.00	\$7,800.00	\$800.00	\$31,200.00	\$1,225.00	\$47,775.00	\$460.00	\$17,940.00	\$200.00	\$7,800.00
639 (3)	Public Approach	Each	2	\$750.00	\$1,500.00	\$400.00	\$800.00	\$1,800.00	\$3,600.00	\$1,840.00	\$3,680.00	\$1,600.00	\$3,200.00	\$500.00	\$1,000.00
640 (1)	Mobilization and Demobilization	Lump Sum	All Required		\$21,000.00		\$18,000.00		\$14,000.00		\$22,750.00		\$62,000.00		\$37,000.00
641 (1)	Erosion and Pollution Control Administration	Lump Sum	All Required		\$5,000.00		\$1,100.00		\$5,000.00		\$5,250.00		\$6,000.00		\$5,000.00
641 (3)	Temporary Erosion and Pollution Control	Lump Sum	All Required		\$32,000.00		\$1,100.00		\$19,000.00		\$17,140.00		\$6,300.00		\$4,000.00
642 (1)	Construction Surveying	Lump Sum	All Required		\$38,500.00		\$11,500.00		\$37,000.00		\$31,300.00		\$9,200.00		\$15,000.00
642 (2)	Two Person Survey Party	14	HR	\$245.00	\$3,430.00	\$250.00	\$3,500.00	\$360.00	\$5,040.00	\$300.00	\$4,200.00	\$220.00	\$3,080.00	\$279.36	\$3,911.04
643 (1)	Traffic Maintenance	Lump Sum	All Required		\$20,000.00		\$1,500.00		\$18,000.00		\$74,600.00		\$72,000.00		\$4,000.00
643 (2)	Permanent Construction Signs	Lump Sum	All Required		\$5,000.00		\$800.00		\$6,000.00		\$12,200.00		\$8,000.00		\$2,000.00
800 (1)	Interim Work Authorization	Contingent Sum	All Required		\$52,000.00		\$52,000.00		\$52,000.00		\$52,000.00		\$52,000.00		\$52,000.00
TOTAL BASE BID					\$585,095.00		\$434,344.00		\$714,327.00		\$604,799.50		\$697,566.00		\$495,326.04

PRELIMINARY RESULTS

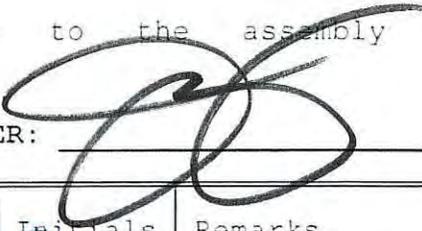
PM15-059

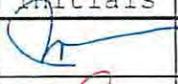
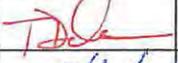
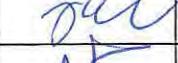
SUBJECT: Award of Bid No. 15-122B, Meadow Creek at Big Beaver Lake Road Fish Passage Improvement Project to Western Construction & Equipment, LLC for the contract amount of \$429,530.70.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Purchasing		
	Public Works Director		22 APR 15
	Finance Director		4/23/15
	Borough Attorney		
	Borough Clerk		4/27/15 

ATTACHMENT(S): Fiscal Note: Yes No
 Advertisement (lp)
 Analysis Sheet (lp)

SUMMARY STATEMENT: On March 23, 2015, the Matanuska-Susitna Borough issued a solicitation requesting bids from qualified contractors to provide labor, equipment, and supplies to install a prefabricated bridge at an existing culvert location identified on Big Beaver lake Road at Meadow Creek. The Public Works Department, Operation and Maintenance Division will be administering the contract. In response to the advertisement, two (2) bids were received.

Award recommendation is being made to Western Construction & Equipment, LLC with their bid being responsive and responsible for all line items. The Contractor shall complete the work by July 31, 2015.

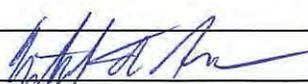
RECOMMENDATION OF ADMINISTRATION: Award of BID NO. 15-122B, MEADOW CREEK AT BIG BEAVER LAKE ROAD FISH PASSAGE IMPROVEMENT PROJECT to WESTERN CONSTRUCTION & EQUIPMENT, LLC for the contract amount of FOUR HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED THIRTY AND 70/100 DOLLARS (\$429,530.70).

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: May 5, 2015

SUBJECT: Award of Bid No. 15-122B, Meadow Creek at Big Beaver Lake Road Fish Passage Improvement Project to Western Construction & Equipment, LLC for the contract amount of \$429,530.70.

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED <u>429,530.70</u>	FUNDING SOURCE <u>Area wide + State</u>
FROM ACCOUNT # <u>410.000.000 4XX.XXX</u>	PROJECT # <u>30114</u>
TO ACCOUNT :	PROJECT #
VERIFIED BY: 	CERTIFIED BY:
DATE: <u>4-23-15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<u>429.5</u>					
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REVENUE						
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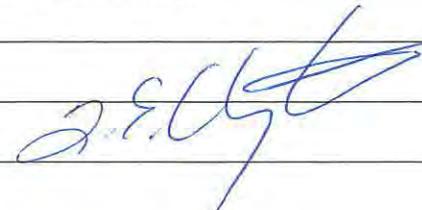
FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	<u>377.8</u>					
Other	<u>51.7</u>					
TOTAL	<u>429.5</u>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY:  DATE: 4/23/15

MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645

A D V E R T I S E M E N T

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Alaska Dispatch News		MATA 0070	March 23, 2015
Frontiersman		CONTRACT	March 24, 2015
TYPE OF AD:	<input type="checkbox"/> Display	<input checked="" type="checkbox"/> Classified	<input type="checkbox"/> Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

MATANUSKA-SUSITNA BOROUGH
BID #15-122B

Meadow Creek at Big Beaver Lake Road Fish Passage Improvement Project

The Matanuska-Susitna Borough is soliciting bids from qualified contractors to supply labor, materials, equipment, and supplies to install a prefabricated bridge at an existing culvert location identified on Big Beaver lake Road at Meadow Creek.

Bid documents are available **March 23, 2015** in the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For Information: (907) 861-8601, Facsimile: (907) 861-8617, e-mail purchasing@matsugov.us. This bid document may be available on the internet at www.matsugov.us. A document fee of \$10.00 will be charged for materials picked-up and \$15.00 for materials mailed.

Pre-bid: **April 1, 2015 @ 10AM in Purchasing Division P2 Conference Room**

Bids open: **April 15, 2015 @ 3PM in the Purchasing Division**

Bids must be received in the Purchasing Division prior to the time fixed for opening of the bids to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Persons needing accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687.

The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Page 1 of 1	Requested by: Signature on File	Approved by: Signature on File
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DEPARTMENT ACCOUNT NO.: **277.000.000.422.000**

BID TABULATION											
BID #15-122B											
Meadow Creek at Big Beaver Lake Road Fish Passage Improvement Project											
April 15, 2015 @ 3PM											
BIDDER				D & S Road Services		Western Construction & Equip					
Pay Item Number	Pay Item Description	Pay Unit	Quantity	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
201(3B)	Clearing And Grubbing	Lump Sum	All Required		\$6,095.00		\$15,000.00				
202(2)	Removal Of Pavement	Square Yard	1108	\$4.60	\$5,096.80	\$3.00	\$3,324.00				
202(4)	Removal Of Culvert Pipe	Linear Foot	120	\$25.30	\$3,036.00	\$50.00	\$6,000.00				
203(3)	Unclassified Excavation	Cubic Yard	4200	\$9.18	\$38,556.00	\$8.00	\$33,600.00				
203(5IIA)	Borrow, Type II-A	Cubic Yard	1211	\$20.03	\$24,256.33	\$22.00	\$26,642.00				
203(5C)	Borrow, Type C	Cubic Yard	470	\$17.25	\$8,107.50	\$0.01	\$4.70				
203(5F)	Pipe Bedding, Select Material, Type F	Cubic Yard	936	\$25.30	\$23,680.80	\$25.00	\$23,400.00				
301(2)	Aggregate Base Course, D-1	Cubic Yard	148	\$53.35	\$7,895.80	\$50.00	\$7,400.00				
401(1)	Asphalt Concrete, Type II, Class B	Ton	16	\$134.75	\$2,156.00	\$250.00	\$4,000.00				
602(4)	Corrugated Steel Structural Plate Box Culvert, 32' Span, 10' Rise	Linear Foot	42	\$1,974.50	\$82,929.00	\$1,750.00	\$73,500.00				
602(5)	(2) 37'-6" X 10'-6" Headwalls, (4) 9'-0" X 10'-6" Wingwalls	Lump Sum	All Required		\$35,234.75		\$40,000.00				
602(6)	Structural Footings (Designed By Culvert Manufacturer)	Lump Sum	All Required		\$25,672.85		\$70,000.00				
611(3)	Riprap, Class IIA	Cubic Yard	60	\$157.55	\$9,453.00	\$115.00	\$6,900.00				
611(4)	Culvert Infill Material	Cubic Yard	557	\$52.85	\$29,437.45	\$80.00	\$44,560.00				
618(2)	Seeding	Pound	4	\$460.00	\$1,840.00	\$2,000.00	\$8,000.00				
620(1)	Topsoil (4")	Square Yard	1900	\$2.88	\$5,472.00	\$3.00	\$5,700.00				
621(5)	Vegetative Mat Salvage And Replanting	Lump Sum	All Required		\$6,196.20		\$3,000.00				
640(1)	Mobilization And Demobilization	Lump Sum	All Required		\$31,117.85		\$25,000.00				
641(3)	Temporary Erosion And Pollution Control	Lump Sum	All Required		\$5,750.00		\$2,500.00				
642(1)	Construction Surveying	Lump Sum	All Required				\$6,000.00				
643(2)	Traffic Maintenance	Lump Sum	All Required		\$11,500.00		\$15,000.00				
671(1)	Toewood Bank Reconstruction	Linear Foot	40	\$287.50	\$11,500.00	\$50.00	\$2,000.00				
672(1)	Stream Diversion & Dewatering	Lump Sum	All Required		\$13,800.00		\$8,000.00				
TOTAL BASE BID					\$388,783.33		\$429,530.70				

PRELIMINARY RESULTS

PM 15-060

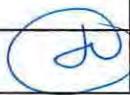
SUBJECT: VACATE ANY PUBLIC INTEREST IN THE TRIANGULAR SHAPED PUBLIC USE EASEMENT OVER THE NORTHWEST CORNER OF TAX PARCEL C4 (TRACT C MSB WAIVER 2000-94-PWM). EASEMENT WAS RECORDED AS 2015-001282-0 AND IS LOCATED WITHIN SECTION 2, TOWNSHIP 16 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA.
ASSEMBLY DISTRICT 5: DAN MAYFIELD

AGENDA: MAY 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator	EP	
	Planning Director	EP	
	Borough Attorney	NS	
	Borough Clerk	JM	4/27/15 

ATTACHMENT (S) : Fiscal Note: Yes _____ No X
 Minutes (2 pages)
 Notification of Action (6 pages)
 Vicinity Map (1 page)

REASON FOR REQUEST: *The request is to vacate any public interest in a triangular shaped public use easement over the northwest corner of Tax Parcel C4 (Tract C MSB Waiver 2000-94-PWm, Herman & Linda Griese, owners) which was agreed upon between Troy Davis Homes, the developer of Secluded Point Subdivision, and the Grieses, for the extension of Hayfield Road. The easement is larger than what is necessary for the project and was not accepted by the borough. The easement will be replaced with a public use easement accepted by the borough and sized appropriately for the extension of Hayfield Road right-of-way to the proposed subdivision.*

SUMMARY STATEMENT: On April 16, 2015 (written decision April 21, 2015), the Platting Board approved the preliminary plat of Secluded Point and the vacation of any public interest in the public use easement recorded as 2015-001282-0 and a replacement easement. The easement to be vacated was not accepted by the borough and is larger than what is necessary for the extension of Hayfield Road. The easement will be replaced with a public use easement accepted by the borough and sized appropriately for the planned right-of-way. Petitioner has demonstrated that alternate equal or better access will be provided as required by MSB 43.15.035(B)(1)(a) and 43.15.035(B)(2)(a).

RECOMMENDATION OF ADMINISTRATION: Staff recommends the assembly approve the vacation as the Platting Board's decision to vacate the public use easement recorded at 2015-001282-0 is consistent with MSB 43.15.035(B)(1)(a) and 43.15.035(B)(2)(a) as equal or better access will be provided. Vacation is pursuant to AS 29.40.120 through 29.40.160 and MSB 43.15.035.

~~right-of-way. After construction provide verification that the back slopes within these areas of the utility easements do not exceed 4:1 per SCMI01.1(a)(1)(b).~~

VOTE:

- The motion passed with all in favor. There are 13 findings.

TIME: 10:26 A.M.

CD: 1:55:23

D. SECLUDED POINT

Sloan Von Gunten (Secretary)

- Stated that 611 public hearing notices were mailed out on March 26, 2015, to this date there has been 34 returns, no objections, 1 non-objection, and no concerns.

Peggy Fowler (Platting Technician)

- Gave an overview on the case.

Diana Sorensen (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Wayne Whaley & John Shadrach (Petitioner's Representative)

- Gave a brief explanation on what they are doing to improve the culvert.
- Talked about the trails in the area.
- Agrees with the changes to the recommendations.

Troy Davis Homes (Petitioner)

- Spoke on the Owls that are moving in an Eagle Nest.

DISCUSSION:

- Discussed the culvert in the area.
- The culvert was built in 2014

MOTION:

- Mr. Jay Van Diest moved to approve the public use easement over Tracts A and C, MSB Waiver 2000-94-PWm and adjoining 10' utility easement, which provides access to Secluded Point and vacation of any public interest in the public use easement recorded as 2015-001282-0 for Secluded Point, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 4 findings.

MOTION:

- Mr. Zimmerman moved to approve the Variance to MSB 43.20.140, Physical Access, to

allow a right-of-way with a curve radius of less than 225 feet, and the preliminary plat for Secluded Point, seconded by Mr. Marty Van Diest with changes to recommendations #6, #15, #17, adding #24, and add findings #14, #22, #23.

MOTION TO AMEND:

- Mr. Marty Van Diest moved to amend recommendation #4 to read: Provide engineer's hydraulic analysis of culvert capacity. Discuss erosion protection measures after road and drainage construction is complete, seconded by Mr. Zimmerman

VOTE ON AMENDMENT:

- The amended motion passed with all in favor.

RECOMMENDATION:

- Modify #4: Provide engineer's hydraulic analysis of culvert capacity. Discuss erosion protection measures after road and drainage construction is complete.
- Modify #6: Provide a plat note requiring the flag Lots 20 & 21 to use a common access to the private road.
- Modify #15: Adjust the meanders of Tract B to more accurately show the current conditions.
- Modify #17: Obtain DNR's approval that the necessary steps have been completed to ascertain ownership of lands subject to water boundaries.
- Add #24: Abandon the well per ADEC requirements.

FINDINGS:

- Add to #14: There was testimony that the eagles nest is now being used by owls.
- Add #22: Cottonwood Creek has changed its course since the 1915 BLM survey.
- Add #23: Tract B is no longer bounded by Cottonwood Creek.

VOTE:

- The motion passed with all in favor. There are 23 findings.

TIME: 11:41 A.M.

CD: 3:10:22

E. MEADOW VALLEY ADD 1 RSB L/11, 12 & 13A

Sloan Von Gunten (Secretary)

- Stated that 36 public hearing notices were mailed out on March 26, 2015, to this date there has been no returns, no objections, no non-objection, and no concerns.

Peggy Fowler (Platting Technician)

- Gave an overview on the case.

Diana Sorensen (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 861-7874 • Fax (907) 861-8407

April 21, 2015

NOTIFICATION OF ACTION

Troy Davis Homes, Inc.
1689 Knik Goose Bay Road, Ste. 400
Wasilla, AK 99654

RE: SECLUDED POINT

CASE: 2015-048

Action taken by the Platting Board on April 16, 2015 is as follows:

THE PUBLIC USE EASEMENT OVER TRACTS A AND C, MSB WAIVER 2000-94-PWm AND ADJOINING 10' UTILITY EASEMENT, WHICH PROVIDES ACCESS TO SECLUDED POINT AND VACATION OF ANY PUBLIC INTEREST IN THE PUBLIC USE EASEMENT RECORDED AS 2015-001282-0 FOR SECLUDED POINT WAS APPROVED AND THE VARIANCE TO MSB 43.20.140, PHYSICAL ACCESS, TO ALLOW A RIGHT-OF-WAY WITH A CURVE RADIUS OF LESS THAN 225 FEET, AND THE PRELIMINARY PLAT FOR SECLUDED POINT WAS APPROVED, AND WILL EXPIRE ON APRIL 21, 2021 CONTINGENT UPON THE FOLLOWING CONDITIONS / REASON (see attached),

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Ms. Diana Sorensen
Platting Board Chairman

cc:
DCP/ENG

Denali North
PO Box 874577
Wasilla, AK 99687

Herman & Linda Griese
6959 S. Hayfield Rd.
Wasilla, AK 99623

CONDITIONS of APPROVAL:

The Platting Board approved the public use easement over Tracts A and C, MSB Waiver 2000-94-PWm and adjoining 10' utility easement, which provides access to Secluded Point and vacation of any public interest in the public use easement recorded as 2015-001282-0 for secluded point was approved and the variance to MSB 43.20.140, physical access, to allow a right-of-way with a curve radius of less than 225 feet, and the preliminary plat for Secluded Point, contingent upon the following:

1. Provide public use easement documents with approved legal descriptions, bearing the acknowledgement of acceptance by the borough and being signed by all individuals holding a legal or equitable interest in the property involved, in a format that meets the State Recorder's Office requirements.
2. Obtain assembly approval of the vacation within 30 days of Platting Board's written Notification of Action.
3. Record a vacation resolution.
4. Submit recording fee, payable to the State of Alaska, DNR.

FINDINGS:

1. The owners of Tracts A & C, MSB Waiver 2000-94-PWm will need to sign the public use easement documents which will be recorded simultaneously with the plat.
2. A portion of S. Hayfield Road is constructed and paved within Tract A & C, MSB Waiver 2000-94-PWAm, ending in a cul-de-sac where borough maintenance ends. The public use easements will provide the legal access for that portion along with providing access to the proposed subdivision of Secluded Point.
3. The vacation is of a recorded public use easement over the northwest corner of Tract C MSB Waiver 2000-94-PWm which will be replaced with a public use easement accepted by the borough and sized appropriately for the right-of-way.
4. Assembly approval of the vacation is required per MSB 43.15.035, *Vacations*.

CONDITIONS for VARIANCE AND PRELIMINARY PLAT:

1. Submit the mailing and advertising fee.
2. Construct the road from the end of borough maintenance to the new cul-de-sac to residential subcollector standard. Submit construction cost estimate for that portion of the road which will remain public, schedule pre-construction meeting with Capital Projects Engineer, pay inspection fee, and obtain Notice to Proceed prior to any construction. During construction, a licensed civil engineer must inspect the construction activities, and provide inspection reports following the "No Engineer Left Behind" guidelines for entire road.
3. Obtain the borough's final acceptance of all the road improvements required.

4. Provide engineer's hydrologic analysis of culvert capacity. Discuss erosion protection measures after road and drainage construction is complete.
5. Adjust the lot line north between lots 1 & 2 to provide for 10,000 sq ft of useable septic area on both of those lots per the engineer's report.
6. Provide a plat note requiring the flag Lots 20 & 21 to use a common access to the private road.
7. Provide 15 mph speed limit and curve signs at the appropriate locations to notify drivers of the sharp curve.
8. Depict the location of Wet Gulch Trail, also referred to as RST-1710, on the final plat after deliberation with SOA/DNR. Provide evidence of DNR's agreement to the location of the trail or a plat note.
9. Provide a mechanism for the acceptance of the private road and culvert structure, which will be recorded simultaneously with the plat.
10. Provide plans for ongoing road and culvert structure maintenance, to include identifying the party responsible, with contact information, specifying the scope of services, listing all roads and approximate lengths the maintenance contract covers.
11. Provide a plat note: "No borough funds shall be expended to upgrade or maintain private roads."
12. Remove road dedication language from the ownership certificate.
13. Obtain an encroachment permit for the gate within the public right-of-way per MSB 11.10.010.
14. Provide verification that the slopes within the utility easements do not exceed 4 to 1.
15. Adjust the meanders of Tract B to more accurately show the current conditions.
16. Provide surveyor's determination and documentation of Section Line Easements within and adjoining the subdivision boundaries.
17. Obtain DNR's approval that the necessary steps have been completed to ascertain ownership of lands subject to water boundaries.
18. Replace Plat Note #6 with "Meanders shown hereon are for computational purposes only. The lot lines extend to the Ordinary High Water mark of Lucy Creek and Cottonwood Creek or to the Mean High Water mark where waters are tidally influenced" or words to that effect.
19. Submit final plat in full compliance with Title 43.
20. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat per 43.15.053(A).
21. Submit recording fee, payable to the State of Alaska, DNR.

22. Provide updated Certificate to Plat executed within 90 days, prior to recording plat per MSB 43.15.053(E).
23. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
24. Abandon the well per ADEC requirements.

FINDINGS for VARIANCE AND PRELIMINARY PLAT:

1. The plat of Secluded Point is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.015 Preliminary Plat.
2. A variance from MSB 43.20.140, *Physical Road Access* was submitted and presented to the Platting Board to allow the dedication of a residential roadway with a curve centerline radius of less than 225 feet:

A. The granting of the variance shall not be detrimental to the public health, safety, welfare or to adjacent property because:

The existing curve has a radius of 70 feet in accordance with the AASHTO Green Book for roadway design standards; curves of such radii are not detrimental to the public health, safety or welfare when posted with the proper speed limits & curve signs. Further, please note that due to the proximity of the creek, sight distances will be excellent from both directions throughout the curve. The proposed cul-de-sac is surrounding properties therefor the granting of the variance will not have an adverse effect on the adjacent properties or MSB since it will be privately maintained.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought because:

Referencing the topographic mapping of the proposed gated subdivision the property has two predominant topographic features. The first is Lucy Creek which runs west to east through the property, the second is a bluff and ridge at the southerly extents of the property which runs predominantly northeast-southwest and ends on a narrow ridge at the east line. At its narrowest and most practical location for a crossing, the creek is within 200 feet of the bluff. A road crossing perpendicular to the creek and then leading into a curve designed to MSB standards would produce rights-of-way which would come within forty feet of the top of the bluff. Construction of a roadbed so close to the bluff could compromise the integrity of the bluff. And absolutely would not be an efficient design of the proposed lots. The alternative to the existing curve is the construction of a "T" intersection on the south side of the creek crossing. By necessity, the road would end or "T" at the roadway running parallel to the bluff. Such an intersection could be constructed in accordance with MSB Subdivision Construction Manual. However, application of the standards for residential street traffic way corners would effectively produce curve with a radius of 30 feet. It is for these reasons that we maintain these topographic features are conditions upon which this variance application is based, and those conditions do not apply generally to properties for which the variance is sought.

A. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of

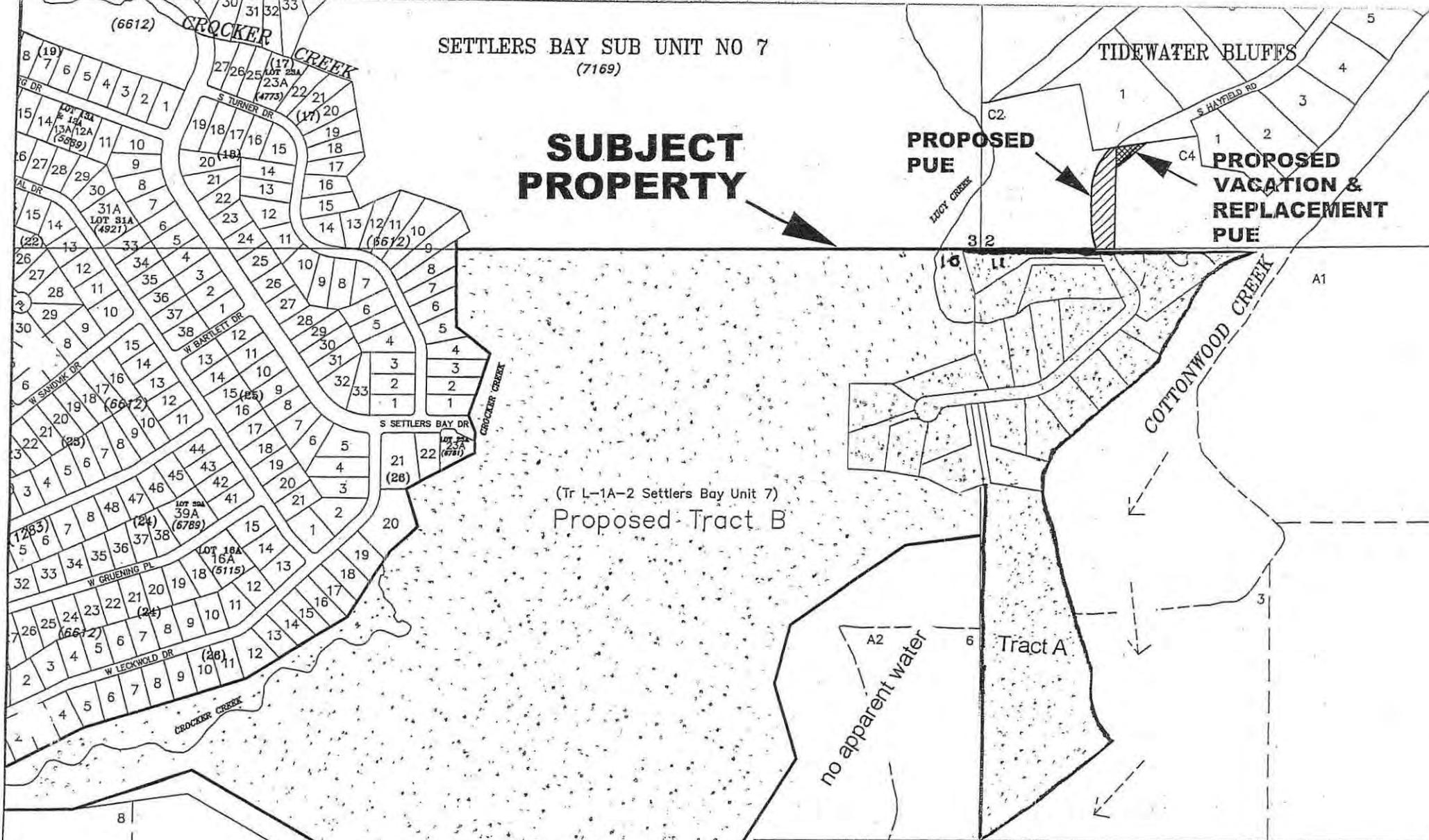
the property through a condemnation or because of surrounding development or conditions the strict application of MSB Code 43.20.280(A)(1) shall result in undue substantial hardship to the owner of the property.

This variance application is made in an effort to produce the safest access to the 18 lots on the south side of the creek given the topographic features (ie: the creek crossing and bluff location) of the property. Strict application of MSB 43.20.140 would result in difficult construction and safety measures needed in order to meet this requirement. However, as stated above granting of the variance would result in a road design which better serves the public's health safety and welfare. The gated subdivision would be private access to the 21 lot owners and limit public access to the subdivision.

3. Mr. Rowland stated there is a minimum of 10,000 sq ft of useable building area and 10,000 sq ft of contiguous useable septic area within each of the lot in conformance with MSB 43.20.280. He noted that Lots 1 & 2 have limited useable areas for septic systems and the lot line between them needs to be adjusted 30' north. The two tracts are greater than 9.2 acres and do not require useable area determination.
4. The internal roads will be constructed to residential subcollector standards and be maintained privately.
5. S. Hayfield Road is currently paved up to the cul-de-sac in Section 2, and maintained by the borough up to that point.
6. Fish Habitat Permit FH-13-IV-0184 was issued by ADF&G to allow for the installation of a culvert.
7. A retaining wall evaluation report was provided which recommended storm water be directed away from the top of the retaining walls and erosion control measures be constructed.
8. Research for trails in the area is ongoing. MSB 43.15.015 requires that all easements of record be shown on the plat. Continuing discussions with State DNR officials to resolve the locations of the trails is necessary and a condition of approval is recommended by staff.
9. Wet Gulch Trail was historically used to access the Willow Creek Mining District from the Town of Knik.
10. Cottonwood Creek appears to have changed course causing accretion which has increased the size of the subject parcel. Accretion is the increase of property by gradual natural additions, such as alluvion. Alluvion is a gradual increase of land on a shore or river bank by the action of water, whether from natural or artificial causes.
11. The property is not in an area mapped by FEMA.
12. Section line easement documentation is necessary to ensure all easements of record are shown on the plat.
13. Lucy Creek and Cottonwood Creek are specified by ADF&G as anadromous waterbodies.
14. There is an eagle's nest on the property. US Fish and Wildlife Service has "Recommended Time Periods for Avoiding Vegetation Clearing" guidelines that should be followed during the construction phase of the project. They also have documents with recommendations for

“Managing Activities Near Nesting Bald Eagles.” The developers should consult with USFWS Migratory Bird experts for the latest guidelines regarding construction, buffers and land use practices. There was testimony that the eagles nest is now being used by owls.

15. Cultural Resources Division advises a cultural resource survey for these parcels because of their location and topography, especially in the vicinity of Crocker Creek, Cottonwood Creek, Lucy Creek, wetlands, and old lakes indicate that traces of prehistoric and/or historic activities are likely present.
16. The International Fire Code requires a gate for private roads to have a key switch keyed to the Central Mat-Su fire department KNOX key.
17. The Common Interest Ownership Act is a research resource for creating the entity accepting ownership of the road and culvert structure.
18. An encroachment permit is required for objects within, extending over or under borough’s public right-of-ways or a public easement per MSB 11.10.010.
19. There were no objections from any borough departments.
20. The Fairview RSA Supervisor is concerned over the dead end road eliminating the possibility of Hayfield Road being connected to Settlers Bay Dr in the future, road construction standards, culvert maintenance and inspections, flag lots, the variance and vacation. Staff notes the requirement to extend the right-of-way to the end of the property is not a requirement of the current code, the vacated area will be replaced with a PUE over the same area, the variance application was submitted and will be decided upon by the Platting Board, and the road will be constructed to residential subcollector standards and the culvert structure will be maintained privately.
21. There was a public comment submitted from Herman & Linda Griese concurring with the changes to the PUE and the subdivision design for Secluded Point.
22. Cottonwood Creek has changed its course since the 1915 BLM survey.
23. Tract B is no longer bounded by Cottonwood Creek.



SETTLERS BAY SUB UNIT NO 7
(7169)

**SUBJECT
PROPERTY**

**PROPOSED
PUE**

**PROPOSED
VACATION &
REPLACEMENT
PUE**

(Tr L-1A-2 Settlers Bay Unit 7)
Proposed Tract B

Tract A

no apparent water

platted
meander line

KNIK ARM

VICINITY MAP

FOR SECLUDED POINT W/PUE VACATION, PUE
DEDICATION AND VARIANCE. LOCATED WITHIN
SECTIONS 2, 10 & 11, T16N, R2W
SEWARD MERIDIAN, ALASKA

O'BRIEN CREEK 03 MAP

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PLACING A MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS TO DISPOSE OF FEE SIMPLE INTERESTS OF PREVIOUSLY DISPOSED BOROUGH AGRICULTURAL PROPERTY

AGENDA OF: March 17, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	Sykes District 1	
	Community Development Director	EQ	
	Borough Attorney	JMB fms	
	Borough Clerk	JU	

ATTACHMENT (S): Fiscal Note: NO X YES _____
 Ordinance Serial No. 15-039 (3 pp)

SUMMARY STATEMENT: The purpose of this ordinance is to provide the ad hoc agricultural advisory committee sufficient time to consider instituting an Agriculture Advisory Board, and for such Board to work towards a recommendation to provide the Assembly guidance on Borough processes relating to agricultural property, before the Assembly considers additional applications to dispose of any remaining interest it has in properties for which the agricultural rights have already been disposed.

The ordinance itself is simply designed to stop the Borough from processing any applications for the release of the Borough's rights or the disposal of its development rights and fee interest in previously disposed agricultural properties until March 10, 2016. That should provide the Borough sufficient time to put a policy in place that the Assembly can consider in evaluating a proposal after the March 10, 2016 date.

RECOMMENDATION OF ADMINISTRATION: Administration respectfully requests approval.

PENDING MOTION: Assemblymember Halter moved to refer this ordinance to the Agricultural Advisory Board and the Planning Commission for 120 days.

NON-CODE ORDINANCE

Sponsored By: Assemblymember Sykes
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-039**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PLACING A MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS TO DISPOSE OF FEE SIMPLE INTERESTS OF PREVIOUSLY DISPOSED BOROUGH AGRICULTURAL PROPERTY

WHEREAS, MSB Titles 15, 13, and 23 have governed the disposals of Borough-owned real property or any interests in real property by the Borough over time;

WHEREAS, one of these titles govern the disposal of the Borough's remaining property interests in those properties where the agricultural rights have already been disposed of at lower than the fair market value, and the remaining rights are retained in Borough ownership;

WHEREAS, the Assembly currently acts upon an application from the agricultural rights owner for such disposal without a policy;

WHEREAS, it appears there is a heightened interest from the public requesting the Borough to release all of its rights and/or dispose of the development rights and provide clear fee simple interests of its agriculture land;

WHEREAS, on September 2, 2014 the Assembly passed IM No. 15-019 establishing an ad hoc agricultural advisory committee to analyze whether or not the Boroughs should institute an

Agricultural Advisory Board to consider issues relating to the disposal of Borough agricultural land, among other issues; and

WHEREAS, the ad hoc agricultural advisory committee is still working toward a recommendation to the Assembly;

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Moratorium. Notwithstanding any other provisions of Borough code, the Matanuska-Susitna Borough Assembly institutes a moratorium on the Borough accepting and processing new applications under Title 15, 13 or 23 received after March 10, 2015 for the release of the Borough's rights and/or the disposal of the development rights owned by the Borough in previously disposed agricultural properties until March 10, 2016.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this ___ day of _____, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Ordinance authorizing issuance and sale of bonds and confirming assessment roll for Field of View Park Subdivision Community Water Local Improvement District No. 476.

AGENDA OF: April 7, 2015.

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on April 21, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator: Marcia vonEhr	<i>me of</i>	3-17-15
1	Finance Director	<i>guc</i>	3/23/15
2	Borough Attorney	Reviewed by <i>AS</i>	Bond Counsel
3	Borough Clerk	<i>JR</i>	<i>[Signature]</i>

ATTACHMENT(S) : Ordinance Serial No. 15-040 (5 pp),
 Exhibit "A", (9 pp)
 Ordinance Serial No. 15-041 (16 pp)
 Map (1 p)
 Fiscal Note: Yes No

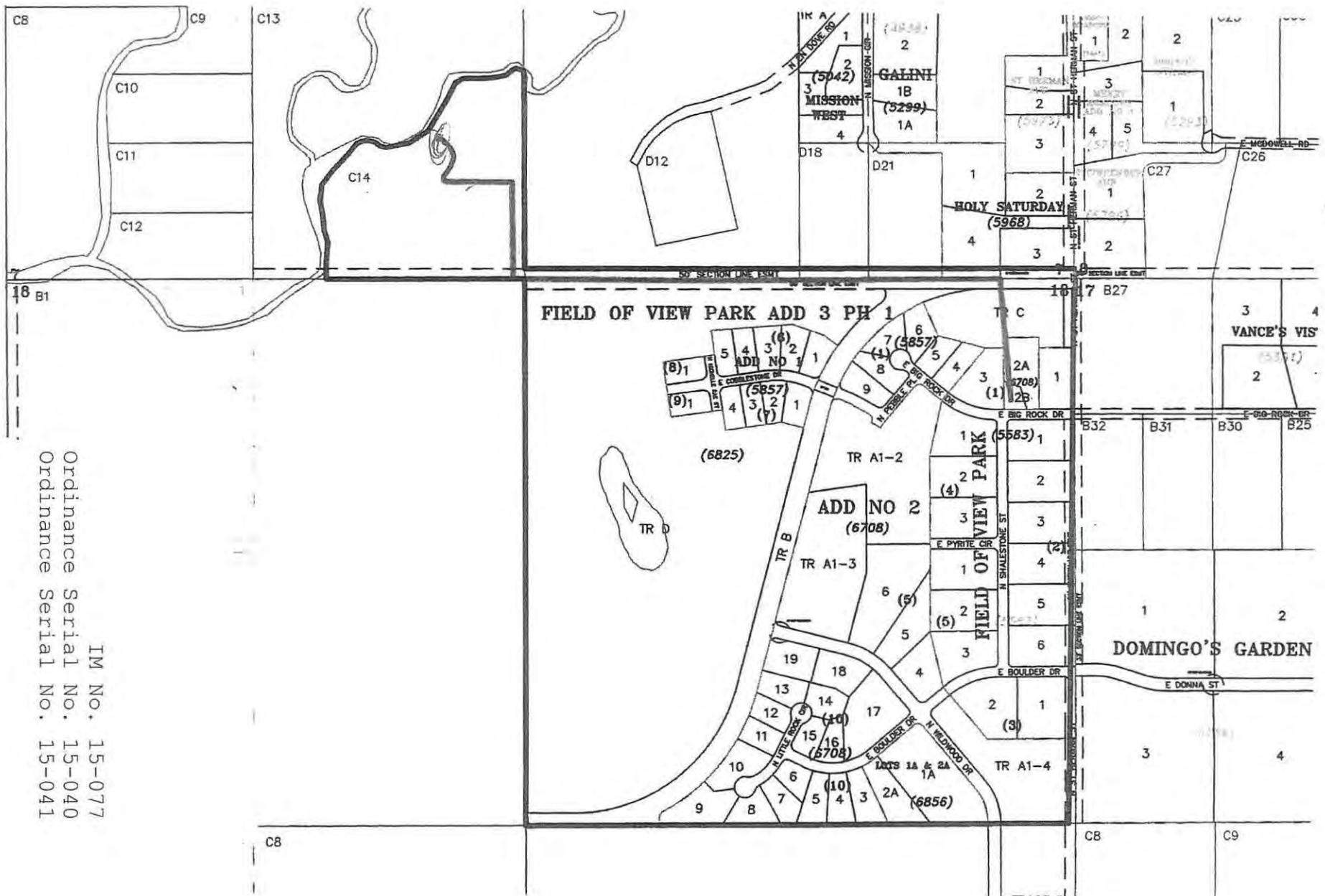
SUMMARY STATEMENT: *Thank you letter (1pp)*
letter of opposition (3pp)

On July 16, 2013 the Assembly adopted Ordinance Serial No.13-072 creating Field of View Park Subdivision Community Water Local Improvement District. The construction has been completed by the contractor and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 15-040 confirms the assessment roll and Ordinance Serial No. 15-041 authorizes the issuance and sale of bonds for Field of View Park Subdivision Local Improvement District No. 476 as required by MSB 3.28.080 and MSB 3.28.120. Both ordinances are necessary to complete the process for this local improvement district.

The total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting MSB 3.28.080(B) criteria.

The Field of View Park Subdivision Community Water Local Improvement District is located in Assembly District #6.



IM No. 15-077
 Ordinance Serial No. 15-040
 Ordinance Serial No. 15-041

Jamie Newman

From: Marcia vonEhr
Sent: Monday, April 20, 2015 9:35 AM
To: Lonnie McKechnie; Tammy Clayton; Nicholas Spiropoulos
Cc: Cheyenne Heindel; Brenda Henry; Jamie Newman
Subject: Field of View Park LID-Water System - Letter of Thanks!!

What a pleasure to forward this letter!

Marcia vonEhr
Document Specialist
Matanuska-Susitna Borough
Direct 907-861-8632

From: RHETT BUCHANAN [<mailto:Rhett.Buchanan@matsuk12.us>]
Sent: Monday, April 20, 2015 9:29 AM
To: Marcia vonEhr
Subject: Field of View Park LID-Water System

Hi Ms. vonEhr,
Please forward my comments to the appropriate individual(s). Thanks!
-Rhett Buchanan

Dear Mat-Su Borough Assembly,
My name is Rhett Buchanan. My wife and I are property owners in the Field of View Park Subdivision. I am writing today to say THANK YOU for approving the LID that resulted in our community water system being saved. Our house was built in 2005, and we've been on a roller-coaster ride with our water system from the day we moved in. I'll spare you the drama stories of brown tubs, clogged appliances, and plummeting home values. For years, realtors avoided our subdivision and lots remained unsold. The future looked grim, with some homeowners opting to haul their water in pickup trucks or return their keys to the bank. In the last two years, the LID passed and Northern Utilities Services (NUS) engineered a water system that has completely changed life in our subdivision. We have abundant, clean, great-tasting water! Our homes are valuable again, and at least 3 new homes are currently being built. I greatly appreciate the work done by NUS and the borough assembly, and am happy to pay the assessment amount of the LID. It's a small investment given the value of our home. I helped organize and attended quite a few homeowner meetings over the years, and can say that the majority of homeowners feel the same way. Thank You!
Rhett and Rebecca Buchanan
7073 N. Shalestone St.
Wasilla, AK
373-0414

OR 15-040
OR 15-041
IM 15-077

The R. and D. Family Trust
4621 E. Pyrite Cir.
Wasilla, AK 99654

April 20, 2015

Department of Finance
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VIA EMAIL

RE: FIELD OF VIEW PARK SUBDIVISION COMMUNITY WATER LOCAL
IMPROVEMENT DISTRICT NO. 476 SPECIAL ASSESSMENT NOTICE TAX PARCEL
#LID476/56708000T00A1-3

**NOTICE OF WRITTEN OBJECTION TO ASSESSMENT ROLL
AND OF INTENT TO TAKE ACTION AGAINST THE MATANUSKA-SUSITNA
BOROUGH AND its AGENTS**

On July 16, 2013 the Assembly of the Matanuska-Susitna Borough voted to give a specific, for-profit, private business money for a private capital construction project. The pertinent facts are as follows:

1. The Borough was petitioned by a private company with no material property interest in the Field of View Park Subdivision. The petition was not initiated by owners of at least one-half in value of the property within Field of View Park Subdivision.
2. The private company stated that the funds would be used to provide community water to the Field of View Park Subdivision.
3. The company is not, nor was it ever, under contract with the Borough to provide community water.
4. The original private company petitioner obtained a guarantee of capital improvement monies through the Borough via Ordinance 13-072 then promptly sold the company and kept the source of the proposed community water, the well.
5. The Borough provided no oversight for the construction.
6. The Borough specified that the Borough did not make any guarantee that the private company would produce "community water" for any property owner in the Field of View Park Subdivision and would not ensure "community" water.
7. The purchaser of the for-profit company is the sole owner of the constructed real property, the underground water distribution lines. The company may use these capital

OR 15-040
OR 15-041
EM 15-077

improvements for any business or personal purpose and is under no obligation to supply water to the Field of View Park Subdivision.

8. The Borough provided the funding for the private capital construction project by taking private property owners' monies through this "Special Assessment," passing these private monies through the Borough, and giving them to the for-profit company, thereby acting as a financing agent for the company.
9. The Borough has initiated this "Special Assessment" without producing any realized or potential increase in the Field of View Park property values.
The Borough will receive a **direct financial gain** by acting as a financial agent for the company.
10. Property owners CONTESTED this assessment, i.e. tax, through public comment. The Borough Attorney is on public record stating that the Borough's interest in approving the private capital improvement project was for the FINANCIAL GAIN OF THE BOROUGH through interest charged to property owners and through mitigation of **alleged and unsubstantiated** loss of property taxes from foreclosed properties.

THE R. AND D. FAMILY TRUST CONTESTS THE ASSESSMENT ROLL AND THE ASSESSMENT OF TAXES.

Ray and Donna Nass

Grantors for The R. and D. Family Trust

cc: Kenneth Kirk, Attorney at Law, Kenneth@kirkalaska.com
Marcia vonEhr, Document Specialist, Marcia.vonEhr@matsugov.us
Distribution List

Department of Finance

April 20, 2015

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Barbara Doty, Assembly Member: Barbara.doty@matsugov.us

Vern Halter, Assembly Member: vernhalter@mtaonline.net

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-040**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING THE ASSESSMENT ROLL FOR THE FIELD OF VIEW PARK SUBDIVISION COMMUNITY WATER LOCAL IMPROVEMENT DISTRICT NO. 476 AND ESTABLISHING THE METHOD OF TERMINATING ASSESSMENTS AND MAKING REFUNDS TO PROPERTY OWNERS.

WHEREAS, the Assembly, by Ordinance Serial No. 13-072 established the Field of View Park Subdivision community water local improvement district no. 476 (LID); and

WHEREAS, the actual costs of the improvement, including construction cost and the amounts required for administrative costs, bond counsel fees, reserves, and related costs are \$5,261.27 per lot; and

WHEREAS, the LID special assessment roll has been prepared and the total costs of the improvement are spread equally among all the properties within the LID as shown on the attached assessment roll marked Exhibit A; and

WHEREAS, the Assembly held a hearing on the assessment roll at which time all the written objections to the assessment roll were considered and all persons present who objected in writing were given the opportunity to be heard; and

WHEREAS, notice of the assessment and hearing was mailed to each owner of record more than 15 days before the hearing; and

WHEREAS, the Assembly found no errors or inequalities in the assessment roll; and

WHEREAS, the Assembly finds that the assessment roll should be confirmed.

NOW, THEREFORE, BE IT ENACTED by the Assembly of the Matanuska-Susitna Borough:

* Section 1. Classification. This ordinance is a non-code ordinance.

* Section 2. Confirmation of roll. Each property within the Field of View Park Subdivision community water local improvement district no. 476 as shown on the attached assessment roll marked Exhibit A, is hereby assessed \$5,261.27 and such assessment roll is hereby confirmed. Notwithstanding MSB 3.28.080(B), an assessment levied under this ordinance may exceed 25 percent of the assessed value for real property taxation of the property assessed.

* Section 3. Notice of assessment. Within 30 days after the date of the adoption of this ordinance, the Finance Director shall mail to the record owner of each property assessed a statement with the property description, the assessment amount, the method of payment, the rate of interest on the unpaid balance of the

assessment, the time of delinquency, and penalties on delinquent payments. Within five days after the statements are mailed, the Finance Director shall publish a notice in a newspaper of general circulation of the mailing of the statements.

* Section 4. Payment of assessment. The entire assessment may be prepaid without interest or penalty within 30 days of the date of mailing of the assessment statement. Thereafter the assessment may be prepaid in whole or in part with interest to the payment date. Interest on the unpaid amount of the assessment shall accrue at a rate per annum equal to the rate of interest on the bonds issued to finance the improvement. Assessments that are not prepaid shall be paid in 20 semiannual installments on March 1, and September 1 of each year, commencing September 1, 2015. Installments shall consist of equal amounts of principal, plus accrued interest. Payments of principal and interest on the assessments confirmed by this ordinance shall be deposited in the sinking fund established pursuant to section (19) of Ordinance Serial No. 15-041 of the Borough.

* Section 5. Delinquencies. Upon the delinquency of an installment there shall be due and payable in addition to the delinquent installment a penalty on the delinquent installment equal to the penalty for second half real property taxes in effect on the date of delinquency. Notice of the delinquency shall be

mailed to the owner of record. The notice shall describe the delinquency and state that the balance of the assessment, plus penalty and accrued interest, will be due and payable if the delinquent installment, plus penalty and accrued interest, is not paid. If any payment has been delinquent for more than 60 days as of January 1, the assessed property will be placed on the borough's foreclosure list. At that time, the entire principal balance of the assessment plus accrued interest and penalty on the principal balance, and applicable foreclosure costs, shall be due and payable.

* Section 6. Termination of assessments and refund of prorata share of assessment prepayments.

A. Upon the discharge of the bonds, all unpaid, non-delinquent assessment installments are cancelled. The Finance Director shall refund to the owner of record at the time of discharge of each property whose assessment was prepaid, an amount equal to the difference in the total assessment paid on account of the property and the amount paid on account of properties for which no prepayments were made.

B. For any properties upon which foreclosure proceedings to recover delinquent assessment installments have been commenced prior to the cancellation of remaining assessment installments,

the amount due shall be recomputed as provided in subsection (A),
except there will be no refund.

* Section 7. Effective date. Ordinance Serial No. 15-040
shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 21 day
of April, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#: / Subdivision</u>	<u>Land Appraisal</u>	<u>Building Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
118N01E07C014 FISCHER LINCOLN W & DEBORAH D PO BOX 873135 WASILLA AK 99687-3135	0016 WA	2	\$65,600.00	\$1,400.00	\$67,000.00	17.48
55583B01L001 SORTORE ARTHUR E & MARY P 4781 E BIG ROCK DR WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$30,000.00	\$198,700.00	\$228,700.00	1.17
55583B01L003 WEHRHEIM WILLIAM T & JANE M 4681 E BIG ROCK DR WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$30,000.00	\$161,400.00	\$191,400.00	1.24
55583B02L001 BUCHANAN RHETT D & REBECCA 7073 N SHALESTONE ST WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$174,000.00	\$207,500.00	1.49
55583B02L002 BUCHANAN RHETT D & REBECCA O 7073 N SHALESTONE ST WASILLA AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$0.00	\$33,500.00	1.49
55583B02L003 LEUTZINGER ANDREA PO BOX 876104 WASILLA AK 99687-6104	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$0.00	\$33,500.00	1.49
55583B02L004 RAPSON WILLIAM 6935 N SHALESTONE ST WASILLA AK 99654-9079	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$195,400.00	\$228,900.00	1.49
55583B02L005 MACKEY TODD A & SONJA S 6893 N SHALESTONE ST WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$227,000.00	\$260,500.00	1.49

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

EXHIBIT 'A'

SPECIAL ASSESSMENT PER LOT \$5,261.27

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
55583B02L006 NEWLAND AARON R & KYLA E 6791 N SHALESTONE ST WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$298,100.00	\$331,600.00	1.49
55583B03L001 MAYER BRADLEY ANDREW MAYER RACHEL LYNN 4742 E BOULDER DR WASILLA AK 99654-0431	0016 WA	2 FIELD OF VIEW PK	\$40,000.00	\$221,900.00	\$261,900.00	1.72
55583B03L002 BURGESS MICHAEL & LOUISE 22733 WHITE LILY CIR MORENO VALLEY, CA 92557	0016 WA	2 FIELD OF VIEW PK	\$40,000.00	\$0.00	\$40,000.00	1.64
55583B04L001 FISCHER BRANDON S UPDEGRAFF ELLAMARIE G 3800 S KRISUN DR WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$143,400.00	\$176,900.00	1.43
55583B04L002 MARTINSON LVG TR MARTINSON DAVID ALLEN TRE MARTIN; 23243 CREST VIEW WAY SAN ANTONIO TX 78261-2828	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$0.00	\$33,500.00	1.49
55583B04L003 MARTINSON LVG TR MARTINSON DAVID ALLEN TRE MARTIN; 23243 CREST VIEW WAY SAN ANTONIO TX 78261-2828	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$0.00	\$33,500.00	1.49
55583B05L001 SELYUTIN MYKOLA PO BOX 875769 WASILLA AK 99687-5769	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$213,100.00	\$246,600.00	1.49

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

EXHIBIT 'A'

SPECIAL ASSESSMENT PER LOT \$5,261.27

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
55583B05L002 CHAN CHOONG KID & MELISSA 300 E KALLI CIR WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$0.00	\$33,500.00	1.49
55583B05L003 CHAN CHOONG KID & MELISSA 300 E KALLI CIR WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$352,700.00	\$386,200.00	1.49
55857B01L004 BRICKEY JONATHAN R 4637 E BIG ROCK DR WASILLA AK 99654-0425	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$176,200.00	\$201,200.00	0.62
55857B01L005 OSBORNE ROBT G & VANESA A 2040B AVIATION LOOP KODIAK AK 99615-6884	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$0.00	\$25,000.00	0.52
55857B01L006 WALLIS JOHN R PO BOX 872162 WASILLA AK 99687-2162	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$0.00	\$25,000.00	0.70
55857B01L007 WALLIS JOHN R PO BOX 872162 WASILLA AK 99687-2162	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$165,600.00	\$190,600.00	0.59
55857B01L008 WALKER ROBERT M & RACHEL K 4582 E BIG ROCK DR WASILLA AK 99654-0425	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$177,100.00	\$202,100.00	0.61
55857B01L009 CHAPMAN JENNIE E PO BOX 875154 WASILLA AK 99654-5154	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$178,900.00	\$203,900.00	0.66

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

EXHIBIT 'A'

SPECIAL ASSESSMENT PER LOT \$5,261.27

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
55857B06L001 COOK WARREN & DESIREE # 2-432 3060 N LAZY EIGHT CT WASILLA AK 99654-4331	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$164,400.00	\$189,400.00	0.57
55857B06L002 SELWAY CORP PO BOX 1987 PALMER, AK 99645-1987	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$0.00	\$25,000.00	0.58
55857B06L003 THEODORE LARRY L PO BOX 875528 WASILLA AK 99687-5528	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$180,500.00	\$205,500.00	0.59
55857B06L004 SCOTT PETER E PO BOX 143154 ANCHORAGE AK 99514-3154	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$262,800.00	\$287,800.00	0.50
55857B06L005 BONADURER PAUL D & JESSICA A 6495 N MICHELLE RAE ST WASILLA AK 99654-7897	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$164,200.00	\$189,200.00	0.52
55857B07L001 DOBROVA ARBERIM 2909 SUMMER SUN CT ANCHORAGE AK 99507-1877	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$0.00	\$25,000.00	0.55
55857B07L002 PERDUE KELLY 4414 E COBBLESTONE DR WASILLA AK 99654-7893	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$164,200.00	\$189,200.00	0.48
55857B07L003 KOTEK COREY E & ROBERTA L 915 KATELYN CIR	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$180,500.00	\$205,500.00	0.48

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
MONTGOMERY MN 56069-4491					
55857B07L004 KYRISCH JAMES W & HANNAH 4368 E COBBLESTONE DR WASILLA AK 99654-7893	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$244,300.00	\$269,300.00	0.48
55857B08L001 DOBROVA FATON & LUMTURIJE 262 WILSON AVE STATEN ISLAND, NY 10308-1935	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$0.00	\$25,000.00	0.50
55857B09L001 VANCE CARL D 4320 E COBBLESTONE DR WASILLA AK 99654-7893	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$211,900.00	\$236,900.00	0.50
56708000T00A1-2 BOS MICHELLE R 6429 N PEBBLE PL WASILLA AK 99654-1088	0016 WA 2 FIELD OF VIEW PK ADD 2	\$84,800.00	\$206,900.00	\$291,700.00	7.01
56708000T00A1-3 NASS RAY 4621 E PYRITE CIR WASILLA AK 99654	0016 WA 2 FIELD OF VIEW PK ADD 2	\$77,800.00	\$0.00	\$77,800.00	5.56
56708000T00A1-4 BALLESTEROS ANDREW T & SARAH R PO BOX 770441 EAGLE RIVER AK 99577-0441	0016 WA 2 FIELD OF VIEW PK ADD 2	\$55,000.00	\$393,900.00	\$448,900.00	4.58
56708B01L002A TAYLOR CHRISTOPHER M&REBEKAH M 4755 E BIG ROCK DR WASILLA AK 99654-0453	0016 WA 2 FIELD OF VIEW PK ADD 2	\$30,000.00	\$170,100.00	\$200,100.00	1.10
56708B01L002B OASIS WATER LLC PO BOX 233368	0016 WA 2 FIELD OF VIEW PK ADD 2	\$1,500.00	\$0.00	\$1,500.00	0.27

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisa</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
ANCHORAGE AK 99523-3368						
56708B05L004 VANCE LYDIA I	0016 WA	2 FIELD OF VIEW PK ADD 2	\$33,500.00	\$0.00	\$33,500.00	1.07
10041 THIMBLE BERRY DR ANCHORAGE AK 99515-2638						
56708B05L005 RIGDON BRADLEY J	0016 WA	2 FIELD OF VIEW PK ADD 2	\$33,500.00	\$192,800.00	\$226,300.00	1.27
6225 N WILDWOOD DR WASILLA, AK 99654						
56708B05L006 VANCE TIMOTHY M	0016 WA	2 FIELD OF VIEW PK ADD 2	\$54,000.00	\$61,000.00	\$115,000.00	2.84
6755 N SAINT HERMANS ST WASILLA AK 99654-9029						
56708B10L003 BETTIS RODNEY E & GEORGIANNA N	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$162,000.00	\$187,000.00	0.72
9400 N DORO DR PALMER AK 99645-8010						
56708B10L004 SHAPOVAL VADIM & NELYA	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$210,100.00	\$235,100.00	0.62
4475 E BOULDER DR WASILLA AK 99654						
56708B10L005 MASTEJ REV FAM TR	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$90,500.00	\$115,500.00	0.64
895 E HEATHER WAY WASILLA AK 99654-9132						
56708B10L006 MCKINNEY KAYLA TRAVAL	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$214,200.00	\$239,200.00	0.48
4439 E BOULDER DR WASILLA AK 99654						
56708B10L007 SPIVEY MICHAEL L JR	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$176,900.00	\$201,900.00	0.59
PMB 684						

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisa</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
7362 W PARKS HWY WASILLA AK 99623-9300						
56708B10L008 SLOAN JACOB M & LEIGH	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$213,700.00	\$238,700.00	0.65
# A 129 BURTON ST ANCHORAGE AK 99504-1203						
56708B10L009 SALYER RICHARD A	0016 WA	2 FIELD OF VIEW PK ADD 2	\$30,000.00	\$146,000.00	\$176,000.00	1.10
6005 N LITTLE ROCK CIR WASILLA, AK 99654						
56708B10L010 SANDERS LEVI	0016 WA	2 FIELD OF VIEW PK ADD 2	\$30,000.00	\$194,700.00	\$224,700.00	0.93
6030 N LITTLE ROCK CIR WASILLA AK 99654-0427						
56708B10L011 BRENTOR AMANDA L	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$185,700.00	\$210,700.00	0.54
6070 E LITTLE ROCK CIR WASILLA AK 99654-0427						
56708B10L012 KLEMENTZ TODD R	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$125,700.00	\$150,700.00	0.53
PO BOX 873802 WASILLA AK 99687-3802						
56708B10L013 MCMULLEN DOUGLAS G & KIMBERLY A	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$223,600.00	\$248,600.00	0.67
6120 N LITTLE ROCK CIR WASILLA, AK 99654						
56708B10L014 BLAKELY TRAVIS & ELIZABETHROSE	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$137,500.00	\$162,500.00	0.62
6125 N LITTLE ROCK CIR WASILLA, AK 99654						

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

EXHIBIT 'A'

SPECIAL ASSESSMENT PER LOT \$5,261.27

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
56708B10L015 BOYD TRAVIS J & RACHELLE J 6101 N LITTLE ROCK CIR WASILLA AK 99654-0427	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$227,200.00	\$252,200.00	0.51
56708B10L016 SLOAN DANIEL R PO BOX 298683 WASILLA AK 99629-8683	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$0.00	\$33,000.00	0.50
56708B10L017 MARTUSHEV MARFA T STE 6 1051 E BOGARD RD WASILLA AK 99654-7174	0016 WA	2 FIELD OF VIEW PK ADD 2	\$40,000.00	\$256,100.00	\$296,100.00	1.90
56708B10L018 DZUGLINI BESNIK DOBROVA LUMTURIJE # 2 3900 MALASPINA CIR ANCHORAGE AK 99517-1535	0016 WA	2 FIELD OF VIEW PK ADD 2	\$30,000.00	\$0.00	\$30,000.00	0.95
56708B10L019 DOBROVA ARBERIM 2909 SUMMER SUN CT ANCHORAGE AK 99507-1877	0016 WA	2 FIELD OF VIEW PK ADD 2	\$30,000.00	\$0.00	\$30,000.00	0.92
56825000T00C VANCE GREGORY A 6568 N SAINT HERMANS ST WASILLA AK 99654-9045	0016 WA	2 FIELD OF VIEW PK ADD 3 PH 1	\$59,700.00	\$192,200.00	\$251,900.00	3.73
56825000T00D GAMUT UNLIMITED LLC 15217 DARBY RD EAGLE RIVER, AK 99577	0016 WA	2 FIELD OF VIEW PK ADD 3 PH 1	\$446,900.00	\$0.00	\$446,900.00	62.07

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
56856B10L001A ARRIAGA RAUL MARTINEZ AMELIA B 3307 BONIFACE PKY ANCHORAGE AK 99504-3701	0016 WA	2 FIELD OF VIEW PK ADD 2 RSB B/10 L/1	\$53,400.00	\$0.00	\$53,400.00	3.14
56856B10L002A ERICKSON RICHARD WAYNE PO BOX 325 PALMER AK 99645-0325	0016 WA	2 FIELD OF VIEW PK ADD 2 RSB B/10 L/1	\$30,000.00	\$166,000.00	\$196,000.00	1.06
Total Parcels in LID476:	63		\$2,452,700.00	\$8,404,500.00	\$10,865,200.00	157.09

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-041**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$332,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE FIELD OF VIEW PARK SUBDIVISION COMMUNITY WATER LOCAL IMPROVEMENT DISTRICT NO. 476, AND FIXING DETAILS OF SAID BONDS.

WHEREAS, the Assembly of the Matanuska-Susitna Borough (the "Borough") has determined and does hereby determine that it is necessary to proceed to plan, design, develop, construct, equip, acquire property for, or otherwise provide for a community water system in the Field of View Park Subdivision (the "project"); and

WHEREAS, a local improvement district known as the Field of View Park Subdivision Community Water Local Improvement District No. 476 (the "LID") has been formed for the project, special assessments will be levied on properties in the LID that are specially benefited by the project, and said special assessments, with interest thereon, will be sufficient (together with other amounts) and available to pay the principal of and interest on the hereinafter defined bonds; and

WHEREAS, it is deemed necessary and advisable and in the best interests of the Borough and its inhabitants that not to exceed

\$332,000.00 principal amount of special assessment bonds be issued at this time in a single series, as hereinafter fixed and determined, for the purpose of paying the cost (as hereinafter defined) of the project; and

WHEREAS, the proper officials of the Borough have negotiated an agreement (the "agreement") with Wells Fargo Bank, N.A. (the "purchaser") which provides, inter alia, for the issuance and sale by the Borough and the purchase by the purchaser of the hereinafter defined bonds; and

WHEREAS, it is hereby found to be in the best interest of the Borough that the agreement be approved and executed and that certain matters relating to such bonds and the use of the proceeds of such sale be established.

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE MATANUSKA-SUSITNA BOROUGH:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Purpose. The purpose of this ordinance is to authorize the issuance and sale of not to exceed \$332,000.00 of special assessment bonds to be sold in one series to provide funds to pay the capital costs of the project, to pay the costs of issuance of the bonds authorized herein and to fix certain details of said Bonds to be issued.

Section 3. Definitions. The following terms shall have the following meanings in this ordinance:

A. "Agreement" means the Agreement 12-185 dated June 8, 2012, from Wells Fargo Bank, N.A., and accepted by the Borough for the sale of the bonds by the Borough to the purchaser.

B. "Assembly" means the Borough Assembly, as the general legislative authority of the Borough, as the same shall be duly and regularly constituted from time to time.

C. "Bond" or "Bonds" means any of the Matanuska-Susitna Borough Special Assessment Bonds, Field of View Park Subdivision Community Water Local Improvement District No. 476, 2015, the issuance and sale of which are authorized herein.

D. "Bond register" means the registration books maintained by the Borough, which include the names and addresses of the owners or nominees of the owners of the Bonds.

E. "Cost" or "Costs" means all costs of the project allowable in special assessments under AS 29.46.110.

F. "Ordinance" shall mean this Ordinance Serial No. 15-041 of the Borough.

G. "Purchaser" means, Wells Fargo Bank, N.A., the purchaser of the bonds.

H. "LID" means Local Improvement District No. 476.

Section 4. Authority for ordinance. The Borough has ascertained and hereby determines that each and every matter and thing as to which provision is made in this ordinance is necessary in order to carry out and effectuate the purposes of the Borough in accordance with the Constitution and statutes of the state of Alaska, and the code of ordinances of the Borough, and to issue the bonds.

Section 5. Obligation of bonds. The bonds are a special obligation of Field of View Park Subdivision Community Water Local Improvement District No. 476 of the Borough and are payable solely from assessments levied against the properties which are specially benefited by the project within the Field of View Park Subdivision Community Water Local Improvement District No. 476 and funds pledged for the payment of the bonds under this ordinance. Said assessments shall constitute a sinking fund for the payment of principal of and interest on the bonds. Neither the faith and credit nor the taxing power of the Borough are pledged to the payment of the principal of and interest on the Bonds.

Section 6. Authorization of bonds and purpose of issuance. For the purpose of providing part of the funds required to pay the cost of the project, and to provide for original issue discount, if any, and to pay all costs incidental thereto and to the issuance of the bonds, the Borough hereby authorizes and

determines to issue and sell the bonds in one series in the aggregate principal amount of not to exceed \$332,000.00.

Section 7. Maturities, payment dates, designation and form of bonds. The bonds shall be designated Matanuska-Susitna Borough Special Assessment Bonds, Field of View Park Subdivision Community Water Local Improvement District No. 476, 2015, shall be dated the date of their delivery to the purchaser, and shall mature on April 1, 2025.

The bonds shall bear interest from their date at a rate determined in accordance with the Agreement, which shall not exceed 5.37 percent per annum. Installments of principal and interest on the bonds (the "installment payments") shall be payable semiannually on April 1 and October 1 of each year, commencing October 1, 2015. Each installment payment shall consist of an equal amount of principal, plus accrued interest.

The bonds shall be registered as to principal and interest as herein provided. The bonds shall each be of the denomination of one thousand dollars (\$1,000) or any integral multiple of \$1,000 of the same interest rate and maturity, approved by the Borough, such approval to be evidenced by the execution of such bonds. The bonds shall be numbered separately in the manner and with such additional designation as the Borough deems necessary for purposes of identification. The bonds shall be substantially

in the form of such bond hereinafter set forth, with such appropriate variations, omissions, or insertions as are permitted or required by this ordinance, and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to the rules and regulations of any governmental authority, or any usage or requirement of law with respect thereto. Each bond shall bear a number or letter, or a number and letter, distinguishing it from every other bond.

Section 8. Details of bonds. Each of the bonds shall be signed by the manual signature of the mayor and the official seal of the Borough (or a facsimile thereof) shall be affixed, imprinted or otherwise reproduced on the bonds, and attested by the manual signature of the Borough Clerk. In case any officer whose signature shall appear on any bonds shall cease to be such officer before the delivery of such bonds, such signature shall nevertheless be valid and sufficient for all purposes the same as if he or she had remained in office until such delivery.

The principal, redemption price of, and the interest on the bonds shall be payable in any coin or currency of the United States of America, which at the respective dates of payment thereof, is legal tender for the payment of public and private debts.

Payment of the principal and interest on the bonds shall be

made by check or draft mailed to the registered owner of record as of the 15th day of the month preceding each installment payment date at the address appearing on the bond register of the Borough.

Section 9. Transfer and exchange of bonds and delivery of new bonds. Any bond may be transferred only upon the books kept for the registration and transfer of bonds by the Borough, upon surrender thereof at the office of the Borough, together with an assignment duly executed by the registered owner or the owner's attorney in such form as shall be satisfactory to the Borough. Upon the transfer of any such bond, there shall be executed in the name of the transferee, and the Borough shall authenticate and deliver, a new registered bond or bonds of the same maturity in any of the authorized denominations.

In all cases in which bonds may be transferred or exchanged under this ordinance, there shall be executed, and the Borough shall authenticate and deliver, bonds in accordance with the provisions of this ordinance. Any such transfer or exchange shall be without cost to the registered owner, except that the Borough may make a charge for every such registration, transfer or exchange of bonds sufficient to reimburse it for any tax, fee, or other governmental charge required to be paid with respect to such registration, exchange or transfer, and such charge or charges shall be paid before any such new bond shall be delivered. The

Borough shall not be required to make any such registration, transfer or exchange of a bond during the fifteen (15) days next preceding an interest payment date on such bond.

Section 10. Ownership of bonds. As to any bond, the person in whose name the same shall be registered on the bond register shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of such bond and the interest on such bond shall be made only to or upon the order of the registered owner thereof or the owner's legal representative, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such bond, including the interest thereon, to the extent of the sum or sums so paid.

Section 11. Mutilated, destroyed, stolen, or lost bonds. In case any bond shall become mutilated or be destroyed, stolen or lost, the Borough may cause to be executed, and shall deliver, a new bond of like interest rate, principal amount and maturity in exchange and substitution for and upon cancellation of such mutilated bond, or in lieu of and in substitution for such bond destroyed, stolen or lost, upon the owner thereof paying the reasonable expenses and charges of the Borough in connection therewith and in the case of a bond destroyed, stolen or lost,

filing by the owner with the Borough evidence satisfactory to the Borough that such bond was destroyed, stolen or lost, and of the owner's ownership thereof, and furnishing the Borough with indemnity satisfactory to it. Any new bond so delivered may bear a number differing from the number of the bond it replaces.

Section 12. Redemption of bonds. The bonds are subject to redemption at the option of the Borough, in whole or in part, at any time. Any redemption of bonds shall be at a redemption price of the principal amount of the bonds to be redeemed, plus accrued interest.

Section 13. Notice of redemption. When the Borough determines to redeem any bonds, it shall give notice of such redemption in the manner then provided by law, which notice shall state the redemption date and identify the bonds to be redeemed by reference to their numbers and further state that on such redemption date there shall become due and payable upon each such bond the principal amount thereof plus the applicable premium, if any (the "redemption price"), together with interest accrued to the redemption date, and that from and after such date interest thereon shall cease to accrue. Such notice shall be given at least 30 days but not more than 45 days prior to the redemption date by first class mail, postage prepaid, to the registered owner

of any Bond to be redeemed at the address of the registered owner appearing on the bond register.

Section 14. Payment of redeemed bonds. Notice of redemption having been given in the manner provided in this ordinance, the bonds so called for redemption shall become due and payable on the redemption date stated in said notice at the applicable redemption price on said date plus interest accrued and unpaid to the redemption date upon presentation and surrender thereof at the office of the Borough. If, on the redemption date, moneys for the redemption of all the bonds to be redeemed, together with interest accrued and unpaid to the redemption date, shall be held on behalf of the Borough at the office of the Borough so as to be available therefore on said date and if notice of redemption shall have been given as aforesaid, then from and after the redemption date the bonds so called for redemption shall cease to bear interest.

Section 15. Form of bond. Each bond shall be in substantially the following form, with such variations, omissions and insertions as may be required or permitted by this ordinance:

UNITED STATES OF AMERICA
STATE OF ALASKA
MATANUSKA-SUSITNA BOROUGH
Special Assessment Bond

Field of View Park Subdivision Community Water
Local Improvement District No. 476
2015

NO. §
INTEREST RATE
Registered Owner
Principal Amount DOLLARS

The Matanuska-Susitna Borough (the "Borough"), a municipal corporation of the state of Alaska, for value received, acknowledges itself indebted and hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered owner identified above, or registered assigns, the principal amount shown above, and to pay (but only out of the sources hereinafter mentioned) interest on the unpaid principal sum from the date hereof at the interest rate per annum shown above. Installments of principal and interest (the "installment payments") shall be payable semiannually on April 1 and October 1 of each year commencing October 1, 2015, until April 1, 2025, when the entire remaining principal balance hereof plus accrued interest shall be paid in full. Each installment payment shall consist of an equal amount of principal, plus accrued interest. The principal, interest and redemption price of this bond shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

Payment of principal and interest shall be made by check or draft mailed to the registered owner of record as of the 15th day of the month preceding each

installment payment date at the address appearing on the bond register of the Borough.

This bond is one of the 2015 special assessment bonds, Field of View Park Subdivision Community Water Local Improvement District No. 476, of The Matanuska-Susitna Borough, Alaska, of like tenor and effect except as to serial numbers, aggregating not to exceed \$332,000.00 in principal amount, and constituting bonds authorized for the purpose of raising funds to pay the cost of natural gas improvements in the Field of View Park Subdivision Community Water Local Improvement District No. 476 of the Borough, and is issued under Ordinance Serial No. 15-041 of the Borough entitled:

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$332,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE FIELD OF VIEW PARK SUBDIVISION COMMUNITY WATER LOCAL IMPROVEMENT DISTRICT NO. 476, AND FIXING DETAILS OF SAID BONDS.

(herein called the "ordinance") adopted on -, 2015.

The bonds are subject to redemption by or on behalf of the Borough prior to maturity and upon notice as set forth in the ordinance in whole or in part on any date at a redemption price of the principal amounts thereof, together with interest thereon to the redemption date.

This bond is transferable as provided in the ordinance (i) only upon the bond register of the Borough kept for that purpose at the office of the Borough, and (ii) upon surrender of this bond together with a written instrument of transfer duly executed by the registered owner or the attorney of the registered owner duly

authorized in writing, and thereupon a new fully registered bond or bonds in the same aggregate principal amount and maturity shall be issued to the transferee in exchange therefore as provided in the ordinance and upon the payment of charges, if any, as therein prescribed. The Borough may treat and consider the person in whose name this bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price, if any, hereof and interest due hereon and for all other purposes whatsoever.

This bond is payable solely from assessments levied against properties specially benefited within the Borough local improvement district known as Field of View Park Subdivision Community Water Local Improvement District No. 476 and is a special obligation of said local improvement district. Said assessments constitute a sinking fund for the payment of principal of and interest on the bond and the properties specially benefited are pledged to secure the bond.

The registered owner of this bond shall not have any claim thereunder against the Borough except for payment from special assessments made for the improvements for which the bond was issued and except for payment from the funds pledged for that purpose under the ordinance. The remedy of the registered owner of this bond shall be confined to the enforcement of such assessments and to such funds. The Borough shall not be liable to the registered owner of this bond for

any loss to such funds occurring in the lawful operation thereof.

THIS BOND IS NOT A GENERAL OBLIGATION OF THE BOROUGH AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE BOROUGH IS PLEDGED TO ITS PAYMENT.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts, or things required by the constitution or statutes of the state of Alaska and the code of ordinances of the Borough to exist, to have happened or have been performed precedent to or in the issuance of this bond, exist, have happened and have been performed, and that the series of bonds of which this is one, together with all other indebtedness of the Borough, is within every debt and other limit prescribed by said constitution, statutes or code of ordinances.

IN WITNESS WHEREOF, THE MATANUSKA-SUSITNA BOROUGH, ALASKA, has caused this bond to be signed in its name and on its behalf by the signature of its mayor and its corporate seal to be hereunto affixed, imprinted or otherwise reproduced, and attested by the signature of its Clerk, all as of the - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Section 16. Establishment of guaranty fund. There is established the Field of View Park Subdivision Community Water Local Improvement District No. 476 special assessment bond guaranty fund (The "guaranty fund") to which the Assembly shall annually appropriate a sum the Assembly determines to be adequate, with other available funds, to cover a deficiency in meeting payments of principal and interest on the bonds if the reason for the deficiency is nonpayment of assessments when due. Money received from actions taken against property for nonpayment of assessments confirmed by Ordinance Serial No. 15-040 of the Borough shall be credited to the guaranty fund. Amounts in the guaranty fund shall be used to pay principal and interest on the bonds when other funds are not available for that purpose.

Section 17. Disbursement of bond proceeds for project costs. That part of the bond proceeds required for costs of the project shall be deposited in the Field of View Park Subdivision Community Water Local Improvement District No. 476 construction account, which is hereby established within the Field of View Park

Subdivision community water line fund 840. There shall be paid from this account all amounts required for costs of the project.

Section 18. Establishment of reserve and refund account.

A. There is established the Field of View Park Subdivision Community Water Local Improvement District No. 476 reserve and refund account (the "reserve and refund account") within the Field of View Park Subdivision Community Water Line fund 840.

B. There shall be paid into the reserve and refund account:

1. That part of the bond proceeds not expended or required for the initial LID expenses such as construction of the community water system, bond counsel fees, and similar expenses, and all anticipated administrative costs; and

2. Any sinking fund and guaranty fund balances after discharge of the bond.

C. Until the bonds have been discharged, the funds within the reserve and refund account may be used only to pay the difference between the amount of principal and interest due on the bonds and the amount of special assessment payments including interest, received and available to pay that amount; provided, if the Finance Director determines that the amount of funds available in the reserve and refund account substantially exceeds that which is reasonably expected to be needed to meet assessment

delinquencies, the Finance Director may, to the extent of such excess, make a prepayment on the bonds.

D. At such time as the Finance Director determines that the sum of the amounts in the reserve and refund account, the guaranty fund and the sinking fund equals or exceeds the amount required to (i) discharge the bonds, (ii) pay all refunds of assessments required upon discharge of the bonds, and (iii) pay any other amounts that may be owing on the bonds, the Finance Director shall cause such payment to be made and the bonds to be discharged.

Section 19. Establishment of sinking fund. There is established the Field of View Park Subdivision Community Water Local Improvement District No. 476 sinking fund (the "sinking fund"). Payments of principal and interest on assessments confirmed by Ordinance Serial No. 15-040 of the Borough shall be deposited in the sinking fund. Amounts in the sinking fund shall be used to pay principal and interest on the bonds, and are hereby pledged for that purpose.

Section 20. Distribution of reserve and refund account funds.

A. Upon the discharge of the bonds, and the payment of all refunds of assessments required upon the discharge of the bonds, the funds remaining in the reserve and refund account shall be distributed as provided under this section.

B. When the balance of such fund divided by the number of parcels within the LID equals \$200 or more, the Finance Director shall refund to the owner of record as shown on the records of the Borough assessor an amount equal to the fund balance divided by the number of lots within the LID. If any lot or tract within the LID is divided into two or more lots, the refund for such resubdivided lots shall be computed by counting the resubdivided lots as a single lot for purposes of determining the initial refund entitlement. The initial refund entitlement shall then be divided equally among the resubdivided lots.

Section 21. Bond sale and agreement. The sale to the purchaser of not to exceed \$332,000.00 principal amount of the bonds as provided in the agreement, is hereby authorized and approved.

Section 22. Delivery of the bonds. The proper officials of the Borough are authorized and directed to execute all documents and to do everything necessary for the preparation and delivery of a transcript of proceedings pertaining to the bonds and the printing, authentication and delivery of the bonds in definitive form to the purchaser.

Section 23. Ratification. All actions taken by the mayor, Manager and the Finance Director relative to the sale of the bonds are hereby in all respects ratified and confirmed. The

appropriate officers of the Borough are hereby authorized and directed to do all things necessary for the prompt execution, issuance and delivery of the bonds and for the proper application and use of the bond proceeds.

Section 24. Authority of officers. The mayor, the acting mayor from time to time, the Borough Manager, the acting Borough Manager from time to time, the Finance Director, the acting Finance Director from time to time, the Borough Clerk and the acting Borough Clerk from time to time, are, and each of them hereby is, authorized and directed to do and perform all things and determine all matters not determined by this ordinance, to the end that the Borough may carry out its obligations under the bonds and this ordinance.

Section 25. Pledge of funds. All assessments levied in the LID, interest thereon and foreclosure proceeds thereof, are hereby irrevocably pledged to the payment of the principal of and interest on the bonds. The pledge under this section remains in effect until all of the bonds have been discharged.

Section 26. Miscellaneous. No recourse shall be had for the payment of the principal of or the interest on the bonds or for any claim based thereon or on this ordinance against any member of the Assembly or officer of the Borough or any person executing the bonds. The bonds are not and shall not be in any way a debt or

liability of the state of Alaska or of any political subdivision thereof and shall not create or constitute an indebtedness or obligation, either legal, moral or otherwise, of said state or of any political subdivision thereof.

Section 27. Severability. If any one or more of the covenants and agreements provided in this ordinance to be performed on the part of the Borough shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements shall be null and void and shall be deemed separable from the remaining covenants and agreements in this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the bonds.

Section 28. Appropriation. There is appropriated for the purposes set out in this ordinance, all assessments and interest thereon from the assessments levied in the LID and assessment foreclosure proceeds. The appropriation under this section does not lapse until the final refund required under Section 20.B of this ordinance has been made.

Section 29. Effective date. Ordinance Serial No. 15-041 shall take effect upon adoption by the Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 21 day
of April, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Ordinance authorizing issuance and sale of bonds and confirming assessment roll for South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508.

AGENDA OF: April 7, 2015.

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on April 21, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator: Marcia vonEhr	<i>me of</i>	3-17-15
1	Finance Director	<i>me</i>	3/23/15
2	Borough Attorney	Reviewed by <i>BS</i>	Bond Counsel
3	Borough Clerk	<i>JW</i>	<i>[Signature]</i>

ATTACHMENT (S) : Ordinance Serial No. 15-042 (5 pp),
 Exhibit "A", (24 pp)
 Ordinance Serial No. 15-043 (17 pp)
 Map (1 p)
 Fiscal Note: Yes No

letters & objectw (8pp) email + attach from Brad Swartz (8pp)

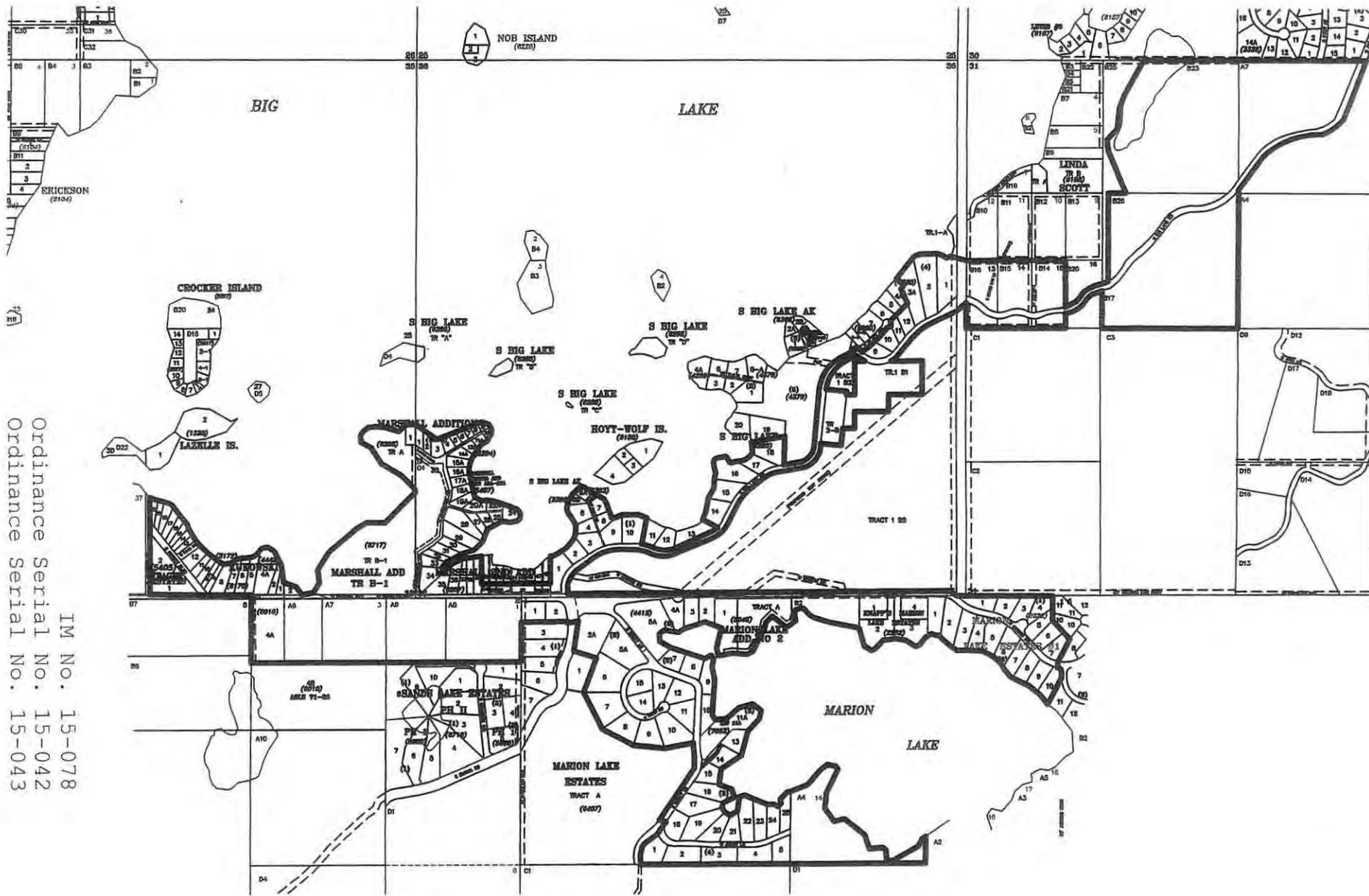
SUMMARY STATEMENT:

On August 5, 2014 the Assembly adopted Ordinance Serial No. 14-095 creating South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District. The construction has been completed by Enstar Natural Gas and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 15-042 confirms the assessment roll and Ordinance Serial No. 15-043 authorizes the issuance and sale of bonds for South Big Lake Road & West Susitna Pky Local Improvement District No. 508 as required by MSB 3.28.080 and MSB 3.28.120. Both ordinances are necessary to complete the process for this local improvement district.

The total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting MSB 3.28.080(B) criteria.

The South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District is located in Assembly District #5.



IM No. 15-078
 Ordinance Serial No. 15-042
 Ordinance Serial No. 15-043

Phillips D W Sr Living Trust
Executor: Michael C. Phillips
And Other Homeowners
7408 S. Big Lake Rd.
Wasilla, AK 99623

Matanuska-Susitna Borough

APR 20 2015

RECEIVED

April 20, 2015

Matanuska-Susitna Borough
Department of Finance
Attn: Marcia vonEhr
350 E. Dahlia Avenue
Palmer, AK 99645-6488

RE: South Big Lake Rd. & West Susitna Parkway Natural Gas Local Improvement District
(LID) No. 508 Ordinance Number(s) 14-095, 15-042, 15-043 and 15-078
Tax Parcel #LID508/217N03W31B023

Dear Marcia vonEhr,

We realize that the purpose of the public hearing to be held on April 21st, 2015 is to hear objections to the property descriptions and names of owners on record. While we do need to add some names and correct a mailing address, we would also like to express our objections to the Special Assessment Roll in its entirety. Not only are we not able to use this natural gas line at this time, but we do not anticipate being able to use it in the foreseeable future.

The Borough decided to install this gas line, has decided to advanced payment to Enstar Natural Gas Company, and now has decided to assess a special tax upon the affected landowners to reimburse the Borough for the costs of this project from which the Borough and Enstar expect to make a profit. It is our impression that this is the type of improvement project that we already pay property taxes to the Borough for in the first place. Why isn't the Borough utilizing the easements DOT already has on both sides of South Big Lake Road and West Susitna Parkway?

It appears that Enstar is taking no chance on a loss from this project, from which they will definitely make a profit, as the Borough is paying for it and then collecting reimbursement from the landowners. Enstar is now in the position to start making a profit from the natural gas line improvement project without putting any finances into it. The Borough is also set to start making a profit from this gas line project as property taxes will surely increase since our properties will be considered worth more.

Basically, this is simply an additional property tax forced upon those landowners who could possibly benefit from the gas line, whether they use it or not. Also, why is this tax separated from the property tax accounts of the landowners affected and referred to as a "special assessment"? An additional property tax to be paid twice a year, over a ten year span is truthfully what it is.

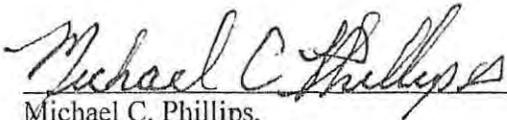
LID 508/217N03W31B023

Page 1

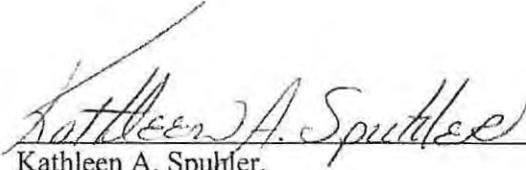
01215-042
01215-043
IM 15-078

Please consider this letter our written objection to Ordinance Serial No. 14-095, approving the South Big Lake Road and West Susitna Parkway Natural Gas Local Improvement District 508 for the Natural Gas Distribution Lines Installment and kindly note that we will be attending the public hearing at 6:00 PM on April 21st, 2015 to be held in the Borough Assembly Chambers.

Sincerely,



Michael C. Phillips,
Executor; Phillips D W Sr Living Trust



Kathleen A. Spuhler,
Homeowner



Skye J. Phillips,
Homeowner



Chad A. Risinger,
Homeowner

OR 15-042
OR 15-043
IM 15-078

April 16, 2015

Matanuska-Susitna Borough
Attn: Marcia vonEhr
350 E Dahlia Ave
Palmer, Alaska 99645-6488

To whom it may concern:

This letter is to state my strong objections concerning the assessment of \$4893.90 for the property I lease from the Matanuska-Susitna Borough.

The property in question is Tax Parcel #LID508/56285B01L007. I have leased this property from the Borough since approximately 1997. I am current and always have been, on both the lease payment and the taxes for this property for this.

On or about 2002 I applied to purchase this land. I was told the cabin on the property was too close to the water by approximately 8 feet so the borough denied my request. I paid for a survey and applied for a variance, which was also denied.

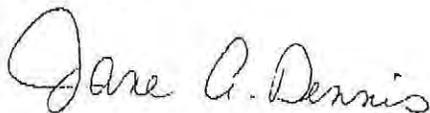
In 2014 I spent thousands of dollars to move the cabin further from the lake and make it "legal". I had another survey completed which I just received.

I need to make sure you understand, this piece of land is only .52 acres. It has a small 16x20 cabin on it with no running water. I pay \$1063.98 annually for the lease, and have paid the Borough around \$19,000.00 so far. Additionally I pay the property taxes for this land of approximately \$1400.00 per year and approximately \$25,000.00 since I purchased the lease. I think I have more than paid my fair share to the Borough for this property.

This is a weekend, recreational Cabin, not a home. I will never have gas ran to this cabin and feel it is unfair to be assessed a fee for something I not only voted against, but something I will get no benefit out of. I don't own this property, the Matanuska-Susitna Borough owns this property so I should not have to pay this assessment.

I hope you will take this matter seriously and consider all sides of this issue. To force someone to pay for something they did not want to benefit a few, does not make sense. Unfortunately, I am out of state and will be unable to attend the meeting. If you have questions for me I can be reached by phone at 907-441-7107.

Sincerely,



Jane A. Dennis

OR 15-042
OR 15-043
JM 15078

April 12, 2015

Mat-Su Borough
350 East Dahlia Ave
Palmer, Ak 99645

Attention : Department of Finance
Marcia Von Ehr
Document Specialist

Re: South Biglake Road & West Susitna Parkway Natural Gas Local Improvement
District No. 508
Special Assessment Notice
Tax Parcel #Lid 508/55407000120a

Subject; Special Assessment Objection per lot of \$4,893.90

Attention Marcia Von Ehr

I have oil heat in my house which can't be converted to natural gas. I would need a complete new heating and furnace system to use natural gas which I can't afford along with the assessment cost and the hook up expense to my home.

We occupy the house in the summer months only and I now pay over \$4112.56 per year in property taxes to Mat-Su Borough which keeps increasing ever year. This additional expenses could force me to sell.

Thank you for your consideration of my objection.

Sincerely

Dorothy Harris
Dorothy Harris
2363 E Indian Town Way
Oro Valley AZ 985755
907 279 4680

*Copy attached

OR15-042
OR15-043
IN 15-078

April 13, 2015

Matanuska Susitna Borough
350 E. Dahlia Avenue
Palmer, AK 99645

Attention: Finance Department, Marcia vonEhr

cc: Assembly Members Jim Sykes, Matthew Beck, Ron Arvin, Steve Colligan, Dan Mayfield, Barbara Doty, Vern Halter

Regarding: Exemption from Big Lake Natural Gas LID508

We would like to request an exemption from the fixed per lot cost being proposed for the Big Lake Natural Gas LID508 project for the following two lots:

Marion Lk Est Block 3, Lot 7 - 2015 MSB Appraisal \$3,500
Marion Lk Est Block 3, Lot 9 - 2015 MSB Appraisal \$3,500

Due to restrictions in the deeds stating **no permanent structures are allowed**, combined with very steep (40% grade average) non-buildable topography, these lots could never utilize Enstar's gas service and we feel should therefor be exempt from the cost associated with it in this LID.

Attached are copies of the Warranty Deeds and the current MSB tax bills which reflect the decreased value of the lots due to the above mentioned restrictions.

We do own two other lots in Marion Lk Est that are unencumbered by deed restrictions and expect to pay the LID on both of them. With that said, we hope you can understand that paying an estimated \$4,893.90 LID on each of the other two lots with the deed restrictions, that are only worth \$3,500, for a gas service that could never be utilized, hardly seems equitable and will grant the requested exemption.

Thank you,

Richard R. and Rebecca L. Bidasolo
P.O. Box 520929
Big Lake, AK 99652
892-8150

Richard R. Bidasolo
Rebecca L. Bidasolo

OR 15-042
OR 15-043
TU 15-078

1 OF 4

MATANUSKA-SUSITNA BOROUGH
 350 E. DAHLIA AVE. • PALMER, AK 99645-6488
 (907)861-8642 www.matsugov.us

ADDRESS SERVICE REQUESTED

PRESORTED
 FIRST CLASS MAIL
 US POSTAGE PAID
 PEREGRINE

REAL PROPERTY

ACCT. NO.	56407B03L007	ZONE	0032
MARION LK EST BLOCK 3 LOT 7 6229 S BECKY LN			
	LAND	STRUCTURES	TOTAL
APPRAISED VALUE	3,500		3,500
DEFERRED			
EXEMPT			
TAXABLE VALUE	3,500		3,500
ACREAGE	0.93		
TAX ROLL	REGULAR 2015		



REGULAR APPEAL DEADLINE	BOARD OF EQUALIZATION BEGINS ON
03/24/2015	04/16/2015
1ST INSTALLMENT DUE	1ST INSTALLMENT DELINQUENT
08/17/2015	08/18/2015
2ND INSTALLMENT DUE	2ND INSTALLMENT DELINQUENT
02/16/2016	02/17/2016

088921



BIDASOLO RICHARD R & R L
 PO BOX 520929
 BIG LAKE AK 99652-0929

35600

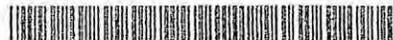
MATANUSKA-SUSITNA BOROUGH
 350 E. DAHLIA AVE. • PALMER, AK 99645-6488
 (907)861-8642 www.matsugov.us

ADDRESS SERVICE REQUESTED

PRESORTED
 FIRST CLASS MAIL
 US POSTAGE PAID
 PEREGRINE

REAL PROPERTY

ACCT. NO.	56407B03L009	ZONE	0032
MARION LK EST BLOCK 3 LOT 9 6303 S BECKY LN			
	LAND	STRUCTURES	TOTAL
APPRAISED VALUE	3,500		3,500
DEFERRED			
EXEMPT			
TAXABLE VALUE	3,500		3,500
ACREAGE	0.98		
TAX ROLL	REGULAR 2015		



REGULAR APPEAL DEADLINE	BOARD OF EQUALIZATION BEGINS ON
03/24/2015	04/16/2015
1ST INSTALLMENT DUE	1ST INSTALLMENT DELINQUENT
08/17/2015	08/18/2015
2ND INSTALLMENT DUE	2ND INSTALLMENT DELINQUENT
02/16/2016	02/17/2016

059846



BIDASOLO RICHARD R & R L
 PO BOX 520929
 BIG LAKE AK 99652-0929

35597

2 OF 4

OR 15-042
 OR 15-043
 IM 15-078

WARRANTY DEED

The grantor, Alaska District Council of the Assemblies of God, Incorporated, 1048 West International Airport Road, Suite 101, Anchorage, Alaska 99518-1005, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, conveys and warrants to Richard R. Bidasolo and Rebecca L. Bidasolo, husband and wife, the following described real estate:

Lot Nine (9), Block 3, Marion Lake Estates, according to the official plat thereof, filed under Plat Number 73-36, recorded in the Palmer Recording District, Third Judicial District, State of Alaska.

SUBJECT, however, to the rights and reservations in patent to said land expressed, and subject to the restriction of record or ascertainable upon physical inspection for power, light, and other utilities, and that no permanent structures be placed on said land by the owners, their heirs or assigns, and the clearing of trees and vegetation on said land be limited to that required for trails, campsites, and utilities, and that no public boat launch be permitted from said land onto Marion Lake, and that all uses of said land will comply with all Federal and State laws and regulations and Matanuska-Susitna Borough ordinances now and in the future, and

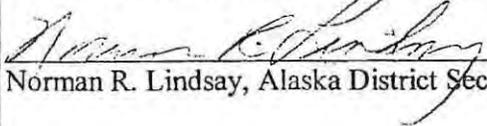
FURTHER subject to all oil and gas rights, which were previously reserved.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues, and profits thereof situated in the State of Alaska.

DATED, this 11th day of December, 2002.

GRANTORS:


Ted R. Boatsman, Alaska District Superintendent


Norman R. Lindsay, Alaska District Secretary

(corporate seal)

THIS IS TO CERTIFY that on this 11th day of December, 2002, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared TED R. BOATSMAN and NORMAN R. LINDSAY to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

3 OF 4


Notary Public for Alaska.

My commission expires 1/21/04

OR 15-042
OR 15-043
IM 15-078

WARRANTY DEED

The grantor, Alaska District Council of the Assemblies of God, Incorporated, 1048 West International Airport Road, Suite 101, Anchorage, Alaska 99518-1005, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, conveys and warrants to Richard R. Bidasolo and Rebecca L. Bidasolo, husband and wife, the following described real estate:

Lot Seven (7), Block 3, Marion Lake Estates, according to the official plat thereof, filed under Plat Number 73-36, recorded in the Palmer Recording District, Third Judicial District, State of Alaska.

SUBJECT, however, to the rights and reservations in patent to said land expressed, and subject to the restriction of record or ascertainable upon physical inspection for power, light, and other utilities, and that no permanent structures be placed on said land by the owners, their heirs or assigns, and the clearing of trees and vegetation on said land be limited to that required for trails, campsites, and utilities, and that no public boat launch be permitted from said land onto Marion Lake, and that all uses of said land will comply with all Federal and State laws and regulations and Matanuska-Susitna Borough ordinances now and in the future, and

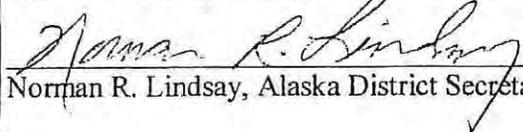
FURTHER subject to all oil and gas rights, which were previously reserved.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues, and profits thereof situated in the State of Alaska.

DATED, this 11th day of December, 2002.

GRANTORS:


Ted R. Boatsman, Alaska District Superintendent

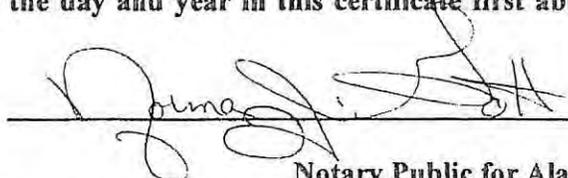

Norman R. Lindsay, Alaska District Secretary

(corporate seal)

THIS IS TO CERTIFY that on this 11th day of December, 2002, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared TED R. BOATSMAN and NORMAN R. LINDSAY to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

4074


Notary Public for Alaska.
My commission expires 9/21/04

OR 15-042
OR 15-043
IM 15-078

(seal)

Jamie Newman

Subject: FW: Ordinance 15-042
Attachments: Maps - 56207000L049 - Marshall Subdivision.pdf; SCapitalPro15042115280.pdf
Importance: High

From: Brad Sworts
Sent: Tuesday, April 21, 2015 4:03 PM
To: Marcia vonEhr
Cc: Nicholas Spiropoulos; Mike Brown; John Aschenbrenner
Subject: Ordinance 15-042

Marcia,
I was alerted this morning that Ordinance 15-042, a natural gas LID project, is before the Assembly tonight. The borough owns a parcel (56207000L049) the gas line will pass through/by which was acquired in 1991 predominately for the realignment of the South Big Lake Road/Burma Road/Marion Drive/Susitna Parkway intersection. It appears from the aerial photos and parcel viewer documentation (see attachments) that the majority of the parcel is road/ditch and back slope with very little of the parcel remaining that could be used for any other type of development (0.17 acres appears on the assessment roles). It would seem logical that this MSB parcel should be removed from the list of properties that will be assessed for construction of the gas line as there will be no benefit to the public (no development would likely ever occur that would use gas on this property since it is being used as part of the ROW).

This likely would have been caught sooner, but for the fact that there is no clear manager of property that has been acquired for ROW purposes. Management responsibility is currently split between the departments of Community Development (Land Management), Planning (the Permit Center), Capital Projects (PD&E) and to some degree Public Works (O&M). We are working to address this problem, but are not there yet in developing new code and policy.

Capital Projects Department Director Mike Brown will be attending tonight's meeting if you need to coordinate with someone on this.

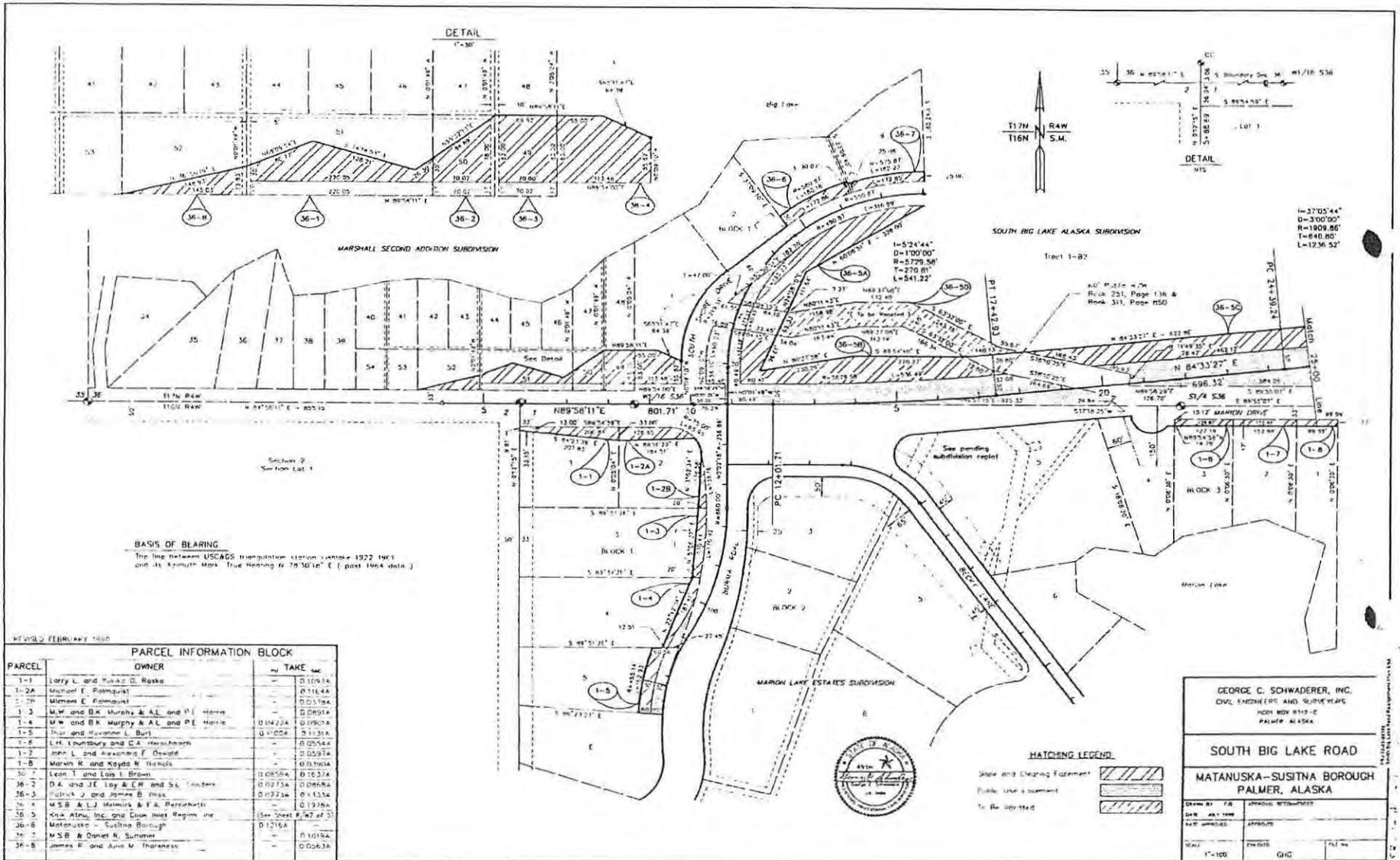
Sincerely,

Brad Sworts
MSB Pre-Design & Engineering Manager
Capital Projects Department
350 E. Dahlia Ave. (Mailing Address)
533 E. Fireweed Ave. (Bldg. Address)
Palmer, Alaska 99645
1-907-861-7715

NOTICE OF CONFIDENTIALITY

This communication may contain confidential, privileged, or other protected information. If you are not the intended recipient of this communication, its use, reproduction, disclosure, or distribution is strictly prohibited. If you have received this communication in error, please destroy it immediately and notify the sender by telephone at (907) 861-7715.

Im15-078
OR15-042
OR15-043



BASIS OF BEARING

The line between USCGS triangulation station 1922 1461 and its adjacent mark. True Bearing N 79°30'16" E (post 1964 data)

REVISED FEBRUARY 1988

PARCEL	OWNER	% TAKE	AC
1-1	Larry L. and Yukia D. Roske	-	0.10934
1-2A	Margaret E. Pommquist	-	0.11644
1-2B	Margaret E. Pommquist	-	0.03794
1-3	M.W. and B.K. Murphy & AL and P.E. Harris	-	0.09914
1-4	M.W. and B.K. Murphy & AL and P.E. Harris	0.04724	0.09914
1-5	Thal and Alexander L. Burt	0.1024	0.11314
1-6	L.H. Lumbury and C.A. Henschbach	-	0.05544
1-7	John L. and Alexander F. Oswald	-	0.05934
1-B	Martin R. and Kayda M. Nichols	-	0.01944
30-7	Leon T. and Lois I. Brown	0.0554	0.16374
36-7	D.A. and J.E. Loy & R. and S.L. Tenbers	0.07734	0.08684
36-3	Colin J. and James B. Phay	0.07734	0.15334
36-4	M.S.B. & L.J. Helms & F.A. Perreault	-	0.12164
36-5	Kna Alno, Inc. and Cook Inlet Region Inc. Matanuska - Susitna Borough	(See Sheet 8, 7 of 5)	
36-6	Matanuska - Susitna Borough	0.12164	
36-7	M.S.B. & Daniel N. Sumner	-	0.10194
36-8	James D. and Ann M. Thompson	-	0.02634

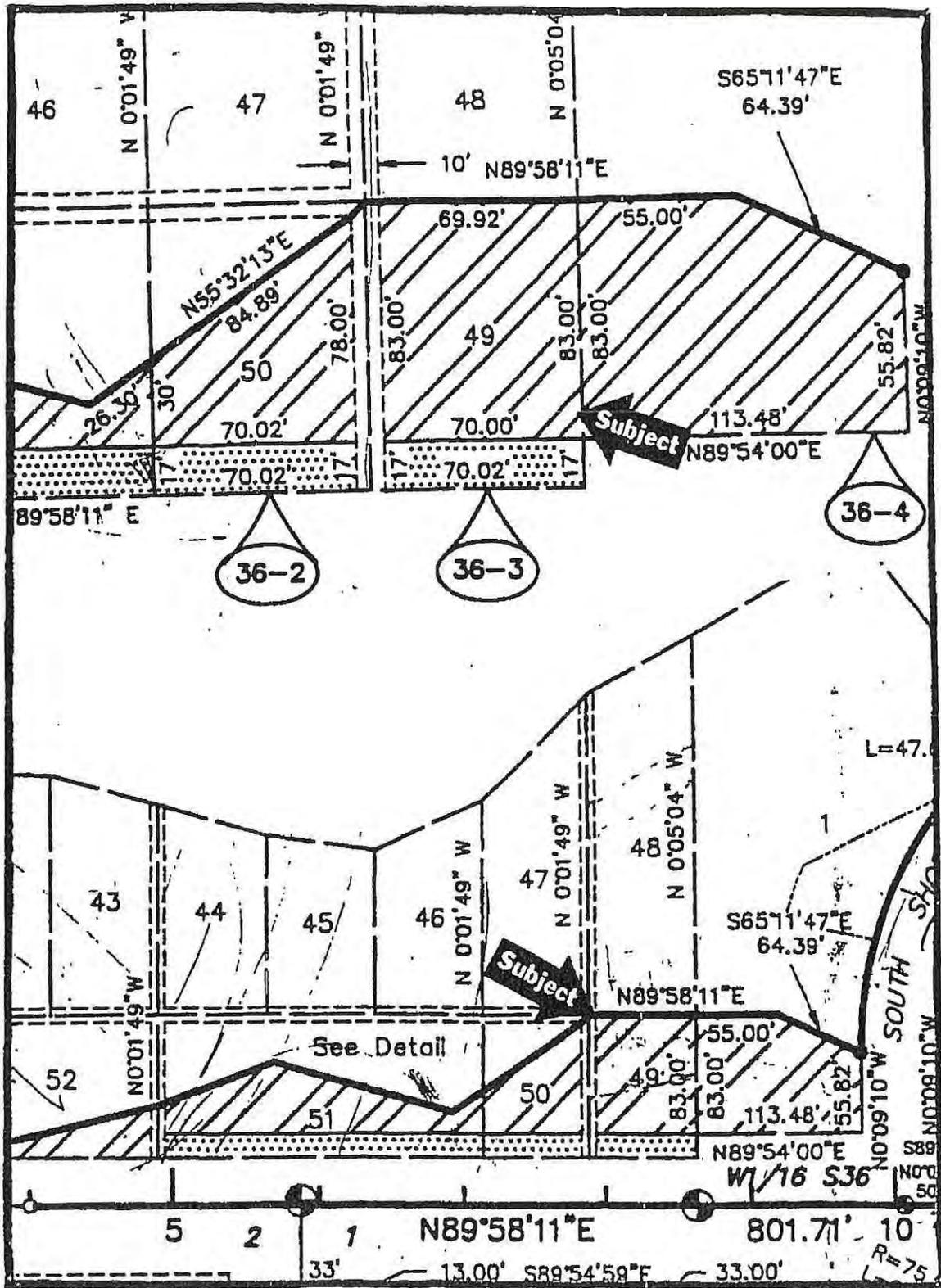
GEORGE C. SCHWADERER, INC.
 CIVIL ENGINEERS AND SURVEYORS
 1000 BOY 8112-C
 PALMER, ALASKA

SOUTH BIG LAKE ROAD

**MATANUSKA-SUSITNA BOROUGH
 PALMER, ALASKA**

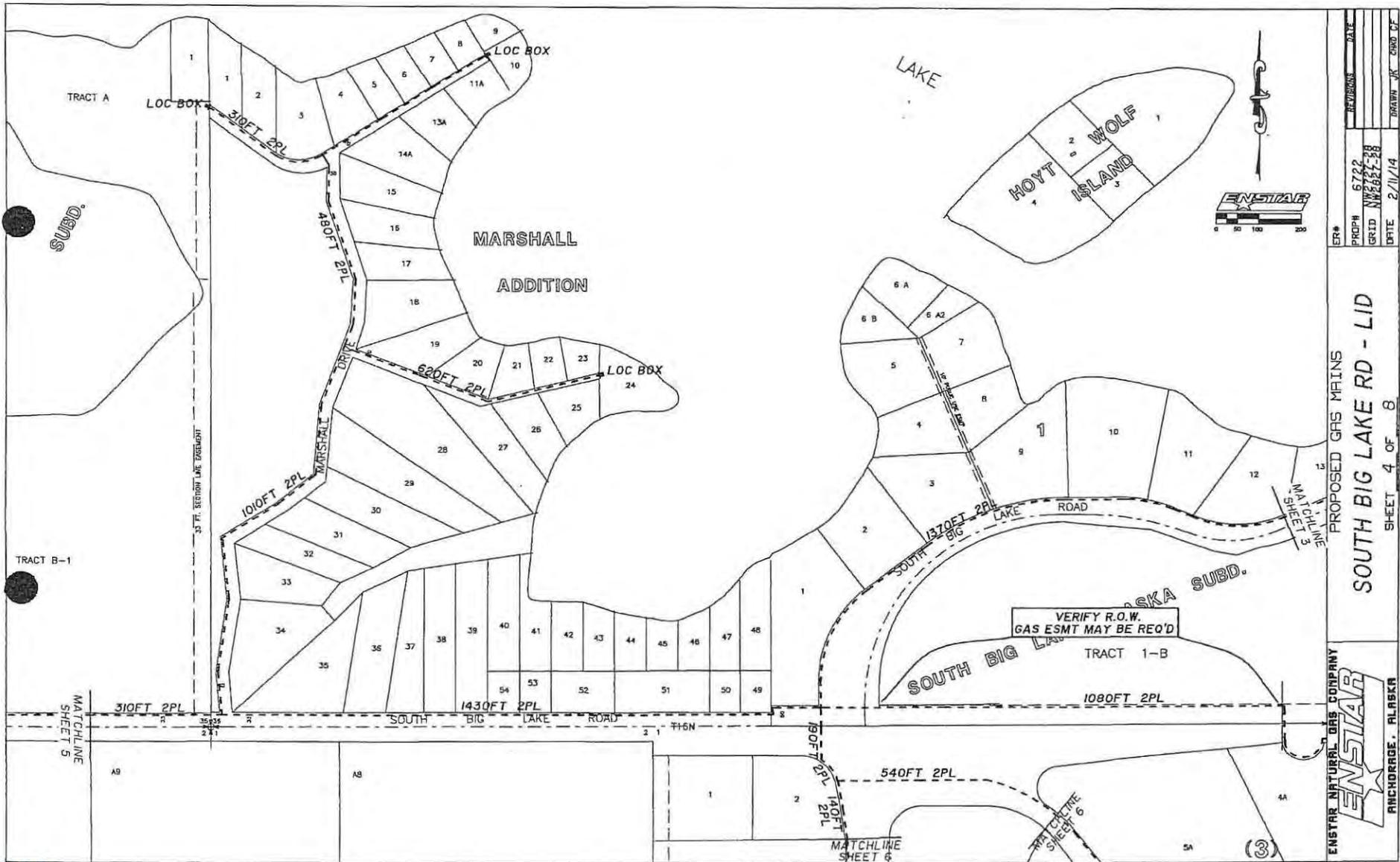
Drawn by: J.C. APPROVED: MTS/SW/STP
 DATE: JAN 1988
 DATE APPROVED: APPROVED:
 SCALE: 1"=100' PLOTTER: GIC FILE NO:

IM 15-078
 OR 15-042
 OR 15-043



Subject Site

IM15-078
 OR15-042
 OR15-043



ER#	PROJ#	REVISIONS	DATE
	6722		
	GRID	NW 2122-28	
	DATE	2/11/14	
	DRAWN BY	CHD CF	

PROPOSED GAS MAINS
SOUTH BIG LAKE RD - LID
 SHEET 4 OF 8

ENSTAR NATURAL GAS COMPANY
ENSTAR
 ANCHORAGE, ALASKA

Im15-07
 0R15-042
 0R15-043

UNFINISHED BUSINESS



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6207000L049

Site Information

Account Number	6207000L049	Subdivision	MARSHALL 2ND ADD
Parcel ID	83694	City	None
TRS	S17N04W38	Map	LS16
Abbreviated Description (Not for Conveyance)	MARSHALL 2ND ADD LOT 49	Tax Map	

Site Address

18922 W CESSNA LN

Ownership

Owners

MATANUSKA-SUSITNA BOROUGH

Buyers

Primary Owner's Address

350 E DAHLIA AVE PALMER AK 99645-6488

Primary Buyer's Address

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$3,500.00	\$0.00	\$3,500.00	2015	\$0.00	\$0.00	\$0.00
2014	\$3,500.00	\$0.00	\$3,500.00	2014	\$0.00	\$0.00	\$0.00
2013	\$3,500.00	\$0.00	\$3,500.00	2013	\$0.00	\$0.00	\$0.00

Building Information

Building Item Details

Building Number

Description

Area

Percent Complete

Tax/Billing Information

Year	Certified	Zone	MILL	Tax Billed	Recorded Documents Date	Type	Recording info (offsite link to DNR)
2015	No	0032	Not Yet Set	Tax Not Yet Set	6/4/1991	WARRANTY DEED (ALL TYPES)	Palmer Bk. 851 Pg. 810
2014	Yes	0032	14.532	\$0.00			
2013	Yes	0032	14.612	\$0.00			

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
0.17	0.17	138 WEST LAKES FSA	021 Big Lake RSA

* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 4/21/2015 4:01:22 AM

† If account is in foreclosure, payment must be in certified funds.

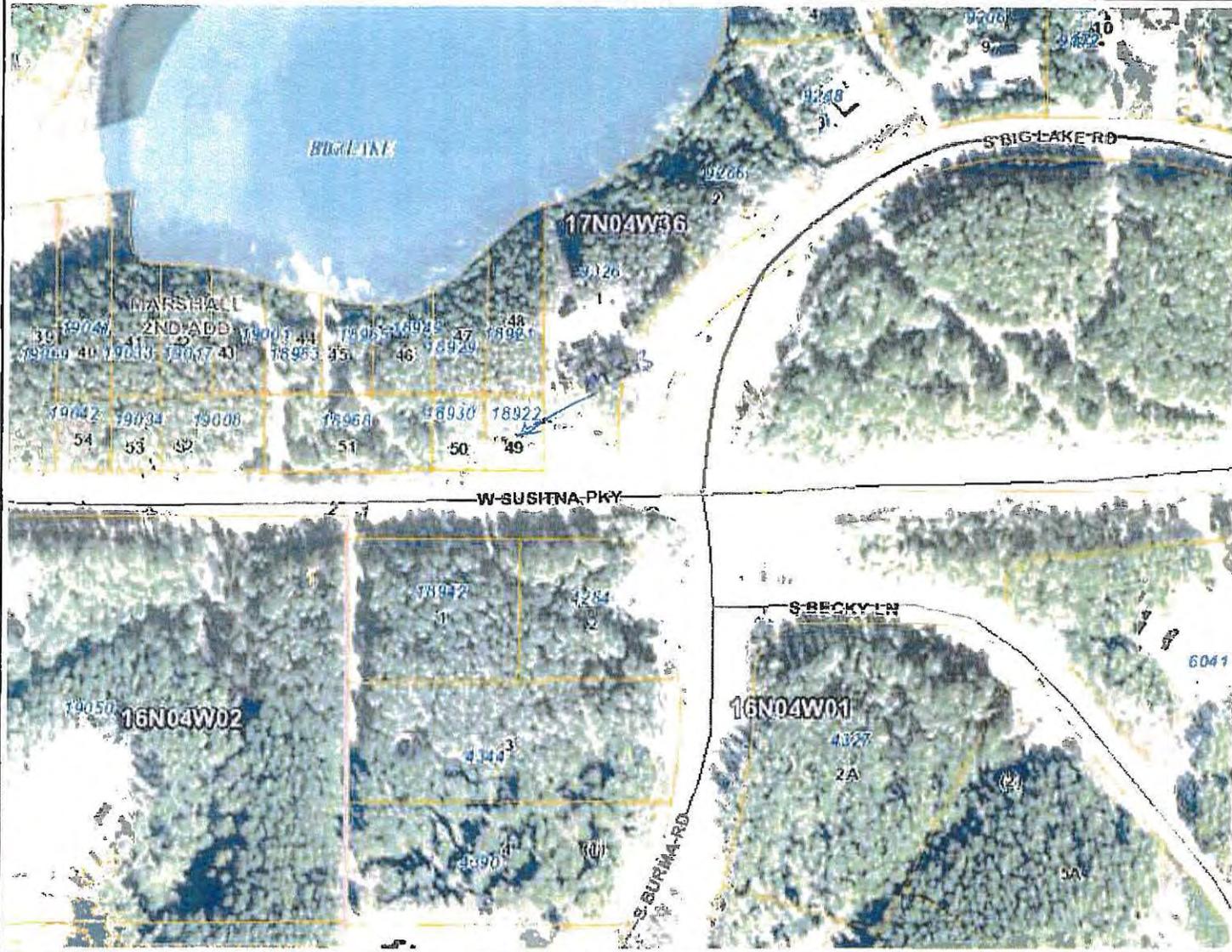
IM15-078
OR15-042

4/21/2015 OR15-043





Matanuska-Susitna Borough



- Legend**
- Public Facilities**
 - Administrative
 - Animal Control
 - City Hall or Courthouse
 - Community Center
 - Landfill or Transfer Station
 - Library
 - Medical
 - Post Office
 - Public Safety Fire and/or EMS
 - Public Safety Law Enforcement
 - School
 - Alaska Railroad**
 - Streets**
 - Highway
 - Major Street
 - Medium Street
 - Minor Street
 - Primitive Road
 - Private Road
 - Mat-Su Borough Boundary**
 - Incorporated Cities**
 - Parcels**
 - Flood Zone**

1:2,423

0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
© Matanuska-Susitna Borough

Reported on 04/21/2015 10:54 AM

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-745-4801.

Notes
This map was automatically generated using Geocortex Essentials.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Im15-078 OR15-048
OR15-043

WARRANTY DEED

THIS INDENTURE, made this 14th day of May, 1991, by and between GRANTOR(s): PATRICK J. BLISS, a Married man and JAMES ANCH BAXTER BLISS, a Married man, whose address is 129 East 11th Ave. Alaska 99515 for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to it in hand paid, CONVEYS and WARRANTS unto GRANTEE: MATANUSKA-SUSITNA BOROUGH, a municipal corporation, whose address is: 350 E. Dahlia, Palmer, Alaska 99645, and to their heirs and assigns, the following described real property situated in the Palmer Recording District, Third Judicial District, State of Alaska, to-wit:

LOT FORTY-NINE, MARSHALL SECOND ADDITION, according to Plat filed May 20, 1959, Palmer Recording District, Third Judicial District, State of Alaska.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO all reservations, easements, exceptions, restrictions, covenants, conditions and rights-of-ways of record, if any.

To Have and To Hold the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to their heirs, executors, administrators, successors and assigns, FOREVER.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year hereinabove first written.

91- 006053
PALMER REC 15
DISTRICT
REQUESTED BY

ALASKA FIRST TITLE
137 E. Arctic
Palmer, AK 99645

Patrick J. Bliss
Patrick J. Bliss
James Baxter Bliss
James Baxter Bliss

'91 JUN 4 AM 10 28

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

On this 14th day of May, 1991, before the undersigned Notary Public in and for the State of Alaska, personally appeared Patrick J. Bliss & James B. Bliss known to me to be the person(s), who executed the above and foregoing instrument and they acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for Alaska
My Commission Expires: 10-16-91



AFTER RECORDING RETURN TO: GRANTEE

IM15-078
OR15-042
OR15-043

PENDING AMENDMENT: To strike from the assessment roll, Exhibit A, the following properties: L007, Richard, Bidasolo; L008, Bryan Seibold; L009, Richard Bidasolo, and L010, Malcomb McCone. The assessment will remain the same for the remaining properties at \$4,893.90 with the Borough assuming financial liability in the amount of \$19,575.60.

Non-Code Ordinance

By: Borough Manager

Introduced:

Public Hearing:

Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-042**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING THE ASSESSMENT ROLL FOR THE SOUTH BIG LAKE ROAD & WEST SUSITNA PKY NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 508 AND ESTABLISHING THE METHOD OF TERMINATING ASSESSMENTS AND MAKING REFUNDS TO PROPERTY OWNERS.

WHEREAS, the assembly, by Ordinance Serial No. 14-095 established the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 (the "LID"); and

WHEREAS, the actual costs of the improvement, including construction cost and the amounts required for administrative costs, bond counsel fees, reserves and related costs are \$4,893.90 per lot; and

WHEREAS, the LID special assessment roll has been prepared and the total costs of the improvement are spread equally among all the properties within the LID as shown on the attached assessment roll marked Exhibit A; and

WHEREAS, the assembly held a hearing on the assessment roll at which time all the written objections to the assessment roll were considered and all persons present who objected in writing were given the opportunity to be heard; and

WHEREAS, notice of the assessment and hearing was mailed to each owner of record more than 15 days before the hearing; and

WHEREAS, the assembly found no errors or inequalities in the assessment roll; and

WHEREAS, the assembly finds that the assessment roll should be confirmed.

NOW, THEREFORE, BE IT ENACTED by the assembly of the Matanuska-Susitna Borough:

* Section 1. Classification. This ordinance is a non-code ordinance.

* Section 2. Confirmation of roll. Each property within the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 as shown on the attached assessment roll marked Exhibit A, is hereby assessed \$4,893.90 and such assessment roll is hereby confirmed. Notwithstanding MSB 3.28.080(B), an assessment levied under this ordinance may exceed 25 percent of the assessed value for real property taxation of the property assessed.

* Section 3. Notice of assessment. Within 30 days after the date of the adoption of this ordinance, the finance director shall mail to the record owner of each property assessed a statement with the property description, the assessment amount, the method of payment, the rate of interest on the unpaid balance of the

assessment, the time of delinquency, and penalties on delinquent payments. Within five days after the statements are mailed, the finance director shall publish a notice in a newspaper of general circulation of the mailing of the statements.

* Section 4. Payment of assessment. The entire assessment may be prepaid without interest or penalty within 30 days of the date of mailing of the assessment statement. Thereafter the assessment may be prepaid in whole or in part with interest to the payment date. Interest on the unpaid amount of the assessment shall accrue at a rate per annum equal to the rate of interest on the bonds issued to finance the improvement. Assessments that are not prepaid shall be paid in 20 semiannual installments on March 1, and September 1 of each year, commencing September 1, 2015. Installments shall consist of equal amounts of principal, plus accrued interest. Payments of principal and interest on the assessments confirmed by this ordinance shall be deposited in the sinking fund established pursuant to section (19) of Ordinance Serial No. 15-043 of the borough.

* Section 5. Delinquencies. Upon the delinquency of an installment there shall be due and payable in addition to the delinquent installment a penalty on the delinquent installment equal to the penalty for second half real property taxes in effect on the date of delinquency. Notice of the delinquency shall be

mailed to the owner of record. The notice shall describe the delinquency and state that the balance of the assessment, plus penalty and accrued interest, will be due and payable if the delinquent installment, plus penalty and accrued interest, is not paid. If any payment has been delinquent for more than 60 days as of January 1, the assessed property will be placed on the borough's foreclosure list. At that time, the entire principal balance of the assessment plus accrued interest and penalty on the principal balance, and applicable foreclosure costs, shall be due and payable.

* Section 6. Termination of assessments and refund of prorata share of assessment prepayments.

A. Upon the discharge of the bonds, all unpaid, non-delinquent assessment installments are cancelled. The finance director shall refund to the owner of record at the time of discharge of each property whose assessment was prepaid, an amount equal to the difference in the total assessment paid on account of the property and the amount paid on account of properties for which no prepayments were made.

B. For any properties upon which foreclosure proceedings to recover delinquent assessment installments have been commenced prior to the cancellation of remaining assessment installments, the amount due shall be recomputed as provided in subsection (A),

except there will be no refund.

* Section 7. Effective date. Ordinance Serial No. 15-042 shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID508 South Big Lake Road & West Susitna Pky

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
216N04W01A004 HUTCHISON ROBT T PO BOX 520623 BIG LAKE, AK 99652-0623	0032	GB 3	\$91,900.00	\$0.00	\$91,900.00	12.03
216N04W01B002 MATANUSKA-SUSITNA BOROUGH 350 E DAHLIA AVE PALMER AK 99645-6488	0032	GB 3	\$81,600.00	\$0.00	\$81,600.00	3.51
216N04W02A006 HENDRICKS MICHAEL PO BOX 870068 WASILLA AK 99687-0068	0034	GB 3	\$28,300.00	\$10,500.00	\$38,800.00	4.72
216N04W02A007 PRYS DANIEL & BRANDI PO BOX 520307 BIG LAKE AK 99652-0307	0034	GB 3	\$43,300.00	\$13,100.00	\$56,400.00	7.87
216N04W02A008 DENNEY REVOCABLE TRUST PO BOX 672133 CHUGIAK, AK 99567-2133	0034	GB 3	\$42,500.00	\$0.00	\$42,500.00	9.44
216N04W02A009 HARTMAN DANIEL A & DONNA L 4630 N DOUBLOON DR WASILLA AK 99623	0034	GB 3	\$40,400.00	\$100,100.00	\$140,500.00	7.35
217N03W31A007 KETCHUM MT FAMILY TRUST KETCHUM MATTHEW P & TAMMERA L TR 590 S STAMPER DR WASILLA, AK 99654	0032	HO 13	\$111,500.00	\$0.00	\$111,500.00	37.16
217N03W31B014 GEIERLAND LLC PO BOX 520070	0032	HO 13	\$32,500.00	\$0.00	\$32,500.00	4.48

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BIG LAKE AK 99652-0070						
217N03W31B015 WILSON LON G	0032	HO 13	\$25,300.00	\$0.00	\$25,300.00	4.52
4240 TAHOE DR ANCHORAGE, AK 99515						
217N03W31B016 WILSON LON G	0032	HO 13	\$31,700.00	\$0.00	\$31,700.00	4.53
4240 TAHOE DR ANCHORAGE, AK 99502						
217N03W31B017 BILLINGS A B & K H REV LIV TR	0032	HO 13	\$88,600.00	\$0.00	\$88,600.00	25.30
BILLINGS A B & BILLINGS K H TRES PO BOX 521427 BIG LAKE AK 99652-1427						
217N03W31B023 PHILLIPS D W SR LVG TR	0032	HO 13	\$100,500.00	\$108,900.00	\$209,400.00	34.80
PO BOX 520587 BIG LAKE, AK 99652-0587						
217N03W31B026 LLOYD JONAH E & LACIE A	0032	HO 13	\$58,800.00	\$0.00	\$58,800.00	11.76
PO BOX 521812 BIG LAKE AK 99652-1812						
217N04W36C004 KLOEP DAVID	0032	LS 16	\$40,800.00	\$0.00	\$40,800.00	4.53
KINCAID MICHELLE PO BOX 520687 BIG LAKE, AK 99652-0687						
52252000L001 STEER ANJANETTE KNAPP	0032	GB 3	\$15,500.00	\$0.00	\$15,500.00	1.36
5233 E BIDEFORD BLVD PALMER AK 99645-5913		KNAPP'S MARION LK EST				

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52252000L002 KNAPP LYNNDEEN PO BOX 520530 BIG LAKE, AK 99652-0530	0032 GB	3 KNAPP'S MARION LK EST	\$83,500.00	\$288,800.00	\$372,300.00	2.25
52252000L003 HUTCHISON JOHN N JR & MARIA C APT 300 5220 KELLOGG CREEK TRL OOLTEWAH TN 37363-4380	0032 GB	3 KNAPP'S MARION LK EST	\$79,000.00	\$240,200.00	\$319,200.00	2.03
52252000L004 KNAPP LORENA ANNE 4723 MILLS DR ANCHORAGE AK 99508-4732	0032 GB	3 KNAPP'S MARION LK EST	\$15,500.00	\$0.00	\$15,500.00	1.36
52394000L011A CLARK WILLIAM R & CHARLOTTE M 2120 SONDESTROM DR ANCHORAGE AK 99517	0032 LS	16 MARSHALL ADD RSB L/11-14	\$66,300.00	\$191,900.00	\$258,200.00	0.27
52394000L013A COWELL FULLER A TRE COWELL CHRISTMAS A TRE COWELL F J 927 1ST AVE FAIRBANKS AK 99701-4350	0032 LS	16 MARSHALL ADD RSB L/11-14	\$67,900.00	\$26,900.00	\$94,800.00	0.29
52394000L014A CARMEN DENNIS & E P PO BOX 520477 BIG LAKE, AK 99652-0477	0032 LS	16 MARSHALL ADD RSB L/11-14	\$77,600.00	\$0.00	\$86,100.00	0.41
52622B01L001 HERSCHBACH CLARENCE A PO BOX 521084 BIG LAKE, AK 99652-0108	0032 GB	3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.92
52622B01L002 MEYER CRAIG & JENNIFER	0032 GB	3 MARION LK EST ADD #1	\$11,000.00	\$20,400.00	\$31,400.00	0.92

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MEYER ROBYN PO BOX 243644 ANCHORAGE, AK 99524-3644						
52622B01L003 HENSLEY PATRICIA ANNE	0032 GB	3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.93
# D 1442 W 25TH AVE ANCHORAGE, AK 99503						
52622B01L004 HENSLEY PATRICIA A	0032 GB	3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.92
# D 1442 W 25TH AVE ANCHORAGE, AK 99503						
52622B01L005 HERSCHBACH CLARENCE A	0032 GB	3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.92
PO BOX 521084 BIG LAKE, AK 99652-1084						
52622B01L006 HERSCHBACH CLARENCE A	0032 GB	3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.93
PO BOX 521084 BIG LAKE, AK 99652-1084						
52622B01L007 HERSCHBACH CLARENCE A	0032 GB	3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.92
PO BOX 521084 BIG LAKE, AK 99652-1084						
52622B03L001 KNIGHT RICHARD W	0032 GB	3 MARION LK EST ADD #1	\$35,600.00	\$146,300.00	\$181,900.00	1.31
PO BOX 521682 BIG LAKE AK 99652-1682						
52622B03L002 SUELLENTROP GERALD A & TINA M	0032 GB	3 MARION LK EST ADD #1	\$41,000.00	\$315,900.00	\$356,900.00	1.30
8505 SKYHILLS DR ANCHORAGE, AK 99502						

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52622B03L003 HERSCHBACH CLARENCE A PO BOX 521084 BIG LAKE, AK 99652-1084	0032 GB 3 MARION LK EST ADD #1	\$41,000.00	\$217,100.00	\$258,100.00	1.28
52622B03L004 HERSCHBACH CLARENCE A PO BOX 521084 BIG LAKE, AK 99652-1084	0032 GB 3 MARION LK EST ADD #1	\$39,000.00	\$0.00	\$39,000.00	1.04
52622B03L005 BROWN KRYSTAL F VENHAUS DEBORAH LEE PO BOX 520832 BIG LAKE AK 99652-0832	0032 GB 3 MARION LK EST ADD #1	\$41,000.00	\$160,700.00	\$201,700.00	1.32
52622B03L006 P & P PROPERTIES LLC SIMPSON CRISTALYN M 4200 SHOSHONI AVE ANCHORAGE, AK 99516	0032 GB 3 MARION LK EST ADD #1	\$39,000.00	\$39,900.00	\$78,900.00	1.18
52622B03L007 HALL WM O & LINDA D 8320 E 20TH AVE ANCHORAGE, AK 99504	0032 GB 3 MARION LK EST ADD #1	\$39,000.00	\$163,000.00	\$202,000.00	1.04
52622B03L008 ARMSTRONG THOS L 8319 CABRILLO LANDING CT KATY TX 77494	0032 GB 3 MARION LK EST ADD #1	\$39,000.00	\$0.00	\$39,000.00	0.96
52622B03L009 COZAD CHAS E& ELIZABETH A PO BOX 521142 BIG LAKE, AK 99652-1142	0032 GB 3 MARION LK EST ADD #1	\$39,000.00	\$0.00	\$39,000.00	0.94
52622B03L010 COZAD CHAS E& ELIZABETH A	0032 GB 3 MARION LK EST ADD #1	\$40,900.00	\$401,500.00	\$442,400.00	0.99

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PO BOX 521142 BIG LAKE, AK 99652-1142						
53172000L009 SEIDLER MARJORIE J TRE	0032 LS	16 KUKOWSKI RSB L/9	\$73,800.00	\$0.00	\$73,800.00	0.37
SEIDLER RICHARD H 1991 TR 8791 CAMERON ST ANCHORAGE, AK 99507						
53390B01L006B MATANUSKA-SUSITNA BOROUGH	0032 LS	16 SOUTH BG LK AK RSB B/1 L/6	\$35,500.00	\$87,800.00	\$123,300.00	0.25
350 E DAHLIA AVE PALMER AK 99645-6488						
54360B04L003A MAY JAMES R	0032 LS	16 SOUTH BG LK AK RSB B/4 L/3 & 4	\$140,300.00	\$10,300.00	\$150,600.00	2.10
MAY CAROLINE E DEC TR 9810 HOMESTEAD TRL ANCHORAGE, AK 99507						
54413B02L002A LOUNSBURY LOREN H	0032 GB	3 MARION LK EST RSB B/2 & B/3	\$16,600.00	\$0.00	\$16,600.00	2.77
# 305 1032 W 11TH AVE ANCHORAGE, AK 99501						
54413B02L005A FRITTS WILLIAM KIRK JR	0032 GB	3 MARION LK EST RSB B/2 & B/3	\$16,000.00	\$0.00	\$16,000.00	2.67
FRITTS MICHELLE ANNETTE PO BOX 520441 BIG LAKE AK 99652-0441						
54413B03L004A BIDASOLO RICHARD& REBECCA	0032 GB	3 MARION LK EST RSB B/2 & B/3	\$24,900.00	\$0.00	\$24,900.00	1.13
PO BOX 520929 BIG LAKE, AK 99652-0929						
54413B03L005A BIDASOLO RICHARD& REBECCA	0032 GB	3 MARION LK EST RSB B/2 & B/3	\$64,200.00	\$196,700.00	\$260,900.00	4.34
PO BOX 520929						

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BIG LAKE, AK 99652-0929 54442000L004A SEIDLER MATTHEW JOHN	0032 LS 16 KUKOWSKI RSB L/3 & 4	\$105,400.00	\$187,900.00	\$293,300.00	1.66
SEIDLER TAMMY LEE 2909 W 100TH AVE ANCHORAGE AK 99515-2219					
55045000L001 HUTTON REVOCABLE TRUST	0032 GB 3 MARION LK EST ADD #2	\$75,400.00	\$357,600.00	\$433,000.00	2.57
HUTTON JAMES H & CHARLENE D TRES PO BOX 520022 BIG LAKE AK 99652-0022					
55045000T00A MATANUSKA-SUSITNA BOROUGH	0032 GB 3 MARION LK EST ADD #2	\$125,600.00	\$0.00	\$125,600.00	4.42
350 E DAHLIA AVE PALMER AK 99645-6488					
55407000L015A BURGER DOC	0032 LS 16 MARSHALL 2ND ADD RSB L/15-23	\$81,300.00	\$168,700.00	\$250,000.00	0.49
PO BOX 520797 BIG LAKE, AK 99652-0797					
55407000L016A SEAHOLM ARTHUR L & BONNIE	0032 LS 16 MARSHALL 2ND ADD RSB L/15-23	\$77,700.00	\$0.00	\$77,700.00	0.42
PO BOX 520491 BIG LAKE, AK 99652-0491					
55407000L017A SEAHOLM ARTHUR L & BONNIE	0032 LS 16 MARSHALL 2ND ADD RSB L/15-23	\$77,800.00	\$181,600.00	\$259,400.00	0.42
PO BOX 520491 BIG LAKE, AK 99652-0491					
55407000L018A DEEGAN GARY J	0032 LS 16 MARSHALL 2ND ADD RSB L/15-23	\$86,200.00	\$115,100.00	\$201,300.00	0.56
1321 W 72ND CIR ANCHORAGE AK 99518-2017					

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55407000L019A RATCHYE VICTORIA R TRE RATCHYE DAVID LEE TR % JENNIFER RATCHYE RINALDI PO BOX 521197 BIG LAKE AK 99652-1197	0032 LS	16 MARSHALL 2ND ADD RSB L/15-23	\$79,100.00	\$252,400.00	\$331,500.00	0.44
55407000L020A HARRIS DOROTHY I 2363 E INDIAN TOWN WAY ORO VALLEY AZ 85755-4730	0032 LS	16 MARSHALL 2ND ADD RSB L/15-23	\$83,100.00	\$199,900.00	\$283,000.00	0.51
55407000L022A LEVINE LARRY A 3301 PRINCETON WAY ANCHORAGE, AK 99508	0032 LS	16 MARSHALL 2ND ADD RSB L/15-23	\$72,100.00	\$249,300.00	\$321,400.00	0.36
56010000L004-A MEAD MALCOLM M PO BOX 874672 WASILLA, AK 99687-4672	0034 GB	3 ASLS 71-036	\$21,000.00	\$72,500.00	\$93,500.00	5.00
56170000L001 JULIEN KATIE C MCKEAN JOHN S JR 10393 STATE HWY 78 N BLUE RIDGE TX 75424-4302	0032 LS	16 KUKOWSKI	\$62,100.00	\$322,800.00	\$384,900.00	0.23
56170000L002 JULIEN KATIE C MCKEAN JOHN S JR 10393 STATE HWY 78 N BLUE RIDGE TX 75424-4302	0032 LS	16 KUKOWSKI	\$83,100.00	\$10,500.00	\$93,600.00	0.50
56170000L005 SEIDLER MATT & TAMMY 2330 E 88TH AVE ANCHORAGE, AK 99507	0032 LS	16 KUKOWSKI	\$101,100.00	\$162,400.00	\$263,500.00	0.85

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56170000L006 MCINTIRE JACQUELINE A MARSHALL JAMES B & STACY L 1968 CASEY CUSACK LOOP ANCHORAGE AK 99515-2813	0032 LS	16 KUKOWSKI	\$95,000.00	\$100,700.00	\$195,700.00	0.73
56170000L007 UNGERECHT MARVIN & KATHY 1309 HILLCREST DR ANCHORAGE AK 99503-1746	0032 LS	16 KUKOWSKI	\$92,900.00	\$32,900.00	\$125,800.00	0.70
56170000L008 UNGERECHT MARVIN G& KATHY UNGERECHT JACQUELINE J 1309 HILLCREST DR ANCHORAGE, AK 99503-1746	0032 LS	16 KUKOWSKI	\$99,400.00	\$66,700.00	\$166,100.00	0.82
56170000L009-1 SEIDLER MARJORIE J TRE SEIDLER RICHARD H TR 8791 CAMERON ST ANCHORAGE, AK 99507	0032 LS	16 KUKOWSKI	\$79,300.00	\$73,900.00	\$153,200.00	0.44
56170000L010 SEIDLER MARJORIE J 2002 TR TRE SEIDLER DON H 2228 E 86TH CT ANCHORAGE AK 99507-3502	0032 LS	16 KUKOWSKI	\$76,800.00	\$70,400.00	\$147,200.00	0.40
56170000L011 SEIDLER MARJORIE J 2002 TR SEIDLER MARJORIE J TRE 8791 CAMERON ST ANCHORAGE AK 99507-3534	0032 LS	16 KUKOWSKI	\$73,700.00	\$12,600.00	\$86,300.00	0.37
56170000L012 ANDERSON CHARLES & GEORGIA LVG TR TRE 1841 E 24TH AVE ANCHORAGE, AK 99508-4008	0032 LS	16 KUKOWSKI	\$80,500.00	\$177,700.00	\$258,200.00	0.67

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56170000L013 WESTOVER SCOTT PO BOX 112191 ANCHORAGE AK 99511-2191	0032 LS	16 KUKOWSKI	\$68,700.00	\$139,900.00	\$208,600.00	0.31
56170000L014 WESTOVER SCOTT PO BOX 112191 ANCHORAGE AK 99511-2191	0032 LS	16 KUKOWSKI	\$71,000.00	\$8,300.00	\$79,300.00	0.33
56170000L015 BLAND GREGORY PO BOX 190282 ANCHORAGE AK 99519-0282	0032 LS	16 KUKOWSKI	\$73,300.00	\$55,700.00	\$129,000.00	0.36
56170000L016 INGERSOLL JAS CHAS 5440 W PLACIDE CIR WASILLA AK 99623-0982	0032 LS	16 KUKOWSKI	\$77,300.00	\$14,500.00	\$91,800.00	0.41
56170000L017 PHILLIPS ERIC G & SHARON M PO BOX 232115 ANCHORAGE AK 99523-2115	0032 LS	16 KUKOWSKI	\$84,300.00	\$205,400.00	\$289,700.00	0.53
56170000L018 FESLER CURTIS W & A S 6645 MCGILL WAY ANCHORAGE, AK 99502-1954	0032 LS	16 KUKOWSKI	\$84,200.00	\$114,300.00	\$198,500.00	0.53
56170000L019 KANE ELLEN L LVG TR KANE ELLEN L TRE 2180 S YUKON CIR WASILLA AK 99654-0586	0032 LS	16 KUKOWSKI	\$74,400.00	\$0.00	\$74,400.00	0.37
56170000L020 KANE ELLEN L LVG TR KANE ELLEN L TRE	0032 LS	16 KUKOWSKI	\$79,200.00	\$12,400.00	\$91,600.00	0.44

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2180 S YUKON CIR WASILLA AK 99654-0586						
56205000L001 HESS TODD C	0032 LS	16 MARSHALL	\$77,500.00	\$236,400.00	\$313,900.00	0.42
PO BOX 210810 ANCHORAGE AK 99521-0810						
56205000L002 BASS N WAYNE& CHRISTINE C	0032 LS	16 MARSHALL	\$80,400.00	\$162,500.00	\$242,900.00	0.45
PO BOX 35204 SARASOTA, FL 34242-5204						
56205000T00A KINCAID MICHELLE	0032 LS	16 MARSHALL	\$174,800.00	\$406,100.00	\$580,900.00	3.89
KLOEP DAVID PO BOX 520687 BIG LAKE, AK 99652-0687						
56206000L001 JONES MARGARET	0032 LS	16 MARSHALL ADD	\$77,500.00	\$15,800.00	\$93,300.00	0.42
11801 MARY AVE ANCHORAGE, AK 99515-3332						
56206000L002 GALEKOVICH ROBERT JOHN	0032 LS	16 MARSHALL ADD	\$77,500.00	\$35,700.00	\$113,200.00	0.42
# B 8201 LITTLE DIPPER ANCHORAGE AK 99504						
56206000L003 HERMES KURT B & MELISSA R	0032 LS	16 MARSHALL ADD	\$74,300.00	\$0.00	\$74,300.00	0.60
2641 PUFFIN POINT CIR ANCHORAGE AK 99507-4902						
56206000L004 HERMES KURT B & MELISSA R	0032 LS	16 MARSHALL ADD	\$72,400.00	\$52,300.00	\$124,700.00	0.36
2641 PUFFIN POINT CIR ANCHORAGE AK 99507-4902						

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56206000L005 MAXWELL DAN #A 1100 W INTL AIRPORT RD ANCHORAGE, AK 99518-1007	0032 LS	16 MARSHALL ADD	\$64,400.00	\$179,900.00	\$244,300.00	0.25
56206000L006 MAXWELL TAL MAXWELL DAK 4801 SHELIKOF ST ANCHORAGE, AK 99507	0032 LS	16 MARSHALL ADD	\$59,000.00	\$11,600.00	\$70,600.00	0.20
56206000L007 JEFFERIES DONNA PO BOX 871952 WASILLA, AK 99687-1952	0032 LS	16 MARSHALL ADD	\$57,400.00	\$203,600.00	\$261,000.00	0.18
56206000L008 SMITH TROY W 1514 W 14TH AVE ANCHORAGE, AK 99501	0032 LS	16 MARSHALL ADD	\$54,200.00	\$106,100.00	\$160,300.00	0.16
56206000L009 ORR ROBT JAS & LUCY M PO BOX 520484 BIG LAKE, AK 99652-0484	0032 LS	16 MARSHALL ADD	\$56,400.00	\$0.00	\$60,400.00	0.17
56206000L010 ORR ROBT JAS & LUCY M PO BOX 520484 BIG LAKE, AK 99652-0484	0032 LS	16 MARSHALL ADD	\$56,400.00	\$227,600.00	\$284,000.00	0.17
56207000L024 LEVINE LARRY A 3301 PRINCETON WAY ANCHORAGE, AK 99508	0032 LS	16 MARSHALL 2ND ADD	\$78,400.00	\$173,600.00	\$252,000.00	0.43
56207000L025 RETZLAFF DENNIS W	0032 LS	16 MARSHALL 2ND ADD	\$70,400.00	\$9,300.00	\$79,700.00	0.33

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3916 CHECKMATE DR ANCHORAGE, AK 99508					
56207000L026 STERGIOU ELIZABETH M	0032 LS 16 MARSHALL 2ND ADD	\$75,700.00	\$0.00	\$75,700.00	0.39
# 201 817 W SIXTH AVE ANCHORAGE, AK 99501					
56207000L027 DAM JEFFREY N & PATRICIA	0032 LS 16 MARSHALL 2ND ADD	\$5,500.00	\$0.00	\$5,500.00	0.52
PO BOX 201327 ANCHORAGE, AK 99520-1327					
56207000L028 DAM JEFFREY N & PATRICIA	0032 LS 16 MARSHALL 2ND ADD	\$8,400.00	\$0.00	\$8,400.00	1.39
PO BOX 201327 ANCHORAGE, AK 99520-1327					
56207000L029 DAM PATRICIA	0032 LS 16 MARSHALL 2ND ADD	\$7,800.00	\$0.00	\$7,800.00	1.02
PO BOX 201327 ANCHORAGE AK 99520-1327					
56207000L030 DAM PATRICIA	0032 LS 16 MARSHALL 2ND ADD	\$6,000.00	\$0.00	\$6,000.00	0.63
PO BOX 201327 ANCHORAGE AK 99520-1327					
56207000L031 DAM PATRICIA	0032 LS 16 MARSHALL 2ND ADD	\$6,000.00	\$0.00	\$6,000.00	0.67
PO BOX 201327 ANCHORAGE AK 99520-1327					
56207000L032 DAM PATRICIA	0032 LS 16 MARSHALL 2ND ADD	\$5,000.00	\$0.00	\$5,000.00	0.52
PO BOX 201327 ANCHORAGE AK 99520-1327					

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56207000L033 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS 16 MARSHALL 2ND ADD	\$6,000.00	\$0.00	\$6,000.00	0.54
56207000L034 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS 16 MARSHALL 2ND ADD	\$7,200.00	\$0.00	\$7,200.00	0.86
56207000L035 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS 16 MARSHALL 2ND ADD	\$7,200.00	\$0.00	\$7,200.00	0.84
56207000L036 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS 16 MARSHALL 2ND ADD	\$7,200.00	\$0.00	\$7,200.00	0.74
56207000L037 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS 16 MARSHALL 2ND ADD	\$6,000.00	\$0.00	\$6,000.00	0.48
56207000L038 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS 16 MARSHALL 2ND ADD	\$5,700.00	\$0.00	\$5,700.00	0.40
56207000L039 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS 16 MARSHALL 2ND ADD	\$5,700.00	\$0.00	\$5,700.00	0.42
56207000L049 MATANUSKA-SUSITNA BOROUGH 350 E DAHLIA AVE PALMER AK 99645-6488	0032 LS 16 MARSHALL 2ND ADD	\$3,500.00	\$0.00	\$3,500.00	0.17

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56207000L050 BLISS JAS B & NANETTE L 13300 COVE CIR ANCHORAGE, AK 99515	0032 LS 16 MARSHALL 2ND ADD	\$3,500.00	\$0.00	\$3,500.00	0.15
56207000L051 LOY JEANELLE E 3921 TRURO DR ANCHORAGE, AK 99507	0032 LS 16 MARSHALL 2ND ADD	\$4,800.00	\$0.00	\$4,800.00	0.43
56207000L052 THORSNESS JAS R & JULIA M 1161 W 77TH AVE ANCHORAGE, AK 99518-2406	0032 LS 16 MARSHALL 2ND ADD	\$4,300.00	\$0.00	\$4,300.00	0.29
56207000L053 MARSHALL EILEEN V ESTATE % PAM MARSHALL 87932 KELSIE WAY FLORENCE OR 97439-9182	0032 LS 16 MARSHALL 2ND ADD	\$3,500.00	\$0.00	\$3,500.00	0.17
56207000L054 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS 16 MARSHALL 2ND ADD	\$2,300.00	\$0.00	\$2,300.00	0.17
56285000T001-B1 ALASKA STATE OF DEPT OF NATURAL RESOURCES DIV OF STE 1050A 550 W 7TH AVE ANCHORAGE AK 99501-3579	0032 LS 16 SOUTH BG LK AK	\$90,900.00	\$0.00	\$90,900.00	7.00
56285000T002B ALASKA STATE OF DEPT OF NATURAL RESOURCES DIVISI STE 1050A 550 W 7TH AVE ANCHORAGE, AK 99501	0032 LS 16 SOUTH BG LK AK	\$17,200.00	\$32,100.00	\$49,300.00	2.45

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56285B01L001 BIRCH CHRISTOPHER J & PAMALA G 10005 MAIN TREE DR ANCHORAGE, AK 99507	0032 LS 16 SOUTH BG LK AK	\$118,500.00	\$78,500.00	\$197,000.00	1.35
56285B01L002 MILLER LOUIS III & B A 11050 HIDEAWAY LAKE CIR ANCHORAGE AK 99507-6157	0032 LS 16 SOUTH BG LK AK	\$96,400.00	\$0.00	\$96,400.00	0.80
56285B01L003 WOLGEMUTH TIM 1611 E CRESTWOOD DR PEORIA IL 61614-7825	0032 LS 16 SOUTH BG LK AK	\$101,400.00	\$0.00	\$111,900.00	0.89
56285B01L004 BURFORD DENNIS A & EVA D 4000 E 142ND AVE ANCHORAGE AK 99516-4005	0032 LS 16 SOUTH BG LK AK	\$81,500.00	\$78,400.00	\$159,900.00	0.49
56285B01L005 VARNELL WM R JR & PATRICIA 4803 SPENARD RD ANCHORAGE, AK 99517	0032 LS 16 SOUTH BG LK AK	\$92,000.00	\$0.00	\$92,000.00	0.67
56285B01L007 MATANUSKA-SUSITNA BOROUGH 350 E DAHLIA AVE PALMER AK 99645-6488	0032 LS 16 SOUTH BG LK AK	\$57,300.00	\$37,400.00	\$94,700.00	0.52
56285B01L008 REUTER CHAS E & PAMELA G LVG TR REUTER CHAS EDWIN & PAMELA GAE T 3900 MARCY CT ANCHORAGE AK 99502-2837	0032 LS 16 SOUTH BG LK AK	\$79,300.00	\$111,100.00	\$190,400.00	0.44
56285B01L009 SUMNER DANIEL R REV TR SUMNER PAULA D REV TR	0032 LS 16 SOUTH BG LK AK	\$109,200.00	\$233,600.00	\$342,800.00	1.07

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PO BOX 521164 BIG LAKE AK 99652-1164 56285B01L010 CAMPBELL WM E	0032 LS 16 SOUTH BG LK AK	\$118,600.00	\$380,100.00	\$498,700.00	1.35
MOE MARY A PO BOX 520066 BIG LAKE, AK 99652-0066 56285B01L014 DONATELLO JEAN M	0032 LS 16 SOUTH BG LK AK	\$107,300.00	\$0.00	\$107,300.00	1.04
701 W 11TH AVE E ANCHORAGE, AK 99501 56285B01L015 DONATELLO JEAN M	0032 LS 16 SOUTH BG LK AK	\$111,600.00	\$40,600.00	\$152,200.00	1.18
701 W 11TH AVE ANCHORAGE AK 99501-4332 56285B01L016 SHERMAN MARY J	0032 LS 16 SOUTH BG LK AK	\$117,400.00	\$19,500.00	\$136,900.00	1.26
59-409 ALAPIO RD HALEIWA HI 96712-8658 56285B01L017 HAGGITH DAVID C	0032 LS 16 SOUTH BG LK AK	\$97,000.00	\$0.00	\$97,000.00	0.80
PO BOX 241251 ANCHORAGE, AK 99524-1251 56285B01L018 JAMES LYNDA RAE	0032 LS 16 SOUTH BG LK AK	\$76,100.00	\$150,300.00	\$226,400.00	1.50
1634 W 13TH AVE ANCHORAGE, AK 99501 56285B04L001 TRAILER DAVID EDW & KAY E	0032 LS 16 SOUTH BG LK AK	\$135,400.00	\$117,800.00	\$253,200.00	1.91
3800 ROBIN ST ANCHORAGE, AK 99504					

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56285B04L002 DIETZ MICHAEL D& MICHELLE PO BOX 521184 BIG LAKE, AK 99652-1184	0032 LS	16 SOUTH BG LK AK	\$140,100.00	\$501,200.00	\$641,300.00	2.19
56285B04L007 FOURNIER WALTER K # 4 4211 FLORINA ST ANCHORAGE, AK 99508	0032 LS	16 SOUTH BG LK AK	\$89,200.00	\$4,000.00	\$93,200.00	0.77
56285B04L008-1 LAWENDOWSKI JOSEPH RONALD HOTRUM TONJA LYNN 24343 THUNDERBRID DR CHUGIAK AK 99567-5127	0032 LS	16 SOUTH BG LK AK	\$72,300.00	\$236,900.00	\$309,200.00	0.35
56285B04L008-2 JOHNSON JOSH WILLIAM TR JOHNSON CHARLES NOEL TR 1345 K ST ANCHORAGE AK 99501	0032 LS	16 SOUTH BG LK AK	\$72,300.00	\$44,200.00	\$116,500.00	0.35
56285B04L009 SNELL AMELIA E TR TRE % LAW OFFICE STUART E BROWN 12535 15TH AVE NE SEATTLE WA 98125-3978	0032 LS	16 SOUTH BG LK AK	\$12,000.00	\$0.00	\$12,000.00	0.74
56285B04L010 BALCHEN MADELEINE L STE B PMB 311 2521 E MOUNTAIN VILLAGE DR WASILLA AK 99654-7336	0032 LS	16 SOUTH BG LK AK	\$10,000.00	\$94,800.00	\$104,800.00	0.66
56285B04L011 BALCHEN MADELEINE L STE B PMB 311 2521 E MOUNTAIN VILLAGE DR	0032 LS	16 SOUTH BG LK AK	\$10,000.00	\$0.00	\$10,000.00	0.49

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WASILLA AK 99654-7336 56285B04L012 BALCHEN MADELEINE L STE B PMB 311 2521 E MOUNTAIN VILLAGE DR WASILLA AK 99654-7336	0032 LS	16 SOUTH BG LK AK	\$3,600.00	\$0.00	\$3,600.00	0.74
56363B01L006A-1 TAYLOR GRETCHEN L ROBERTSON DAVID E 6609 CHEVIGNY DR ANCHORAGE, AK 99502	0032 LS	16 SOUTH BG LK AK B/1 L/6A	\$68,100.00	\$19,300.00	\$87,400.00	0.29
56363B01L006A-2 LALONDE BRUCE A & TINA N 2215 ARBOR CIR ANCHORAGE AK 99517-1342	0032 LS	16 SOUTH BG LK AK B/1 L/6A	\$55,800.00	\$9,500.00	\$65,300.00	0.17
56407B01L001 MORENO RONNIE PO BOX 873445 WASILLA AK 99687-3445	0032 GB	3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.10
56407B01L002 MORENO RONNIE 21145 W BLARNEY STONE DR WASILLA AK 99623-4701	0032 GB	3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	0.92
56407B02L006 FRITTS WM K JR & MICHELLE PO BOX 520441 BIG LAKE, AK 99652-0441	0032 GB	3 MARION LK EST	\$13,800.00	\$253,300.00	\$267,100.00	2.55
56407B02L007 REED THOS L PO BOX 520354 BIG LAKE, AK 99652-0354	0032 GB	3 MARION LK EST	\$20,000.00	\$0.00	\$20,000.00	2.07

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56407B02L008 SCOUGAL ROMA L PO BOX 520561 BIG LAKE, AK 99652-0561	0032	GB 3 MARION LK EST	\$18,000.00	\$0.00	\$18,000.00	1.45
56407B02L009 SCOUGAL ROMA L PO BOX 520561 BIG LAKE, AK 99652-0561	0032	GB 3 MARION LK EST	\$15,500.00	\$0.00	\$15,500.00	1.35
56407B02L010 SCOUGAL ROMA L PO BOX 520561 BIG LAKE, AK 99652-0561	0032	GB 3 MARION LK EST	\$20,000.00	\$0.00	\$20,000.00	1.88
56407B02L011 MCCONE MALCOLM F&KATHLEEN 3500 N SAM'S DR WASILLA, AK 99654	0032	GB 3 MARION LK EST	\$15,500.00	\$0.00	\$15,500.00	1.28
56407B02L012 SEIBOLD BRYAN S & RONNIE PO BOX 521037 BIG LAKE, AK 99652-1037	0032	GB 3 MARION LK EST	\$14,000.00	\$111,200.00	\$125,200.00	1.20
56407B02L013 REED THOMAS L PO BOX 520354 BIG LAKE AK 99652-0354	0032	GB 3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.11
56407B02L014 REED THOMAS L PO BOX 520354 BIG LAKE AK 99652-0354	0032	GB 3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.11
56407B02L015 REED THOMAS L PO BOX 520354 BIG LAKE AK 99652-0354	0032	GB 3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.16

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56407B03L002 OSWALD JOHN L 12001 AUDUBON DR ANCHORAGE, AK 99516-2421	0032 GB	3 MARION LK EST	\$37,400.00	\$1,500.00	\$38,900.00	0.92
56407B03L003 OSWALD JOHN & MADGE 12001 AUDUBON DR ANCHORAGE, AK 99516	0032 GB	3 MARION LK EST	\$39,800.00	\$0.00	\$39,800.00	0.92
56407B03L007 BIDASOLO RICHARD R & R L PO BOX 520929 BIG LAKE, AK 99652-0929	0032 GB	3 MARION LK EST	\$3,500.00	\$0.00	\$3,500.00	0.93
56407B03L008 SEIBOLD BRYAN S & RONNIE PO BOX 521037 BIG LAKE, AK 99652-1037	0032 GB	3 MARION LK EST	\$4,200.00	\$0.00	\$4,200.00	0.93
56407B03L009 BIDASOLO RICHARD R & R L PO BOX 520929 BIG LAKE, AK 99652-0929	0032 GB	3 MARION LK EST	\$3,500.00	\$0.00	\$3,500.00	0.98
56407B03L010 MCCONE MALCOLM F&KATHLEEN 3500 N SAM'S DR WASILLA, AK 99654	0032 GB	3 MARION LK EST	\$2,700.00	\$0.00	\$2,700.00	0.93
56407B03L013 CHANDLER CARROL H & EVA-MARIE H 17 PARKER RD AVON CT 06001-3190	0032 GB	3 MARION LK EST	\$53,400.00	\$226,800.00	\$280,200.00	0.92
56407B03L014 BLASINGAME JAMES B SCHLANSKER WM C & M A PO BOX 241926	0032 GB	3 MARION LK EST	\$42,900.00	\$4,500.00	\$47,400.00	0.99

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ANCHORAGE AK 99524-1926						
56407B03L015 BLASINGAME JAS B	0032	GB 3 MARION LK EST	\$58,000.00	\$0.00	\$58,000.00	0.96
SCHLANSKER WM C&MADELYN A PO BOX 241926 ANCHORAGE AK 99524-1926						
56407B03L016 REED THOS L	0032	GB 3 MARION LK EST	\$61,500.00	\$289,500.00	\$351,000.00	1.30
PO BOX 520354 BIG LAKE, AK 99652-0354						
56407B03L017 REED THOS L	0032	GB 3 MARION LK EST	\$15,300.00	\$0.00	\$15,300.00	1.52
PO BOX 520354 BIG LAKE, AK 99652-0354						
56407B03L018 ARDIZZONE CHAS D & DENISE	0032	GB 3 MARION LK EST	\$11,900.00	\$202,600.00	\$214,500.00	1.18
19623 HIGHLAND RIDGE DR EAGLE RIVER, AK 99577						
56407B03L019 COOPERMAN GREGORY D	0032	GB 3 MARION LK EST	\$15,300.00	\$0.00	\$15,300.00	1.56
PO BOX 1044 TALKEETNA, AK 99676-1044						
56407B03L020 COOPERMAN GREGORY D	0032	GB 3 MARION LK EST	\$11,900.00	\$0.00	\$11,900.00	1.04
PO BOX 1044 TALKEETNA, AK 99676-1044						
56407B03L021 COOPERMAN GREGORY D	0032	GB 3 MARION LK EST	\$11,900.00	\$0.00	\$16,900.00	0.93
PO BOX 1044 TALKEETNA, AK 99676-1044						
56407B03L022 CHANDLER CARROL H & EVA-MARIE H	0032	GB 3 MARION LK EST	\$49,400.00	\$0.00	\$49,400.00	1.39

IM No. 15-078
Ordinance No. 15-042
Ordinance No. 15-043

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID508 South Big Lake Road & West Susitna Pky

<u>Tax Account/Owner Name and Addr Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
17 PARKER RD AVON CT 06001-3190					
56407B03L023 GILMER DEBORAH EST	0032 GB 3 MARION LK EST	\$50,700.00	\$0.00	\$50,700.00	1.16
C/O EVAN BENNION PER REP 107 HOUSTON CT FORT LEONARD WOOD MO 65473-1324					
56407B03L024 BOOTS LYNN & MICHAEL	0032 GB 3 MARION LK EST	\$54,200.00	\$0.00	\$57,700.00	0.92
2120 BELMONT DR ANCHORAGE AK 99517-1374					
56407B03L025 BOOTS LYNN & MICHAEL	0032 GB 3 MARION LK EST	\$61,200.00	\$96,500.00	\$157,700.00	0.92
2120 BELMONT DR ANCHORAGE AK 99517-1374					
56407B04L001 FLOYD JAS & TAMI	0032 GB 3 MARION LK EST	\$14,000.00	\$15,200.00	\$29,200.00	1.04
PO BOX 520818 BIG LAKE, AK 99652-0818					
56407B04L002 HANSON BETSY ANN	0032 GB 3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.02
127 E POTTER DR ANCHORAGE, AK 99518					
56407B04L003 HUTCHISON ROBERT	0032 GB 3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	0.93
PO BOX 520623 BIG LAKE AK 99652-0623					
56407B04L004 HUTCHINSON ROBT	0032 GB 3 MARION LK EST	\$6,000.00	\$0.00	\$6,000.00	0.97
PO BOX 520623 BIG LAKE, AK 99652-0623					

IM No. 15-078
Ordinance No. 15-042
Ordinance No. 15-043

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID508 South Big Lake Road & West Susitna Pky

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
56407B04L005 HUTCHINSON ROBT PO BOX 520623 BIG LAKE, AK 99652-0623	0032 GB	3 MARION LK EST	\$6,000.00	\$0.00	\$6,000.00	0.92
56717000T00B-1 KLOEP DAVID KINCAID MICHELLE PO BOX 520687 BIG LAKE, AK 99652-0687	0032 LS	16 MARSHALL ADD RSB T/B	\$491,900.00	\$0.00	\$491,900.00	13.99
57053B03L011A GAMBLE PATRICK K & SYLVIA 431 GOLD DUST DR FAIRBANKS AK 99709	0032 GB	3 MARION LK EST RSB B/3 L/11&12	\$119,300.00	\$200,600.00	\$319,900.00	2.84
57257000L001A PROSSER ROBERT & CAROL TR/TRES 12031 GINAMI ST ANCHORAGE AK 99516-2550	0032 LS	16 YEAGER EST ADD #1	\$14,000.00	\$0.00	\$14,000.00	1.38
57257000L002A MARMAN DAN'L J & MARGARET PO BOX 520078 BIG LAKE AK 99652-0078	0032 LS	16 YEAGER EST ADD #1	\$13,000.00	\$157,400.00	\$170,400.00	1.04
57257000L003A MARMAN DAN'L J & MARGARET PO BOX 520078 BIG LAKE AK 99652-0078	0032 LS	16 YEAGER EST ADD #1	\$13,000.00	\$11,600.00	\$24,600.00	0.92
Total Parcels in LID508:	177		\$9,340,300.00	\$11,686,600.00	\$21,058,400.00	350.61

IM No. 15-078
Ordinance No. 15-042
Ordinance No. 15-043

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-043**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$867,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE SOUTH BIG LAKE ROAD & WEST SUSITNA PKY NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 508, AND FIXING DETAILS OF SAID BONDS.

WHEREAS, the Assembly of the Matanuska-Susitna Borough (the "borough") has determined and does hereby determine that it is necessary to proceed to plan, design, develop, construct, equip, acquire property for, or otherwise provide for a natural gas pipeline in the South Big Lake Road & West Susitna Pky (the "project"); and

WHEREAS, a local improvement district known as the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 (the "LID") has been formed for the project, special assessments will be levied on properties in the LID that are specially benefited by the project, and said special assessments, with interest thereon, will be sufficient (together with other amounts) and available to pay the principal of and interest on the hereinafter defined bonds; and

WHEREAS, it is deemed necessary and advisable and in the best interests of the borough and its inhabitants that not to exceed \$867,000.00 principal amount of special assessment bonds be issued at this time in a single series, as hereinafter fixed and determined, for the purpose of paying the cost (as hereinafter defined) of the project; and

WHEREAS, the proper officials of the borough have negotiated

an agreement (the "agreement") with Wells Fargo Bank, N.A. (the "purchaser") which provides, inter alia, for the issuance and sale by the borough and the purchase by the purchaser of the hereinafter defined bonds; and

WHEREAS, it is hereby found to be in the best interest of the borough that the agreement be approved and executed and that certain matters relating to such bonds and the use of the proceeds of such sale be established.

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE MATANUSKA-SUSITNA BOROUGH:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Purpose. The purpose of this ordinance is to authorize the issuance and sale of not to exceed \$867,000.00 of special assessment bonds to be sold in one series to provide funds to pay the capital costs of the project, to pay the costs of issuance of the bonds authorized herein and to fix certain details of said Bonds to be issued.

Section 3. Definitions. The following terms shall have the following meanings in this ordinance:

A. "Agreement" means the Agreement 12-185 dated June 8, 2012, from Wells Fargo Bank, N.A., and accepted by the borough for the sale of the bonds by the borough to the purchaser.

B. "Assembly" means the borough assembly, as the general legislative authority of the borough, as the same shall be duly and regularly constituted from time to time.

C. "Bond" or "Bonds" means any of the Matanuska-Susitna Borough Special Assessment Bonds, South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508, 2015, the issuance and sale of which are authorized herein.

D. "Bond register" means the registration books maintained

by the borough, which include the names and addresses of the owners or nominees of the owners of the Bonds.

E. "Cost" or "Costs" means all costs of the project allowable in special assessments under AS 29.46.110.

F. "Ordinance" shall mean this Ordinance Serial No. 15-043 of the borough.

G. "Purchaser" means, Wells Fargo Bank, N.A., the purchaser of the bonds.

H. "LID" means Local Improvement District No. 508.

Section 4. Authority for ordinance. The borough has ascertained and hereby determines that each and every matter and thing as to which provision is made in this ordinance is necessary in order to carry out and effectuate the purposes of the borough in accordance with the Constitution and statutes of the state of Alaska, and the code of ordinances of the borough, and to issue the bonds.

Section 5. Obligation of bonds. The bonds are a special obligation of South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 of the borough and are payable solely from assessments levied against the properties which are specially benefited by the project within the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 and funds pledged for the payment of the bonds under this ordinance. Said assessments shall constitute a sinking fund for the payment of principal of and interest on the bonds. Neither the faith and credit nor the taxing power of the borough are pledged to the payment of the principal of and interest on the Bonds.

Section 6. Authorization of bonds and purpose of issuance. For the purpose of providing part of the funds required to pay the cost of the project, and to provide for original issue discount,

if any, and to pay all costs incidental thereto and to the issuance of the bonds, the borough hereby authorizes and determines to issue and sell the bonds in one series in the aggregate principal amount of not to exceed \$867,000.00.

Section 7. Maturities, payment dates, designation and form of bonds. The bonds shall be designated Matanuska-Susitna Borough Special Assessment Bonds, South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508, 2015, shall be dated the date of their delivery to the purchaser, and shall mature on April 1, 2025.

The bonds shall bear interest from their date at a rate determined in accordance with the Agreement, which shall not exceed 5.37 percent per annum. Installments of principal and interest on the bonds (the "installment payments") shall be payable semiannually on April 1 and October 1 of each year, commencing October 1, 2015. Each installment payment shall consist of an equal amount of principal, plus accrued interest.

The bonds shall be registered as to principal and interest as herein provided. The bonds shall each be of the denomination of one thousand dollars (\$1,000) or any integral multiple of \$1,000 of the same interest rate and maturity, approved by the borough, such approval to be evidenced by the execution of such bonds. The bonds shall be numbered separately in the manner and with such additional designation as the borough deems necessary for purposes of identification. The bonds shall be substantially in the form of such bond hereinafter set forth, with such appropriate variations, omissions, or insertions as are permitted or required by this ordinance, and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to the rules and regulations of any governmental authority, or any usage or requirement of law with respect thereto. Each bond shall bear a

number or letter, or a number and letter, distinguishing it from every other bond.

Section 8. Details of bonds. Each of the bonds shall be signed by the manual signature of the mayor and the official seal of the borough (or a facsimile thereof) shall be affixed, imprinted or otherwise reproduced on the bonds, and attested by the manual signature of the borough clerk. In case any officer whose signature shall appear on any bonds shall cease to be such officer before the delivery of such bonds, such signature shall nevertheless be valid and sufficient for all purposes the same as if he or she had remained in office until such delivery.

The principal, redemption price of, and the interest on the bonds shall be payable in any coin or currency of the United States of America, which at the respective dates of payment thereof, is legal tender for the payment of public and private debts.

Payment of the principal and interest on the bonds shall be made by check or draft mailed to the registered owner of record as of the 15th day of the month preceding each installment payment date at the address appearing on the bond register of the borough.

Section 9. Transfer and exchange of bonds and delivery of new bonds. Any bond may be transferred only upon the books kept for the registration and transfer of bonds by the borough, upon surrender thereof at the office of the borough, together with an assignment duly executed by the registered owner or the owner's attorney in such form as shall be satisfactory to the borough. Upon the transfer of any such bond, there shall be executed in the name of the transferee, and the borough shall authenticate and deliver, a new registered bond or bonds of the same maturity in any of the authorized denominations.

In all cases in which bonds may be transferred or exchanged

under this ordinance, there shall be executed, and the borough shall authenticate and deliver, bonds in accordance with the provisions of this ordinance. Any such transfer or exchange shall be without cost to the registered owner, except that the borough may make a charge for every such registration, transfer or exchange of bonds sufficient to reimburse it for any tax, fee, or other governmental charge required to be paid with respect to such registration, exchange or transfer, and such charge or charges shall be paid before any such new bond shall be delivered. The borough shall not be required to make any such registration, transfer or exchange of a bond during the fifteen (15) days next preceding an interest payment date on such bond.

Section 10. Ownership of bonds. As to any bond, the person in whose name the same shall be registered on the bond register shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of such bond and the interest on such bond shall be made only to or upon the order of the registered owner thereof or the owner's legal representative, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such bond, including the interest thereon, to the extent of the sum or sums so paid.

Section 11. Mutilated, destroyed, stolen, or lost bonds. In case any bond shall become mutilated or be destroyed, stolen or lost, the borough may cause to be executed, and shall deliver, a new bond of like interest rate, principal amount and maturity in exchange and substitution for and upon cancellation of such mutilated bond, or in lieu of and in substitution for such bond destroyed, stolen or lost, upon the owner thereof paying the reasonable expenses and charges of the borough in connection

therewith and in the case of a bond destroyed, stolen or lost, filing by the owner with the borough evidence satisfactory to the borough that such bond was destroyed, stolen or lost, and of the owner's ownership thereof, and furnishing the borough with indemnity satisfactory to it. Any new bond so delivered may bear a number differing from the number of the bond it replaces.

Section 12. Redemption of bonds. The bonds are subject to redemption at the option of the borough, in whole or in part, at any time. Any redemption of bonds shall be at a redemption price of the principal amount of the bonds to be redeemed, plus accrued interest.

Section 13. Notice of redemption. When the borough determines to redeem any bonds, it shall give notice of such redemption in the manner then provided by law, which notice shall state the redemption date and identify the bonds to be redeemed by reference to their numbers and further state that on such redemption date there shall become due and payable upon each such bond the principal amount thereof plus the applicable premium, if any (the "redemption price"), together with interest accrued to the redemption date, and that from and after such date interest thereon shall cease to accrue. Such notice shall be given at least 30 days but not more than 45 days prior to the redemption date by first class mail, postage prepaid, to the registered owner of any Bond to be redeemed at the address of the registered owner appearing on the bond register.

Section 14. Payment of redeemed bonds. Notice of redemption having been given in the manner provided in this ordinance, the bonds so called for redemption shall become due and payable on the redemption date stated in said notice at the applicable redemption price on said date plus interest accrued and unpaid to the redemption date upon presentation and surrender thereof at the

office of the borough. If, on the redemption date, moneys for the redemption of all the bonds to be redeemed, together with interest accrued and unpaid to the redemption date, shall be held on behalf of the borough at the office of the borough so as to be available therefore on said date and if notice of redemption shall have been given as aforesaid, then from and after the redemption date the bonds so called for redemption shall cease to bear interest.

Section 15. Form of bond. Each bond shall be in substantially the following form, with such variations, omissions and insertions as may be required or permitted by this ordinance:

UNITED STATES OF AMERICA
STATE OF ALASKA
MATANUSKA-SUSITNA BOROUGH
Special Assessment Bond

South Big Lake Road & West Susitna Pky
Natural Gas Local Improvement District No. 508
2015

NO. §
INTEREST RATE
Registered Owner
Principal Amount DOLLARS

The Matanuska-Susitna Borough (the "borough"), a municipal corporation of the state of Alaska, for value received, acknowledges itself indebted and hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered owner identified above, or registered assigns, the principal amount shown above, and to pay (but only out of the sources hereinafter mentioned) interest on the unpaid principal sum from the date hereof at the interest rate per annum shown above. Installments of principal and interest (the "installment

payments") shall be payable semiannually on April 1 and October 1 of each year commencing October 1, 2015, until April 1, 2025, when the entire remaining principal balance hereof plus accrued interest shall be paid in full. Each installment payment shall consist of an equal amount of principal, plus accrued interest. The principal, interest and redemption price of this bond shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

Payment of principal and interest shall be made by check or draft mailed to the registered owner of record as of the 15th day of the month preceding each installment payment date at the address appearing on the bond register of the borough.

This bond is one of the 2015 special assessment bonds, South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508, of The Matanuska-Susitna Borough, Alaska, of like tenor and effect except as to serial numbers, aggregating not to exceed \$867,000.00 in principal amount, and constituting bonds authorized for the purpose of raising funds to pay the cost of natural gas improvements in the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 of the borough, and is issued under Ordinance Serial No. 15-043 of the borough entitled:

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$867,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE SOUTH BIG LAKE ROAD & WEST SUSITNA PKY NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 508, AND FIXING DETAILS OF SAID BONDS.

(herein called the "ordinance") adopted on -, 2015.

The bonds are subject to redemption by or on behalf of the borough prior to maturity and upon notice as set forth in the ordinance in whole or in part on any date at a redemption price of the principal amounts thereof, together with interest thereon to the redemption date.

This bond is transferable as provided in the ordinance (i) only upon the bond register of the borough kept for that purpose at the office of the borough, and (ii) upon surrender of this bond together with a written instrument of transfer duly executed by the registered owner or the attorney of the registered owner duly authorized in writing, and thereupon a new fully registered bond or bonds in the same aggregate principal amount and maturity shall be issued to the transferee in exchange therefore as provided in the ordinance and upon the payment of charges, if any, as therein prescribed. The borough may treat and consider the person in whose name this bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price, if any, hereof and interest due hereon and for all other purposes whatsoever.

This bond is payable solely from assessments levied against properties specially benefited within the borough local improvement district known as South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 and is a special obligation of said local improvement district. Said assessments constitute a sinking fund for the payment of principal

of and interest on the bond and the properties specially benefited are pledged to secure the bond.

The registered owner of this bond shall not have any claim thereunder against the borough except for payment from special assessments made for the improvements for which the bond was issued and except for payment from the funds pledged for that purpose under the ordinance. The remedy of the registered owner of this bond shall be confined to the enforcement of such assessments and to such funds. The borough shall not be liable to the registered owner of this bond for any loss to such funds occurring in the lawful operation thereof.

THIS BOND IS NOT A GENERAL OBLIGATION OF THE BOROUGH AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE BOROUGH IS PLEDGED TO ITS PAYMENT.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts, or things required by the constitution or statutes of the state of Alaska and the code of ordinances of the borough to exist, to have happened or have been performed precedent to or in the issuance of this bond, exist, have happened and have been performed, and that the series of bonds of which this is one, together with all other indebtedness of the borough, is within every debt and other limit prescribed by said constitution, statutes or code of ordinances.

IN WITNESS WHEREOF, THE MATANUSKA-SUSITNA BOROUGH, ALASKA, has caused this bond to be signed in its name and on its behalf by the signature of its mayor and its corporate seal to be hereunto affixed, imprinted or otherwise reproduced, and attested by the signature of

its clerk, all as of the - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Section 16. Establishment of guaranty fund. There is established the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 special assessment bond guaranty fund (The "guaranty fund") to which the assembly shall annually appropriate a sum the assembly determines to be adequate, with other available funds, to cover a deficiency in meeting payments of principal and interest on the bonds if the reason for the deficiency is nonpayment of assessments when due. Money received from actions taken against property for nonpayment of assessments confirmed by Ordinance Serial No. 15-042 of the borough shall be credited to the guaranty fund. Amounts in the guaranty fund shall be used to pay principal and interest on the bonds when other funds are not available for that purpose.

Section 17. Disbursement of bond proceeds for project costs. That part of the bond proceeds required for costs of the project shall be deposited in the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 construction account, which is hereby established within the South Big Lake Road & West Susitna Pky Natural Gas Line fund 825. There shall be paid from this account all amounts required for costs of the project.

Section 18. Establishment of reserve and refund account.

A. There is established the South Big Lake Road & West

Susitna Pky Natural Gas Local Improvement District No. 508 reserve and refund account (the "reserve and refund account") within the South Big Lake Road & West Susitna Pky Natural Gas Line fund 825.

B. There shall be paid into the reserve and refund account:

1. That part of the bond proceeds not expended or required for the initial LID expenses such as construction of the gas line, bond counsel fees, and similar expenses, and all anticipated administrative costs; and

2. All monies received from Enstar Natural Gas Company ("ENSTAR") that are refund entitlements arising out of new customers connecting to the gas line installed within the LID; and

3. The final refund due under the Enstar line extension tariff; and

4. Any sinking fund and guaranty fund balances after discharge of the bond.

C. At the end of each fiscal year, interest on the average reserve and refund account balance during the fiscal year at the rate determined by the finance director to be the average interest earned on borough investments during the fiscal year shall be transferred from the general fund to the reserve and refund account.

D. Until the bonds have been discharged, the funds within the reserve and refund account may be used only to pay the difference between the amount of principal and interest due on the bonds and the amount of special assessment payments including interest, received and available to pay that amount; provided, if the finance director determines that the amount of funds available in the reserve and refund account substantially exceeds that which is reasonably expected to be needed to meet assessment delinquencies, the finance director may, to the extent of such excess, make a prepayment on the bonds.

E. At such time as the finance director determines that the sum of the amounts in the reserve and refund account, the guaranty fund and the sinking fund equals or exceeds the amount required to (i) discharge the bonds, (ii) pay all refunds of assessments required upon discharge of the bonds, and (iii) pay any other amounts that may be owing on the bonds, the finance director shall cause such payment to be made and the bonds to be discharged.

Section 19. Establishment of sinking fund. There is established the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 sinking fund (the "sinking fund"). Payments of principal and interest on assessments confirmed by Ordinance Serial No. 15-042 of the borough shall be deposited in the sinking fund. Amounts in the sinking fund shall be used to pay principal and interest on the bonds, and are hereby pledged for that purpose. At the end of each fiscal year, interest on the average sinking fund balance during the fiscal year at the rate determined by the finance director to be the average interest earned on borough investments during the fiscal year shall be transferred from the general fund to the sinking fund.

Section 20. Distribution of reserve and refund account funds.

A. Upon the discharge of the bonds, and the payment of all refunds of assessments required upon the discharge of the bonds, the funds remaining in the reserve and refund account shall be distributed as provided under this section.

B. When the balance of such fund divided by the number of parcels within the LID equals \$200 or more, the finance director shall refund to the owner of record as shown on the records of the borough assessor an amount equal to the fund balance divided by the number of lots within the LID; provided, after the borough receives the final refund from ENSTAR, the finance director shall

distribute the balance of the reserve and refund account by sending to each owner of record as shown on the most recent records of the borough assessor an amount equal to the fund balance divided by the number of lots within the LID. If any lot or tract within the LID is divided into two or more lots, the refund for such resubdivided lots shall be computed by counting the resubdivided lots as a single lot for purposes of determining the initial refund entitlement. The initial refund entitlement shall then be divided equally among the resubdivided lots.

Section 21. Bond sale and agreement. The sale to the purchaser of not to exceed \$867,000.00 principal amount of the bonds as provided in the agreement, is hereby authorized and approved.

Section 22. Delivery of the bonds. The proper officials of the borough are authorized and directed to execute all documents and to do everything necessary for the preparation and delivery of a transcript of proceedings pertaining to the bonds and the printing, authentication and delivery of the bonds in definitive form to the purchaser.

Section 23. Ratification. All actions taken by the mayor, manager and the finance director relative to the sale of the bonds are hereby in all respects ratified and confirmed. The appropriate officers of the borough are hereby authorized and directed to do all things necessary for the prompt execution, issuance and delivery of the bonds and for the proper application and use of the bond proceeds.

Section 24. Authority of officers. The mayor, the acting mayor from time to time, the borough manager, the acting borough manager from time to time, the finance director, the acting finance director from time to time, the borough clerk and the acting borough clerk from time to time, are, and each of them

hereby is, authorized and directed to do and perform all things and determine all matters not determined by this ordinance, to the end that the borough may carry out its obligations under the bonds and this ordinance.

Section 25. Pledge of funds. All refunds from ENSTAR attributable to the project, and all assessments levied in the LID, interest thereon and foreclosure proceeds thereof, are hereby irrevocably pledged to the payment of the principal of and interest on the bonds. The pledge under this section remains in effect until all of the bonds have been discharged.

Section 26. Miscellaneous. No recourse shall be had for the payment of the principal of or the interest on the bonds or for any claim based thereon or on this ordinance against any member of the assembly or officer of the borough or any person executing the bonds. The bonds are not and shall not be in any way a debt or liability of the state of Alaska or of any political subdivision thereof and shall not create or constitute an indebtedness or obligation, either legal, moral or otherwise, of said state or of any political subdivision thereof.

Section 27. Severability. If any one or more of the covenants and agreements provided in this ordinance to be performed on the part of the borough shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements shall be null and void and shall be deemed separable from the remaining covenants and agreements in this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the bonds.

Section 28. Appropriation. There is appropriated for the purposes set out in this ordinance, all assessments and interest thereon from the assessments levied in the LID and assessment

foreclosure proceeds. The appropriation under this section does not lapse until the final refund required under Section 20.B of this ordinance has been made.

Section 29. Effective date. Ordinance Serial No. 15-043 shall take effect upon adoption by the borough assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Appropriation of \$82,000 from Meadow Lakes Road Service Area No. 27 fund balance, Fund 281, to Fund 410, Project No. 30047, for Meadow Lakes Road Service Area No. 27 Capital Projects.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>JD</i>	<i>4/21/15</i>
	Public Works Director	<i>TDL</i>	<i>21 APR 15</i>
	Finance Director	<i>JUL</i>	<i>4/22/15</i>
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JRM</i>	<i>4/27/15</i> JD

ATTACHMENT (S): Ordinance Serial no. 15- 0606 (2pp)
 Fiscal Note: Yes x No _____
 Resolution 15-01 from the Road Service Area No. 27, Board of Supervisors. (1pp)
 Road Maintenance & Repair Capital Projects List for RSA 27, approved with AM 14-152, (3pp)

SUMMARY STATEMENT: The Meadow Lakes Road Service Area No. 27 Board of Supervisors and the Public Works Department would like to ensure adequate funding for all items on the approved Capital List and support as many future capital upgrades projects as possible. Excess funds from the RSA No. 27 fund balance can be used to fund Capital Improvement Projects. To subsidize start up for any additional projects, Public Works and the Road Service Area Board of Supervisors would like to transfer \$82,000 from the Meadow Lakes Road Service Area No. 27 fund balance, Fund 281, to Project No. 30047, Fund 410 for Meadow Lakes Road Service Area No. 27 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of \$82,000 from Meadow Lakes Road Service Area No. 27 fund balance, Fund 281, to Fund 410, Project No. 30047, for Meadow Lakes Road Service Area No. 27 Capital Projects.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 21, 2015

SUBJECT: Appropriation of \$82,000 from Meadow Lakes Road Service Area No. 27 fund balance, Fund 281, to Fund 410, Project No. 30047, for Meadow Lakes Road Service Area No. 27 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *\$82,000	FUNDING SOURCE RSA FUND BALANCE
FROM ACCOUNT # 281.272.000	PROJECT #
TO ACCOUNT : 410.000.000.4xx.xxx	PROJECT # 30047
VERIFIED BY: 	CERTIFIED BY:
DATE: 4-21-15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY12	FY13	FY14	FY2015	FY2016	FY2017
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL				82		
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REVENUE						
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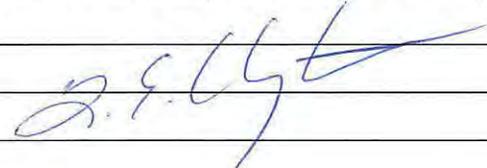
FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other <i>RSA Fund Balance</i>				82		
TOTAL				82		

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in fund balance, Fund 281 is \$50,456 with this appropriation, if adopted.

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY:  DATE: 4/23/15

A RESOLUTION OF THE ROAD SERVICE AREA #27, MEADOW LAKES BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF \$82,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #27, Meadow Lakes Fund Balance has a balance of approximately \$132,456; and

WHEREAS, it is the desire of the Road Service Area #27, Meadow Lakes Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the excess funds from the RSA #27, Meadow Lakes Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #27, Meadow Lakes Board of Supervisors request \$82,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #27, Meadow Lakes Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of \$82,000 from Fund Balance 281.272.000 to Capital Improvements Project 30047.6600

APPROVED by the Road Service Area #27, Meadow Lakes Board of Supervisors:



RSA #27 Supervisor

3-27-2015
Date



RSA #27 Supervisor

3-27-2015
Date



RSA #27 Supervisor

3-27-2015
Date

Resolution #15-01 *Im 15-098*
OR 15-006

**MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
SUMMER 2015**

ASSEMBLY PERSON: Dist 7 Vern Halter
RSA SUPER: Scott Sanderson
PRIMARY: Stephen Edwards
ALT: Michael Fulton
ALT: Patricia Winegar

RSA: 27 Meadow Lakes

PROJECT # 30047

APPROX AVAILABLE FUNDING \$1,987,300

APPROX AVAILABLE GRANT FUNDING \$132,770

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS	CALCIUM PURCHASE 25% MSB Match Summer 2015	\$11,250	\$8,438	\$2,813			YES
2	RSA ROADS	CALCIUM APPLICATION 25% MSB Match Summer 2015	\$15,000	\$11,250	\$3,750			YES
3	RSA ROADS 30047.	RECONDITION ROADS	\$150,000	\$150,000				YES
4	RSA ROADS	PAVEMENT MAINTENANCE	\$50,000	\$50,000				YES
5	Forest Lake Dr (.58)	Design / Upgrade (.58)	\$175,000	\$175,000				YES
6	Forest Park Dr Lakeshore Dr Lakeshore Court (.87)	Upgrade (.87)	\$413,000	\$413,000				YES
7	Gunflint Trail Ph I (1.32)	Design / Upgrade (1.32)	\$132,770			\$132,770		YES
8	Carousel Way (.58)	Design / Upgrade (.59)	\$275,500	\$275,500				YES
9	Brass Ring Dr (.32) Cozy Dr (.09) Easy Dr (.18)	Design / Upgrade (.59)	\$280,250	\$280,250				YES
10	Satisfied Dr (.42) Happy Dr (.24) Gentry Dr (.30)	Design / Upgrade (.96)	\$456,000	\$456,000				YES

Im15-098
0R15-1040

11	Forest Park Dr Lakeshore Dr Lakeshore Court (.87)	Pave w/2" A.C. 50% MSB Match	\$261,000	\$130,500	\$130,500			YES
TOTAL FUNDED PROJECTS			\$2,219,770	\$1,949,938	\$137,063	\$132,770		
12	Elizabeth Dr (.60)	Design / Upgrade (.60)	\$285,000					NO
FUNDING NOT YET IDENTIFIED								
13	Kalmbach Lake Dr (.14)	Pave w/2" A.C. 50% MSB Match	\$70,000					NO
FUNDING NOT YET IDENTIFIED								
14	Larry Trail (.89)	Design / Upgrade	\$422,750					NO
FUNDING NOT YET IDENTIFIED								
15	Alma (.80) Juliana Dr (.13)	Design / Upgrade (.93)	\$441,750					NO
FUNDING NOT YET IDENTIFIED								
16	Ridgecrest (.42) W Jay J St (.18)	Design / Upgrade (.60)	\$181,500					NO
FUNDING NOT YET IDENTIFIED								
17	W Captain Hook Dr (.20) W Gorden Lane (.08) W Ruby Circle (.02) W Captian Hook (.36) W Silver Circle (.05) W Topaz Lane (.05) W Opal Court (.02)	ROW / Design / Utility Relocation / Upgrade (.78)	\$370,500					NO
FUNDING NOT YET IDENTIFIED								
18	Charlene Street (.40)	Pave w/2" A.C. 50% MSB Match	\$120,000					NO
FUNDING NOT YET IDENTIFIED								
19	Tweed Court (.47)	Pave w/2" A.C. 50% MSB Match	\$141,000					NO

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					FUNDING NOT YET IDENTIFIED			
20	N Day Road (.49)		\$147,000					NO
					FUNDING NOT YET IDENTIFIED			
21	Paddy Place (.44)	Pave w/2" A.C. 50% MSB Match	\$132,000					NO
					FUNDING NOT YET IDENTIFIED			
TOTAL UNFUNDED PROJECTS			\$2,311,500					
	Source	Grant # / Account Code	Grant Amount					
Line	FY14 SOA Legis Grant	14-DC-082 30047.9200.9202	\$132,770.00	Mdw Lakes-N. Gunflint Trail				

INFORMATION ONLY, GRANTS PREVIOUSLY ACCEPTED & APPROPRIATED

Im15-098
 DR 15-0616

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-066**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF \$82,000 FROM MEADOW LAKES ROAD SERVICE AREA NO. 27 FUND BALANCE, FUND 281, TO FUND 410, PROJECT NO. 30047, FOR MEADOW LAKES ROAD SERVICE AREA NO. 27 CAPITAL PROJECTS.

WHEREAS, the Meadow Lakes Road Service Area No. 27 Board of Supervisors and the Public Works Department would like to ensure all approved projects on the Capital List are fully funded; and

WHEREAS, the Meadow Lakes Road Service Area No. 27 Board of Supervisors and the Public Works Department would like to support as many future capital projects as possible; and

WHEREAS, transferring funds to the capital projects will ensure all projects on the capital projects list have adequate funding and support additional future capital projects; and

WHEREAS, excess funds from the RSA No. 27 Meadow Lakes fund balance can be used to fund Capital Improvement Projects; and

WHEREAS, the Meadow Lakes Road Service Area No. 27 Board of Supervisors and the Public Works Department would like to transfer \$82,000 from Meadow Lakes Road Service Area No. 27 fund balance, Fund 281, to Fund 410, Project No. 30047, for the Meadow Lakes Road Service Area No. 27 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves the appropriation of \$82,000 from Meadow Lakes Road Service Area No. 27, fund balance, Fund 281, to Fund 410, Project No. 30047, Meadow Lakes Road Service Area No. 27 Capital Projects.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Appropriation of \$40,000 from Alpine Road Service Area No. 31 fund balance, Fund 285, to Fund 410, Project No. 30051, for Alpine Road Service Area No. 31 Capital Projects.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>JM</i>	<i>4/20/15</i>
	Public Works Director	<i>TAD</i>	<i>21 APR 15</i>
	Finance Director	<i>JWC</i>	<i>4/22/15</i>
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JMM</i>	<i>4/27/15</i> JM

ATTACHMENT (S): Ordinance Serial no. 15-067 (2pp)
 Fiscal Note: Yes x No _____
 Resolution 15-01 from the Road Service Area No. 31, Board of Supervisors. (1pp)
 Road Maintenance & Repair Capital Projects List for RSA 31. (1 pp)

SUMMARY STATEMENT: The Alpine Road Service Area No. 31 Board of Supervisors and the Public Works Department would like to ensure adequate funding for all items on the approved Capital List and support as many future capital upgrades projects as possible. Excess funds from the RSA No. 31 fund balance can be used to fund Capital Improvement Projects. To subsidize start up for any additional projects, Public Works and the Road Service Area Board of Supervisors would like to transfer \$40,000 from the Alpine Road Service Area No. 31 fund balance, Fund 285, to Project No. 30051, Fund 410 for Alpine Road Service Area No. 31 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of \$40,000 from Alpine Road Service Area No. 31 fund balance, Fund

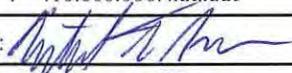
285, to Fund 410, Project No. 30051, for Alpine Road Service Area
No. 31 Capital Projects.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: May 5, 2015

SUBJECT: Appropriation of \$40,000 from Alpine Road Service Area No. 31 fund balance, Fund 285, to Fund 410, Project No. 30051, for Alpine Road Service Area No. 31 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *\$40,000	FUNDING SOURCE RSA FUND BALANCE
FROM ACCOUNT # 285.272.000	PROJECT #
TO ACCOUNT : 410.000.000.4xx.xxx	PROJECT # 30051
VERIFIED BY: 	CERTIFIED BY:
DATE: 4-21-15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY12	FY13	FY14	FY2015	FY2016	FY2017
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL				40		
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REVENUE						
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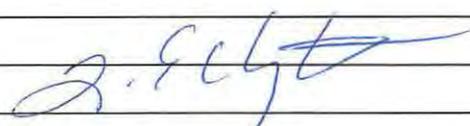
FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other <i>RSA Fund Balance</i>				40		
TOTAL				40		

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in fund balance, Fund 285 is \$44,395 with this appropriation, if adopted.

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY:  DATE: 4/23/15

A RESOLUTION OF THE ROAD SERVICE AREA #31, ALPINE BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF \$40,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #31, Alpine Fund Balance has a balance of approximately \$84,395; and

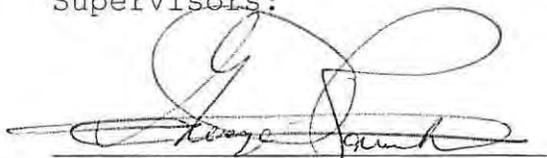
WHEREAS, it is the desire of the Road Service Area #31, Alpine Board of Supervisors to ensure adequate funding for projects on the capital projects list; and

WHEREAS, the excess funds from the RSA #31, Alpine Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #31, Alpine Board of Supervisors request \$40,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #31, Alpine Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of \$40,000 from Fund Balance 285.272.000 to Capital Improvements Project 30051.6600

APPROVED by the Road Service Area #31, Alpine Board of Supervisors:



RSA #31 Supervisor

4/14/2015
Date



RSA #31 Supervisor

4/14/2015
Date



RSA #31 Supervisor

4/14/15
Date

MATANUSKA-SUSITNA BOROUGH
 PUBLIC WORKS DEPARTMENT
 ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
 SUMMER 2015

ASSEMBLY PERSON: Dist 1 Jim Sykes
 RSA SUPER: Will Barickman
 PRIMARY: George Rauscher
 ALT: Marvin Baker
 ALT: Dean Lust

ROAD SERVICE AREA: 31 Alpine

PROJECT # 30051

APPROX AVAILABLE FUNDING \$37,128
 APPROX AVAILABLE GRANT FUNDING

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS	CALCIUM PURCHASE 25% MSB Match Summer 2015	\$0	\$0	\$0			N/A
2	RSA ROADS	CALCIUM APPLICATION 25% MSB Match Summer 2015	\$0	\$0	\$0			N/A
3	RSA ROADS 30051.	RECONDITION ROADS	\$35,000	\$35,000				YES
4	RSA ROADS	PAVEMENT MAINTENANCE	\$0					N/A
TOTAL FUNDED PROJECTS			\$35,000	\$35,000	\$0	\$0		
7	Twin Hills Lane (.29) Seventeen Mile Blvd (.34) Wishbone Place (.15)	Upgrade w/RAP (.78)	\$110,000					NO
						FUNDING NOT YET IDENTIFIED		
8	McPherson Ave (.24) Riverview Way (.27) Danielson Ave (.22)	Upgrade (.73)	\$100,000					NO
						FUNDING NOT YET IDENTIFIED		
TOTAL UNFUNDED PROJECTS			\$210,000					
	Source	Grant # / Account Code	Grant Amount					

INFORMATION ONLY, GRANTS PREVIOUSLY ACCEPTED & APPROPRIATED

11-15-110
 OR 15-007

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-067

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF \$40,000 FROM ALPINE ROAD SERVICE AREA NO. 31 FUND BALANCE, FUND 285, TO FUND 410, PROJECT NO. 30051, FOR ALPINE ROAD SERVICE AREA NO. 31 CAPITAL PROJECTS.

WHEREAS, the Alpine Road Service Area No. 31 Board of Supervisors and the Public Works Department would like to ensure all approved projects on the Capital List are fully funded; and

WHEREAS, the Alpine Road Service Area No. 31 Board of Supervisors and the Public Works Department would like to support as many future capital projects as possible; and

WHEREAS, transferring funds to the capital projects will ensure all projects on the capital projects list have adequate funding and support additional future capital projects; and

WHEREAS, excess funds from the RSA No. 31 Alpine fund balance can be used to fund Capital Improvement Projects; and

WHEREAS, the Alpine Road Service Area No. 31 Board of Supervisors and the Public Works Department would like to transfer \$40,000 from Alpine Road Service Area No. 31 fund balance, Fund 285, to Fund 410, Project No. 30051, for the Alpine Road Service Area No. 31 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves the appropriation of \$40,000 from Alpine Road Service Area No. 31, fund balance, Fund 285, to Fund 410, Project No. 30051, Alpine Road Service Area No. 31 Capital Projects.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Appropriation of \$50,000 from Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Fund 410, Project No. 30046, for Greater Butte Road Service Area No. 26 Capital Projects.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>NS</i>	<i>4/20/15</i>
	Public Works Director	<i>JAD</i>	<i>21 APR 15</i>
	Finance Director	<i>Jel</i>	<i>4/22/15</i>
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>Jmm</i>	<i>4/27/15</i> JM

ATTACHMENT (S): Ordinance Serial no. 15- 068 (2pp)
 Fiscal Note: Yes x No
 Resolution 15-01 from the Road Service Area No. 26,
 Board of Supervisors. (1pp)
 Road Maintenance & Repair Capital Projects List for
 RSA 26. (3pp)

SUMMARY STATEMENT: The Greater Butte Road Service Area No. 26 Board of Supervisors and the Public Works Department would like to ensure adequate funding for all items on the approved Capital List and support as many future capital upgrades projects as possible. Excess funds from the RSA No. 26 fund balance can be used to fund Capital Improvement Projects. To subsidize start up for any additional projects, Public Works and the Road Service Area Board of Supervisors would like to transfer \$50,000 from the Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Project No. 30046, Fund 410 for Greater Butte Road Service Area No. 26 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of

\$50,000 from Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Fund 410, Project No. 30046, for Greater Butte Road Service Area No. 26 Capital Projects.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 5, 2015

SUBJECT: Appropriation of \$50,000 from Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Fund 410, Project No. 30046, for Greater Butte Road Service Area No. 26 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *\$50,000	FUNDING SOURCE RSA FUND BALANCE
FROM ACCOUNT # 280.272.000	PROJECT #
TO ACCOUNT : 410.000.000.4xx.xxx	PROJECT # 30046
VERIFIED BY: 	CERTIFIED BY:
DATE: 4-21-15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY12	FY13	FY14	FY2015	FY2016	FY2017
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL				50		
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other <i>RSA Fund Balance</i>				50		
TOTAL				50		

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in fund balance, Fund 280 is \$48,716 with this appropriation, if adopted.

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY:  DATE: 4/22/15

A RESOLUTION OF THE ROAD SERVICE AREA #26, GREATER BUTTE BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF \$50,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #26, Greater Butte Fund Balance has a balance of approximately \$98,716; and

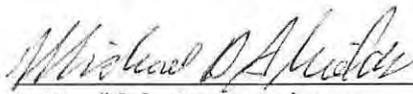
WHEREAS, it is the desire of the Road Service Area #26, Greater Butte Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the excess funds from the RSA #26, Greater Butte Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #26, Greater Butte Board of Supervisors request \$50,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #26, Greater Butte Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of \$50,000 from Fund Balance 280.262.000 to Capital Improvements Project 30046.6600

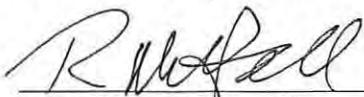
APPROVED by the Road Service Area #26, Greater Butte Board of Supervisors:



RSA #26 Supervisor

9/9/15

Date



RSA #26 Supervisor

4-9-15

Date

RSA #26 Supervisor

Date

MATANUSKA-SUSITNA BOROUGH
 PUBLIC WORKS DEPARTMENT
 ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
 SUMMER 2015

ASSEMBLY PERSON: Dist 1 Jim Sykes
 RSA SUPER: Will Barickman
 PRIMARY: VACANT
 ALT: Michael Shields
 ALT: Lucy Klebesadel

ROAD SERVICE AREA: 26 Butte

PROJECT # 30046

APPROX AVAILABLE FUNDING \$1,311,976

APPROX AVAILABLE GRANT FUNDING \$64,730

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS 30046.	CALCIUM PURCHASE 25% MSB Match Summer 2015	\$0	\$0	\$0			N/A
2	RSA ROADS 30046.	CALCIUM APPLICATION 25% MSB Match Summer 2015	\$0	\$0	\$0			N/A
3	RSA ROADS 30046.	RECONDITION ROADS	\$80,000	\$80,000				YES
4	RSA ROADS 30046.	PAVEMENT MAINTENANCE	\$18,000	\$18,000				YES
5	Bermand Rd (.37) Doris Mae Cir (.06) Melin Rd (.25) Fritz Dr (.12)	Design / Utility Relocate & Upgrade (.80)	\$275,000	\$275,000				YES
6	Juniper St (.22) Spruce St (.22) Cottonwood St (.16) Cranberry St (.16) Rose St (.11)	Design / Utility Relocate & Upgrade (.80)	\$375,000	\$310,270		\$64,730	2012, 2013, 2015 SOA Legis Grant	YES
7	Lazenby Rd (.24) Juanita Way (.25)	Design & Upgrade (.49)	\$225,000	\$225,000				YES
8	Sea Biscuit Ln (.24) Man-O-War Dr (.38)	Design & Upgrade (.62)	\$300,000	\$300,000				YES
9	Secretariat Dr (.27) Whirl-A-Way Cir (.21)	Design & Upgrade (.48)	\$200,000	\$200,000				YES
TOTAL FUNDED PROJECTS			\$1,473,000	\$1,408,270	\$0	\$64,730		

Jim 15-111
DR15-028

10	Lombardo Rd & Cul-de-sac (.34)	Design & Upgrade w/RAP (.34)	\$150,000					NO
					FUNDING NOT YET IDENTIFIED			
11	Doc McKinley (.85) Jessie Jo Place (.19)	Ditch / Road Upgrade w/RAP (.85)	\$100,000					NO
					FUNDING NOT YET IDENTIFIED			
12	Brian Dr (.27) Melanie Ln (.30) Knik View (.20) Knik View Cir (.08)	Ditch / Road Upgrade w/ RAP (.85)	\$95,000					NO
					FUNDING NOT YET IDENTIFIED			
13	Dancer Cir (.24) Kent St (.21) Laura St (.21)	Ditch / Road Upgrade w/RAPA (.66)	\$70,000					NO
					FUNDING NOT YET IDENTIFIED			
14	Kuhn Dr (.35) Vera Way (.20) Bohman Way (.25)	Design / Upgrade w/RAP (.80)	\$300,000					NO
					FUNDING NOT YET IDENTIFIED			
15	Breezy Ct (.07) Cheechako Dr (.46) Trellis Ave (1.0) Hearthstone Dr (.17) Crabapple Ct (.06)	Pave w/2" A.C 50% MSB Match (1.76)	\$528,000					NO
					FUNDING NOT YET IDENTIFIED			
16	George Plumley (.08)	Design / Upgrade w/RAP (.08)	\$60,000					NO
					FUNDING NOT YET IDENTIFIED			
17	Butte Dr (.30)	Design / Upgrade w/RAP (.30)	\$150,000					NO
					FUNDING NOT YET IDENTIFIED			
18	Walling Road (.65)	Design / Upgrade w/RAP (.65)	\$250,000					NO
					FUNDING NOT YET IDENTIFIED			
19	Fairweather Ln (.13) Walden Road (.22)	Design / Upgrade w/RAP (.35)	\$125,000					NO
					FUNDING NOT YET IDENTIFIED			

IM15-111
 BR15-008

20	Peaceful Lane (.63)	Design / Upgrade w/RAP (.63)	\$300,000						NO
				FUNDING NOT YET IDENTIFIED					
	TOTAL UNFUNDED PROJECTS		\$2,128,000						
	Source	Grant # / Account Code	Grant Amount						
Line 6	2012 SOA Legis Grant	12-DM-118 30046.9000.9002	\$6,250.00	Butte RSA Roads Upgrade					
Line 6	2013 SOA Legis Grant	13-DM-130 30046.9100.9102	\$18,480.00	Butte RSA Roads Upgrade					
Line 6	2015 SOA Legis Grant	15-DC-397 30046.	\$40,000.00	Butte RSA Roads Upgrade					

INFORMATION ONLY, GRANTS PREVIOUSLY ACCEPTED & APPROPRIATED

IM15-111
OR15-048

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-068

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF \$50,000 FROM GREATER BUTTE ROAD SERVICE AREA NO. 26 FUND BALANCE, FUND 280, TO FUND 410, PROJECT NO. 30046, FOR GREATER BUTTE ROAD SERVICE AREA NO. 26 CAPITAL PROJECTS.

WHEREAS, the Greater Butte Road Service Area No. 26 Board of Supervisors and the Public Works Department would like to ensure all approved projects on the Capital List are fully funded; and

WHEREAS, the Greater Butte Road Service Area No. 26 Board of Supervisors and the Public Works Department would like to support as many future capital projects as possible; and

WHEREAS, transferring funds to the capital projects will ensure all projects on the capital projects list have adequate funding and support additional future capital projects; and

WHEREAS, excess funds from the RSA No. 26 Greater Butte fund balance can be used to fund Capital Improvement Projects; and

WHEREAS, the Greater Butte Road Service Area No. 26 Board of Supervisors and the Public Works Department would like to transfer \$50,000 from Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Fund 410, Project No. 30046, for the

Greater Butte Road Service Area No. 26 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves the appropriation of \$50,000 from Greater Butte Road Service Area No. 26, fund balance, Fund 280, to Fund 410, Project No. 30046, Greater Butte Road Service Area No. 26 Capital Projects.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: AN ORDINANCE AMENDING MSB TITLE 25 ELECTIONS BY REPEALING PROVISIONS FOR A RUNOFF ELECTION FOR THE OFFICE OF MAYOR TO MIRROR THE WAY ASSEMBLY MEMBERS ARE ELECTED.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY *for* JOHN MOOSEY, BOROUGH MANAGER: *John Moosey*

Route To:	Department/Individual	Initials	Remarks
	Originator	JN	For Assemblymember Mayfield
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>Jmm</i>	4/27/15 <i>(J)</i>

ATTACHMENT (S): Fiscal Note: YES ___ NO X
Ordinance Serial No. 15-069 (2 pp)

SUMMARY STATEMENT: This ordinance is sponsored by Assemblymember Mayfield to repeal the requirement for a runoff election if no candidate for the office of mayor receives over 40 percent of the votes cast for that office. This change would make code consistent with the way the mayor and assembly members are elected.

The Borough has a manager form of government with a ceremonial mayor elected by the qualified voters of the Borough.

The administrative power of the Borough is vested in the manager and the legislative power is vested in the assembly, yet there is no runoff provision for the assembly.

The runoff provision for mayor is illogical when you consider that the position of mayor is ceremonial. If the Borough had a strong mayor form of government, a better argument could be made to keep the runoff provision.

The runoff provision for mayor was adopted in 1997; however, the legislative record is unclear as to intent.

Runoff elections are very expensive and cost taxpayers approximately \$92,500. These funds could be better spent.

Code requires that a runoff election be held within three weeks after the regular election results are certified. This is an extremely ambitious timeframe in which to carry out an election. As an example, if the regular election is certified on October 20, the runoff election would be held on Tuesday, November 3.

In addition to the expense of holding a runoff election, candidates running for the assembly and school board are elected by receiving the majority of votes cast, yet candidates for mayor must receive 40 percent of the votes or face a runoff election.

Additionally, there has been an initiative petition filed and certified proposing to move the date of the Borough election to the first Tuesday in November to coincide with Federal and State elections. If this measure is ultimately approved, the Borough's runoff election would be held in December. By then, the holiday season is in full swing and voter turnout would be dismal at best and election officials would be hard to come by.

In summary, runoff elections are costly and serve no real purpose. The office of mayor is ceremonial and a runoff election will not change that.

RECOMMENDATION OF ADMINISTRATION: Introduce and set for public hearing.

CODE ORDINANCE

Sponsored by: Assemblymember Mayfield

Introduced:

Public Hearing:

Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-069**

AN ORDINANCE AMENDING TITLE 25, ELECTIONS, BY REPEALING PROVISIONS FOR A RUNOFF ELECTION FOR THE OFFICE OF MAYOR TO MIRROR THE WAY ASSEMBLY MEMBERS ARE ELECTED.

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 25.05.010 Definitions is hereby amended as follows:

["RUNOFF" MEANS ANY ELECTION HELD IF NO CANDIDATE RECEIVES MORE THAN 40 PERCENT OF THE VOTES CAST FOR THE OFFICE OF MAYOR.]

Section 3. Repeal of section. MSB 25.05.045 Runoff Elections is hereby repealed as follows:

[(A) RUNOFF ELECTIONS SHALL BE HELD ON THE FOURTH TUESDAY FOLLOWING THE ELECTION OR WITHIN THREE WEEKS AFTER THE DATE OF CERTIFICATION. A RUNOFF ELECTION SHALL NOT BE CONSIDERED A SPECIAL ELECTION WITHIN THE MEANING OF AS 29.71.800(21). DURING STATE ELECTION YEARS, RUNOFF ELECTIONS MAY BE HELD ON THE SEVENTH

TUESDAY FOLLOWING THE ELECTION, OR WITHIN SIX WEEKS AFTER THE DATE OF CERTIFICATION IN THE INTEREST OF SECURING THE STATE'S VOTING EQUIPMENT FOR BOROUGH ELECTION USE.]

Section 4. Amendment of section. MSB 25.05.100 Simple majority; prohibition on runoff elections is hereby amended as follows:

(A) Each borough office [, OTHER THAN THE OFFICE OF THE MAYOR,] shall be filled by the candidate receiving the greatest number of votes.

[(B) A RUNOFF ELECTION SHALL BE HELD IF NO CANDIDATE RECEIVES MORE THAN 40 PERCENT OF THE VOTES CAST FOR THE OFFICE OF MAYOR. THE RUNOFF ELECTION SHALL BE BETWEEN THE TWO CANDIDATES RECEIVING THE GREATEST NUMBER OF VOTES FOR THE OFFICE.]

Section 5. Amendment of subsection and paragraph. MSB 25.20.020(A) and (B)(1) Notice of Election is hereby amended as follows:

(A) Notice of voter registration. The clerk shall publish a notice of voter registration not less than 60 calendar days before each election [THAT IS NOT A RUNOFF ELECTION]. The notice shall include the qualifications required of voters, the deadline for

registering to vote in the election, and places where voters may register.

(B) Notice and publication. The clerk shall publish a notice of each election at least twice in one or more newspapers of general circulation in the borough. The first publication shall occur at least 30 calendar days before a regular election [,] and 20 calendar days before a special election [, AND TEN CALENDAR DAYS BEFORE A RUNOFF ELECTION]. Each notice of election shall include:

(1) the type of election, regular [,] or special[, OR RUNOFF];

Section 6. Amendment of subsection. 25.20.050(A) Ballots; Distribution is hereby amended as follows:

(A) The clerk shall have ballots printed for each election which shall be in the clerk's possession at least seven calendar days before each election. Early, absentee, and sample ballots shall be in the clerk's possession 16 calendar days before a regular or special election [AND NINE CALENDAR DAYS BEFORE A RUNOFF ELECTION]. At that time the ballots may be inspected by any candidate or the candidate's authorized agent, and any mistake discovered shall be

immediately corrected.

Section 7. Amendment of subsection. 25.25.051(A) Absentee Voting; In-Person is hereby amended as follows:

(A) Absentee voting in-person before an election official, including the clerk, shall not begin prior to 15 calendar days before a regular or special election [OR EIGHT CALENDAR DAYS BEFORE A RUNOFF ELECTION], up to and including the day of the election. The absentee voter shall appear before an election official, provide their name, residence address, and a voter identifier such as a voter number, Social Security number, or date of birth. The voter shall complete the required information and sign the certification on the ballot oath and affidavit envelope and have it witnessed by an election official. The voter shall receive an official ballot, mark the ballot in private, and place the ballot in a secrecy sleeve. The secrecy sleeve shall then be placed in the completed ballot oath and affidavit envelope and the envelope will be sealed. An election official shall deliver the voted absentee ballots to the clerk. The clerk shall deliver the voted absentee ballots to the canvass board for canvassing.

Section 8. Amendment of paragraph. 25.25.061(B)(1) Special Needs Voting is hereby amended as follows:

(B) The request for a special needs ballot may be made:

(1) to the borough clerk on or after the fifteenth calendar day before a regular election or special election, [OR ON OR AFTER THE EIGHTH CALENDAR DAY BEFORE A RUNOFF ELECTION,] up to and including the day before the election; or

Section 9. Amendment of subsection. MSB 25.26.061(A) Early Voting; In-Person is hereby amended as follows:

(A) Early voting in-person before an election official, including the clerk, shall not begin prior to 15 calendar days before a regular election or special election [OR EIGHT CALENDAR DAYS BEFORE A RUNOFF ELECTION], up to and including the day before the election. The clerk shall determine the process for early voting to ensure the integrity of the election. The early voter shall appear before an election official and provide their name, residence address, and a voter identifier such as a voter number, social security number, or date of birth. The election official shall verify that the voter's

residence address appears on the official registration list and is qualified to vote per MSB 25.10.010 and then require the voter to sign the early voting register. The signing of the register shall constitute a declaration that the voter is qualified to vote. When the voter has qualified to vote, an election official shall give the voter an official ballot and the voter shall mark the ballot in private. After the voter has marked the ballot, the voter shall place the ballot in the secrecy sleeve until depositing the ballot in the ballot box. The tabulation of early voting ballots shall not begin before 8 p.m. on election day and shall be tabulated in accordance with MSB 25.35.081.

Section 10. Repeal of subsection. MSB 25.35.015(C) Write-In Votes is hereby repealed as follows:

[(C) A PROVISION FOR WRITE-IN CANDIDATES SHALL NOT BE PROVIDED DURING A RUNOFF ELECTION.]

Section 11. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this -
day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING MSB 3.04.083 WHEREBY A MAYORAL VETO OF EXPENDITURES RESULTS IN A CORRESPONDING REDUCTION IN THE PROPERTY TAX MILL RATE.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	NS	For Manager
	Finance Director	<i>G. J. T. & NS</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JMM</i>	<i>4/27/15</i> JM

ATTACHMENT (S): Fiscal Note: NO X YES
 Ordinance Serial No. 14-070 (2 pp)

SUMMARY STATEMENT: It is the intent of the Matanuska-Susitna Borough Assembly to only levy property taxes as needed to satisfy projected expenditures and not collect tax revenue which will not be spent. While revenues are derived from a variety of sources, property taxes compose a significant majority of revenues. Therefore, should a mayoral veto strike or reduce an appropriation item, this new chapter will provide for a reduction in the corresponding property tax mill rate to reduce revenues by an equivalent amount. This mathematical operation will apply to all budget ordinances unless specified in the ordinance.

It is important to note that if the Assembly wants to dispense with this rule, it can. This is not an extension of mayoral veto power, rather it is an assembly decision on how to apply a mathematical formula and best collect revenues.

Revenues and expenditures are both reflected in the annual budget ordinance. The Mayor has the power to strike or reduce appropriation items by veto. However, this does not affect the corresponding revenues. In short, if the Mayor vetoes an appropriation, the Matanuska-Susitna Borough still collects the revenue, it is simply not spent.

For example, presently, if a veto were to strike or reduce a hypothetical \$5,000 appropriation, that money would still be collected through property taxes. The \$5,000 would simply be retained by the Borough and cannot be legally spent until there is an appropriation to spend it. This chapter will institute a rule whereby if \$5,000 appropriation were vetoed from the budget, the corresponding property tax mill rates would be reduced in an amount so that the revenues collected are \$5,000 less.

This automatic reduction in mill levy will be applied depending on what source of funds is used to pay the expenditure. For example, if \$5,000 were vetoed from a non-areawide expenditure, the reduction in mill rate would occur in the non-areawide property tax levy.

However, if a veto is overridden, then the adjustment would not occur and property tax mill rates will remain as approved before the veto was issued.

This formula will only apply to the annual budget ordinance unless the Assembly specifies otherwise.

Recommendation of Administration: Adoption of the legislation.

CODE ORDINANCE

Sponsored by: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-070**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING MSB 3.04.083 WHEREBY A MAYORAL VETO OF EXPENDITURES RESULTS IN A CORRESPONDING REDUCTION IN THE PROPERTY TAX MILL RATE.

WHEREAS, the intent and rationale for this ordinance are found in IM 15-118 which accompanies this ordinance.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a continuing and permanent nature and shall become part of borough code.

Section 2. Adoption of Section. MSB 3.04.083 is hereby amended as follows:

MSB 3.04.083

(A) It is the intent of the Matanuska-Susitna Borough to only levy property taxes as needed to satisfy projected annual expenditures and not to tax for a surplus. If a mayoral veto strikes or reduces appropriations in the annual budget ordinance, this section MSB 3.04.083 will operate to provide a reduction in the corresponding property tax mill rate to reduce projected revenues by an equivalent amount. This mathematical operation will apply only to the annual budget ordinance unless specified otherwise.

(B) In the event of a mayoral veto which strikes or reduces appropriation items in the annual budget ordinance, the property tax mill rates will be automatically reduced so that the revenue from the corresponding mill rates is reduced by an amount equal to the amount vetoed.

(C) In the event a mayoral veto is overridden, this section MSB 3.04.083 will not apply and property tax mill rates will remain as approved before the veto was issued.

Section 3. Effective date. This ordinance shall take effect immediately.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

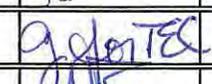
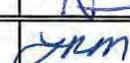
SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING THE BUSINESS INVENTORY TAX.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator	ja	
	Finance Director		
	Borough Attorney		
	Borough Clerk		4/27/15 

ATTACHMENT(S): Fiscal Note: YES X NO
 Ordinance Serial No. 15-071 (2 pp)

SUMMARY STATEMENT: This ordinance is brought forward by Assemblymember Sykes. This proposed amendment reducing the exemption rate for business inventory taxes from \$1,000,000 to \$100,000 is brought to generate more revenue and diversify the tax base in the Borough.

RECOMMENDATION OF ADMINISTRATION: Present to the Assembly for consideration.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 5, 2015

SUBJECT: An Ordinance of the Matanuska-Susitna Borough Assembly Amending the Business Inventory Tax.

ORIGINATOR: JA

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$950,000	FUNDING SOURCE Various <u>ARA/NAC/Service Areas</u>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : 100/200.000.000.311.200	PROJECT #
VERIFIED BY: <u>Chapman</u>	CERTIFIED BY:
DATE: <u>4/27/15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
---------	--	--	--	--	--	--

REVENUE			950			
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FUNDING: (Thousands of Dollars)

General Fund			XXX			
State/Federal Funds						
Other <u>NAR/PSA/BSA/SSA</u>			XXX			
TOTAL			950			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: Chapman for TEC PHONE: _____
 DEPARTMENT: _____ DATE: 4/27/15
 APPROVED BY: _____ DATE: _____

CODE ORDINANCE

Sponsored by: Assemblymember Sykes

Introduced:

Public Hearing:

Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-071**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AN AMENDING MSB 3.15.035(C), OPTIONAL EXEMPTIONS, CHANGING BUSINESS INVENTORY TAX.

WHEREAS, it is proposed that the exemption rate for business inventory taxes be amended by reducing it from \$1,000,000 to \$100,000 in order to generate more revenue;

WHEREAS, with the low price of oil, it is necessary to further diversify the tax base in the Borough;

WHEREAS, the original impetus for raising the exemption of the business inventory tax did not produce higher revenues as predicted;

WHEREAS, the reduction in the exemption for the business inventory tax will further diversify the tax base in the Borough.

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 sub section. MSB 3.15.035(C) is hereby amended as follows:

(C) All personal property shall be exempt from borough

taxation as authorized in A.S. 29.45.050(b)(2) except motor vehicles subject to MSB 3.15.035(B), and business inventory in excess of \$100,000 [\$1,000,000] in value shall be subject to ad valorem taxation.

Section 3. Effective date. This ordinance shall take effect July 1, 2015.

ADOPTED by the Matanuska-Susitna Borough Assembly this ____ day of _____, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

BOARD AND COMMISSION VACANCY REPORT May 05, 2015

N = New Application R = Reappointment *Vacant since 12/31/2012 **Vacant since 12/31/2013 *Vacant since 12/31/2014**

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
<p>Agriculture Advisory Board <i>12 members/12 vacancies</i> 01 Palmer Soil/Water Conservation District 02 Wasilla Soil/Water Conservation District 03 Upper Susitna Soil/Water Conservation District 04 Alaska Farm Bureau – Mat-Su Chapter 05 Palmer Center for Sustainable Living 06 Knowledge/Experience Production of Wool, Qiviut, Fiber, Hair, Feathers, etc. 07 Knowledge/Experience Livestock, Alternative Livestock, Dairy, Grazing, Hay 08 Knowledge/Experience Field Crops (potatoes, carrots, etc.) 09 Knowledge/Experience Floriculture, Horticulture, Greenhouse/Hoop House, Beekeeping 10 Knowledge/Experience Agricultural Economic Development, Prepared Foods and Value-Added Product Industry 11 At-Large Member 12 Non-Voting Youth Intern</p>		
<p>Animal Care & Regulation Board <i>5 members/1 alt. – 1 vacancy</i> Animal Interest</p>		
<p>Aviation Advisory Board <i>9 members – 1 vacancy</i> Member 8</p>		
<p>Board of Adjustment and Appeals <i>5 members/3 alt. - 3 vacancies – (3) 3 year terms</i> *** Alternate 1 *** Alternate 2 *** Member 4</p>	<p>Scott Sterling - N</p>	
<p>Board of Equalization <i>15 members - 7 vacancies - (3) 3 year terms</i> **Member 4 Member 5 *Member 6 **Member 7 Member 12</p>		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Board of Equalization continued **Member 13 **Member 14		
Board of Ethics <i>5 members - 11 vacancies</i> *Member 2 *Member 5 **Member 7 **Member 8 **Member 9 ***Member 10 **Member 11 *Member 12 ***Member 13 **Member 14 **Member 15		
Borough Area Schools Site Selection Committee <i>7 or 8 members/3 alt. - 4 vacancies</i> Assembly Alternate Assembly Representative 2 *Community At-Large Planning Commission Rep 2		
Commission on Salaries and Emoluments <i>5 members - 5 vacancies</i> ***Member 1 (Business Executive) ***Member 2 (General Public) ***Member 3 (Experience in Public Admin) ***Member 4 (Labor Organization) ***Member 5 (Any 1-4 Qualifications)		
Emergency Medical Services Board <i>13 members/8 alt. - 8 vacancies</i> *Dive Rescue ***Palmer Ambulance Alternate Sutton Ambulance Alternate **Talkeetna Ambulance Alternate **Trapper Creek Ambulance Alternate *West Lakes Ambulance *West Lakes Ambulance Alternate *Willow Ambulance		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Enhanced 911 Advisory Board <i>5 members/5 alt. – 2 vacancies</i> **City of Houston Alternate Matanuska Susitna Borough Matanuska Susitna Borough Alternate	Resignation of Carl Hereford
Health and Social Services Board <i>13 members - 3 vacancies</i> Member 4-At-Large 3 Member 5-At-Large 4 Member 8-At-Large 5	Stacey Hoffman - N
Historical Preservation Commission <i>9 members - 1 vacancies</i> Member 3		
Jt. Assembly/School Board Committee on School Issues <i>6 members – 2 vacancies</i> Assembly Member 2 School Board Member 1	Kelsey Trimmer - N
Labor Relations Board <i>5 members - 2 vacancies</i> Member 2 Member 4		
Library Board <i>9 members – 2 vacancies</i> ***Palmer *Wasilla		
Local Emergency Planning Committee <i>33 members – 11 vacancies</i> **Alaska Railroad **Borough Government City of Houston (non law enforcement) **City of Wasilla (non law enforcement) Civil Defense ***Elected Official Env/Bus/Tech 9 **Law Enforcement Houston Police *Law Enforcement Palmer Police Public Utility – Gas **School District Joe Schmidt – N	Norman Straub - N

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Marijuana Advisory Committee <i>34 members – 8 vacancies</i> Member 02A – Non-Marijuana Farming Operation Alternate Member 05A - Local Business Organization Alternate Member 06A - Law Enforcement Alternate Member 08A - Education Community Alternate Member 09A - Planning/Zoning Type Experience Alternate Member 10A - Sales/Marketing Advertising Alternate Member 14A – City Government of Houston Alternate Member 16A - City Government of Wasilla Alternate	Gina Jorgensen - N
Office of Administrative Hearings <i>5 members – 3 vacancies (2 year terms)</i> ***Seat A ***Seat C ***Seat E		
Parks, Recreation, and Trails Advisory Board <i>11 members – 2 vacancies</i> *District 4 *District 5		
Platting Board <i>7 members/2 alt. – 2 vacancies</i> District 4 District 7		
Butte FSA # 2 <i>3 members – 3 vacancies</i> ***Member 1 ***Member 2 ***Member 3		
Sutton FSA # 4 <i>3 members – 3 vacancies</i> ***Member 1 ***Member 2 ***Member 3		
Talkeetna FSA # 24 <i>3 members – 3 vacancies</i> **Member 1 **Member 2 *Member 3		
Bogard RSA # 25 <i>3 members – 1 vacancy</i> Member 3		
Gold Trail RSA # 28 <i>3 members – 1 vacancy</i> Member 3		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Knik RSA # 17 <i>3 members</i> Member 2	Resignation of Mike Hales
Lazy Mountain RSA # 19 <i>3 members – 1 vacancy</i> *Member 1		
North Colony RSA # 23 <i>3 members – 2 vacancies</i> ***Member 1 ***Member 2		
Trapper Creek RSA # 30 <i>3 members – 1 vacancy</i> Member 3		
Talkeetna Flood Control Service Area # 7 <i>3 members – 3 vacancies</i> ***Member 1 ***Member 2 ***Member 3		
Talkeetna Sewer & Water Service Area # 36 <i>5 members – 3 vacancies</i> Member 1 Member 2 *Member 4		

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
APR 10 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Board of Adjustment & Appeal - Member Seat 4

(For example, Board of Equalization, Member 3)

Applicant Name: Scott A. Sterling

Residence Address: 18778 West Jeff's Loop, Big Lake, Alaska

Mailing Address: P.O. Box 521827, Big Lake, Alaska 99652

Home phone: 232-3687

Work phone: 376-8076

Email: scottsterling54@gmail.com

Name and Address of Employer: Sterling & Dearmond, 851 E. Westpoint Dr., Ste. 201, Wasilla, AK.

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest:

(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 1992-2007; 2013-Present

Briefly explain, why you are you interested in serving on the board in which you are applying? Volunteer.

I have legal and public service experience which is pertinent to this board's mission.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: Prior experience on public boards and commissions; prior experience as elected official; lawyer in private and public practice in Alaska since 1987.

List three professional or personal references: Name: Ann Dearmond Phone: 376-8076
Name: Rick Allen Phone: 269-3504
Name: Dan Bair Phone: 269-6073

Applicant Signature: Scott A. Sterling

Date: April 10, 2015

Office Use Only: Precinct: OB-155 Assembly District: 5 Service Area: NA
Position on Board: BOAA member 4 Term Ends: 12/31/2015
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

4/23/15 emailed voter reg. form

(N)

Applicant Name: Scott A. Sterling

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Debra Wetherhorn

From: Carl Hereford
Sent: Monday, April 27, 2015 10:32 AM
To: Debra Wetherhorn
Subject: E911 Advisory Board

Debra –

I will soon be leaving my position at the Borough and within a month will also be leaving the Borough. I currently hold a position on the E911 Advisory Board as an alternate and will not be able to continue in that role. Please consider this correspondence as my resignation from that position. If you have any questions or need anything else from me, please contact me at the number or email below.

Thanks
Carl

*Carl Hereford
Infrastructure Manager
Matanuska-Susitna Borough
Palmer, AK
carl.hereford@matsugov.us
907.861.7887*

Enhanced 911 Advisory
E911 MSB Alternate
12/31/2015

DATE RECEIVED:
RECEIVED
APR 09 2015

CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to **debra.wetherhorn@matsugov.us** or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Health and Services Board
(For example, Board of Equalization, Member 3)

Applicant Name: Stacey Hoffman

Residence Address: Gala Dr Wasilla 9997 Gala Dr

Mailing Address: 2521 E Mtn Village Dr Ste B PMB 465

Home phone: 414 3727 Work phone: 414 3727 Email: stacey@movingmountains.biz

Name and Address of Employer: self employed - Moving Mountains Services

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? two plus years

Briefly explain, why you are you interested in serving on the board in which you are applying? I have a sister who is autistic and want to be involved in helping people in the community because of what she has taught me

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: See attached Resume and list of volunteer organizations

List three **professional or personal** references:

Name: <u>Travis Denevan</u>	Phone: <u>907-982-6013</u>
Name: <u>Eddie Ezelle</u>	Phone: <u>907-355-5830</u>
Name: <u>John Klapperich</u>	Phone: <u>907-355-9970</u>

Applicant Signature: [Signature] **(N)** Date: 4/9/15

Office Use Only: Precinct: <u>08-150</u>	Assembly District: <u>5</u>	Service Area: <u>NA</u>
Position on Board: <u>HSSB member 4 - At-Large 3</u>	Term Ends: <u>12/31/2017</u>	
Residence Checked: <input checked="" type="checkbox"/> Yes	Map Checked: <input checked="" type="checkbox"/> Yes	Code Checked: 1 st <input checked="" type="checkbox"/> 2 nd <input checked="" type="checkbox"/>

Applicant Name: Stacey C. Hoffman

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

STACEY G. HOFFMAN
2521 East Mountain Village Drive
STE B PMB 465
Wasilla, AK 99654
907.414.3727

Stacey@MovingMountains.BIZ

LinkedIn Profile: www.linkedin.com/pub/stacey-hoffman/18/a2b/66a/

QuickBooks Certified Pro Advisor Website: <http://proadvisor.intuit.com/quickbooks-help/stacey-hoffman>

EDUCATION: **Central Connecticut State University; Post University**

TECHNOLOGY: Microsoft Office, Access, Excel, Outlook, QuickBooks, Enterprise Solutions, Mac, LibreOffice

EXPERIENCE: **OWNER**

Moving Mountains Services, LLC

Present

- Certified QuickBooks Pro Advisor
- Providing local small businesses with as needed bookkeeping
- Organizational consulting
- Member of the Certified QuickBooks Pro Advisors team, as well as various local business associations
- www.MovingMountains.BIZ

BOOKKEEPER

Connecticut Audubon Society – Glastonbury

- Audited, entered and manipulated internal data with the highest level of accuracy & speed on Excel spreadsheets.
- Maintain professional and productive relations with vendors and worked with other departments in a professional manner.
- Assisted in keeping vendor & client accounts updated and accurate.
- Returned or resolved quality control issues
- Meet or exceeded individual productivity requirements.
- Followed standard procedures and introduced all new procedures into daily routine.

EVENT COORDINATOR/SUPPORT SPECIALIST

Michael's Craft Store

- Organized, supervised and promoted events within the store.
- Used multiple phone lines and multitasked while ringing registers.
- Serviced customers.
- Maintaining store sales records including daily store deposit
- Maintaining human resources and payroll records and facilitating inbound direct freight shipments and paperwork.
- Human resources and payroll file management
- Daily sales reporting
- Cash balancing

- Deposit receiving and processing of direct shipments

PUBLIC RELATIONS/EVENT

PLANNING/MARKETING/SUPERVISION

West Hartford Chamber of Commerce

- Reported to the Executive Director with responsibility for promoting the Chamber and planning/coordinating Chamber Activities.
- Created various promotional documents including mailings, articles, program flyers, press releases and media alerts for members and community
- Assisted with design and updated the Chamber website www.WHChamber.com.
- Maintained membership database using Access
- Worked with the Executive Director and bookkeeper regarding billings and funds collected from members.
- Liaison for membership, program, marketing and golf committees.
- Provided direction to paid staff, volunteers, membership coordinator, bookkeeper and administrative assistant.
- Produced the West Hartford Chamber of Commerce television show.

VOLUNTEER:

Susitna Rotary Club, Treasurer – current, Appalachian Mountain Club, Executive Committee – past, Connecticut Audubon Society, Banff Mountain Film Committee – past, Hartford Rescue Mission – past, Greater Hartford Jaycees, Executive Committee – past, Greater Hartford Jaycees Foundation, Executive Committee – past Travelers Championship, Executive Committee – past, Not Your Typical Women’s Group - past

STACEY G. HOFFMAN
2521 East Mountain Village Drive
STE B PMB 465
Wasilla, AK 99654
907.414.3727
Stacey@MovingMountains.BIZ

Organization name: Susitna Rotary - Wasilla, AK

Position held in the organization: Treasurer

Time period at the organization: November 2013 – Present

Organization description: Manage club funds

Collect and submit dues and fees

Report on the state of your club's finances

Work with The Rotary Foundation

Help the club secretary and president prepare the semiannual report

Organization name: Greater Wasilla Chamber of Commerce

Position held in the organization: Budget Committee

Time period at the organization: February 2014 – January 2015

Organization description: The Budget Committee is responsible for the preparation of an operating budget covering all activities of the Chamber. The Budget committee also suggests ways and means of conserving and increasing revenues.

Organization name: BNI - Money Makers - Wasilla, AK

Position held in the organization: Vice President

Time period at the organization: June 2013 – October 2014

Organization description: In the absence of President, run chapter meeting according to the BNI Agenda.

- Assist President in providing leadership, motivation and direction to the chapter.

- Maintain attendance, referral, visitor, CEU & TYFCB data records (will receive tracking procedures @ Training).

- Update Goal Boards in the meeting each week displaying 6 months of goals & actuals; use for VP...

Organization name: Appalachian Mountain Club

Position held in the organization: Executive Committee Member; Programs Committee Chairperson

Time period at the organization: January 2012 – January 2013

Organization description: Plan events, research and secure featured internationally known as well as local speakers, research and secure locations for various events ranging from 100 to 300 participants, manage reservations and registration, maintain club event equipment, handle event set-up and clean-up, and coordinate with other AMC committees.

Organization name: Rotary - Newington, CT

Position held in the organization: Sergeant at Arms

Time period at the organization: March 2012 – December 2012

STACEY G. HOFFMAN
2521 East Mountain Village Drive
STE B PMB 465
Wasilla, AK 99654
907.414.3727
Stacey@MovingMountains.BIZ

Organization name: Travelers Championship

Position held in the organization: Concessions Chairman

Time period at the organization: September 2006 – June 2008

Organization description: Recruited and oversaw 1,000 plus volunteers - many recruited from local corporations. Helped train volunteers for POS registers as well as credit card transactions. Worked with food service corporation on managing volunteers/groups shifts on daily basis during tournament days. Was on Executive Committee Board for Travelers Championship through the Great Hartford Jaycees.

Organization name: Greater Hartford Jaycees Foundation

Position held in the organization: Director of Public Relations

Time period at the organization: January 2007 – December 2007

Organization description: Public Relations Director developed and implemented the GHJCF overall strategic public relations programs. Programs included media relations, community relations and internal communications. Served on the board of directors helping establish distribution of grants in the local area.

Organization name: Greater Hartford Jaycees

Position held in the organization: Public Relations Director

Time period at the organization: January 2006 – December 2007

Organization description: Public Relations Director developed and implemented the Jaycees overall strategic public relations programs. Programs included media relations, community relations and internal communications.

Organization name: Greater Hartford Jaycees

Position held in the organization: Trail Maintenance Chairman

Time period at the organization: May 2005 – October 2005

Organization description: From start to finish implemented an event with the Connecticut Forest & Parks Association on Trail Maintenance. With a group of people gathered from advertising the event on various internet and non internet based avenues, the Metacomet Trail was cleaned up and reblazed.

Organization name: West Hartford Community Television

Position held in the organization: "Our Incredibles" Roast & Toast of Jonathan Harris and Kevin Connors Committee Member

Time period at the organization: January 2005 – May 2005

Organization description: Helped via committee the planning of the event that took place on Monday, May 2, 2005. Helped gather sponsorships, wrote and distributed press releases, obtained food for the event as well as items as needed the day of the event.

Additional Organizations

Better Business Bureau (BBB), QuickBooks Pro Advisors, Rotary Club - Newington, Appalachian Mountain Club - CT Chapter, Newington Chamber of Commerce, Glastonbury Chamber of Commerce, Metro Chamber of Commerce, H.Y.P.E. along with the Metro Hartford Alliance

Debra Wetherhorn

From: STACY ESCOBEDO <Stacy.Escobedo@matsuk12.us>
Sent: Thursday, April 02, 2015 9:06 AM
To: Lonnie McKechnie
Cc: Jamie Newman; Debra Wetherhorn
Subject: Joint Borough/District Committee

Hello,

At last night's School Board meeting Kelsey Trimmer was selected to serve on the Joint Borough/District noon committee.

Please forward his name to the Mayor for approval.

Thank you! Stacy

JNT School Board member 1
10/21/15

Stacy Escobedo

Administrative Assistant to the School Board
Matanuska-Susitna Borough School District
501 N. Gulkana Street
Palmer, AK 99645
(907) 746-9272
Stacy.Escobedo@matsuk12.us

Disclaimer Notice: This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of the Matanuska-Susitna Borough School District. If you are not an intended recipient for this email, you are hereby notified that this is not a waiver of confidentiality and that you must not take any action based upon its contents, and any dissemination, distribution, or copying of this information is strictly prohibited.

If you believe you have received this information in error, please notify the sender immediately by reply email and immediately delete this message from your system.

DATE RECEIVED **RECEIVED**
APR 03 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Local Emergency Planning Committee, Env/Bus/Tech 9
(For example, Board of Equalization, Member 3)

Applicant Name: Norman Straub

Residence Address: 3500 Tern Ct, Palmer, AK 99645

Mailing Address: 3500 Tern Ct, Palmer, AK 99645

Home phone: 907-746-5233 Work phone: 907-775-7275 Email: njstraub@liassociates.com

Name and Address of Employer: LII Associates (owner), 3500 Tern Ct, Palmer AK 99645

Can you regularly attend meetings? Yes No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

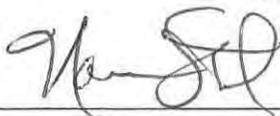
How long have you lived in the Borough? 20 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I wish to share my technical training as a Chemist and prior employment in the Environmental Consulting industry to make our communities safer through preparedness for future emergencies.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Over 20 years of state, federal and private sector employment managing environmental projects and personnel; familiarity with Incident Command System functions, roles, and responsibilities; collaborative team member and leader.

List three professional or personal references:

Name: <u>Heather Vest</u>	Phone: <u>907-841-1674</u>
Name: <u>Crystal Nygard</u>	Phone: <u>907-444-5828</u>
Name: <u>Susan Pougher</u>	Phone: <u>907-373-4781</u>

Applicant Signature:   Date: 4/3/15

Office Use Only: Precinct: <u>11-055</u>	Assembly District: <u>1</u>	Service Area: <u>NIA</u>
Position on Board: <u>LEPC Env/Bus/Tech 9</u>	Term Ends: <u>12/31/2017</u>	
Residence Checked: <input checked="" type="checkbox"/> Yes	Map Checked: <input type="checkbox"/> Yes	Code Checked: 1 st <input checked="" type="checkbox"/> 2 nd <input checked="" type="checkbox"/>

Applicant Name: Norman Straub

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
 NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

EDUCATIONAL EXPERIENCE**B.S. Chemistry, Slippery Rock University, 1990**

Dual-discipline curriculum that included focus on physical sciences and secondary education

Pennsylvania State University, 1983-1986

Engineering curriculum with emphasis on chemical engineering and fuel sciences

OCCUPATIONAL EXPERIENCE**Managing Member, LII Associates, LLC, May 2014 - Present.**

Provides management, scientific, and technical consulting expertise for public, private, and commercial clients in the resource development and services industries.

Project Manager, WHPacific, Inc. (formerly ASTS/Sivuniq), Oct 2008 - May 2014.

Served as Senior Project Manager and also provided key support on federal contracts, primarily to the US Army Space and Missile Defense Command in Alaska, Marshall Islands, and at Continental US project sites. Contract Task Assignments included Construction Management, Engineering Services, Environmental Remediation, and Compliance Related services. Concurrently managed multiple task assignments individually valued to over \$5M while providing senior technical and marketing support to others. Project types include treatment system construction, munitions site inspection and clearance, demolition, special waste decontamination, site investigations, compliance services and cleanup, NEPA, and permitting.

Environmental Program Manager, Alaska Army National Guard, July 1996 - Oct 2008.

Served as Project Manager (1996-2006) and State Environmental Program Manager (2006-2008) for the Alaska Army National Guard environmental office. Ensured successful compliance with federal and state environmental laws. Coordinated and oversaw projects for over 70 AKARNG facilities, training areas, and contaminated sites throughout the state. Supervised up to ten full time positions and three contract employees. Sponsored and administered up to \$5M annually from state and federal appropriations. Formed and administered contracts for cleanup and compliance projects. Worked extensively on AKARNG real estate issues related to permitting, access, use, and disposal on federal, state, municipal, native interest, and private lands. Programmed \$30M in funding for munition response and monitored \$13M+ in related response contracts.

Field Supervisor and Technician, Radian International LLC, May 1996 - July 1996.

Provided supervision and support for a variety of sampling, investigation, remediation, and emergency response activities. Responsible for up to three technicians at a time. Interfaced with office staff, provided scheduling support, trained temporary and subcontractor employees, and supervised remediation activities. Performed regulated waste management.

Environmental Chemist, TetraTechNUS (formerly Brown & Root / Halliburton NUS Corporation), Oct 1990 - May 1995.

Served in multiple capacities supporting environmental investigation and remediation projects. Responsibilities included technical writing, reviewing, and editing, presenting and discussing analytical results, performing risk assessments, reporting results, as well as project management for a variety of government and industry clients. Applied extensive knowledge of CERCLA, RCRA, TSCA, state regulations, and investigation protocols to projects in USEPA Regions I, II, III, IV, VII, and X. Is familiar with a variety of analytical methods, data validation and reporting requirements.

Crew Chief / Laborer, Straub Engineers and Surveyors, 1981 to 1990

Performed in all capacities of land surveying. Field and office duties ranged from rodman to crew chief and archive researcher to draftsman on design, platting, horizontal construction, coal mining and processing projects.

Research Assistant, Pennsylvania State University Fuel Combustion Laboratory, 1986

Part-time position supporting char and coking process research. Performed a variety of kinetics experiments, summarized and reported data, and setup, operated and managed a physical chemistry laboratory.

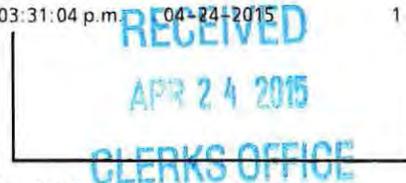
Analytical Chemist, Pennsylvania State University Pesticide Research Laboratory, 1985

Accepted part-time position in support of private contract administered by University staff. Developed analytical methods for various pesticide/PCB compounds in biological and environmental media.

NOTABLE CERTIFICATION / TRAINING / AWARDS

- DOD Secret Security Clearance (inactive)
- Certifications: USDOT / IATA / IMO Transportation, HAZWOPER 40-hr, 8-hr, and Supervisor, AHERA Building Inspector, Certified Erosion and Sediment Control Lead, Construction Quality Management
- Memberships: Air and Waste Management Association, Project Management Institute
- Awards: National Guard Bureau, Environmental Security Award Winner / Department of Army, Runner-up – Restoration (2005)

MATANUSKA-SUSITNA BOROUGH
350 E. Dahlia Ave., Palmer, AK 99645-6488
Phone: 745-9683 Fax: 745-9845



APPLICATION FOR APPOINTMENT TO BOARDS, COMMITTEES, AND COMMISSIONS

DO NOT LEAVE ANY FIELD BLANK

BOARD NAME: Local Emergency Planning Committee BOARD POSITION: MSBSD

NAME: Joe Schmidt

RESIDENCE ADDRESS: 1170 Colonial Drive, Wasilla, AK 99654

MAILING ADDRESS: 1170 Colonial Drive, Wasilla, AK 99654

CONTACT NOS. HM: 373-5436 WK: 761-4031 FAX: 761-4091 EMAIL: Joseph.Schmidt@matsuk12.us

EMPLOYER AND ADDRESS: Mat-Su Borough School District, 501 N Gulkana St. Palmer, AK 99645

Have you been found guilty of any crime (not including traffic tickets)? Yes No
If yes, please explain the circumstances _____

Can you regularly attend meetings? Yes No (MSB 4.05.030(B)(6) states: "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Are you or any family member currently affiliated with the Borough in any way? Yes No

Do you or any family member have a personal or financial interest with the Borough? (Example: employee, emergency responder, RSA or FSA service area supervisor, board member, contractor etc.) Yes No
If yes, please list positions: _____

How long have you lived in the Borough? 41 Years Reason for interest: School Safety & Emergency Preparedness

Brief background of experience that would qualify you for the position, and attach a resume including experience that would enhance board membership. I have 27 years of experience in the Dept. of Corrections, from line Officer to Commissioner. My current position is School Safety and Emergency Preparedness Coordinator for the Matanuska-Susitna Borough School District.

Please list three professional references: Name: Luke Fulp Ph: 746-9277

Name: Gene Stone Ph: 746-9212 Name: Chris Remick Ph: 373-2287

DATE April 24, 2015

SIGNATURE

FOR OFFICE USE ONLY:		
Voter Precinct: <u>07-105</u>	Voter Residence checked: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Map residence checked: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Position on Board: <u>LEPC School Dist</u>	Term of Office Ends: <u>12/31/2016</u>	
Code Checked: 1 st Check: <input checked="" type="checkbox"/> 2 nd Check: <input checked="" type="checkbox"/>	Assembly District: <u>3</u>	

(N)

RECEIVED

APR 27 2015

CLERKS OFFICE

Applicant Name: JOE Schmidt

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Debra Wetherhorn

From: Rebecca Rein <RRein@houston-ak.gov>
Sent: Wednesday, April 01, 2015 11:28 AM
To: Debra Wetherhorn
Cc: Sonya Dukes; Virgie Thompson; Gina Jorgensen
Subject: Marijuana Advisory Committee Alternate, Houston

Good Morning Debbie,

Gina Jorgensen, Houston City Council member, has agreed to be the alternate for the City of Houston on the Marijuana Advisory Committee.

Please let us know if you need any additional information.

Thank you!

Rebecca Rein
Deputy City Clerk

City of Houston
PO Box 940027
Houston, AK 99694

Phone: 907-892-6869
Fax: 907-892-7677

<http://www.houston-ak.gov/>

MAC member 1A A
City Gov't Houston
6/30/2018



Public Records Law Disclosure: This e-mail may be considered public record and be subject to public disclosure.
Confidentiality Notice: This e-mail may contain confidential or privileged information. It is intended only for the use of the recipient named above. If you believe you have received this message in error, please notify me immediately by reply email, delete the message from your computer, and destroy any paper copies.

From: Mike Hales [mailto:mikeasaun@yahoo.com]
Sent: Monday, April 13, 2015 7:38 AM
To: Debra Wetherhorn
Subject: Re: Outstanding Oath

Good Morning Debra,

I am moving outside of the RSA so I will need to resign my seat on the RSA board. Just let me know if this is sufficient or if you need anything else from me.

Thank you

Mike Hales
315-1019

RSA-Knik #17
RSA17 member 2
12/31/2017

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 1.45.100 SCHEDULE OF FINES FOR INFRACTIONS; STANDARDIZING FINES AND ADDING FINES FOR CODE INFRACTIONS WHERE NONE ARE LISTED.

AGENDA OF: May 5, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Refer to Planning Commission.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
K. Johnson	Originator	<i>(Handwritten initials)</i>	
	Planning and Land Use Director	<i>EP</i>	
	Finance Director	<i>juw</i>	<i>4/21/15</i>
	Borough Attorney	<i>BS</i>	
	Borough Clerk	<i>jam</i>	<i>4/27/15</i> <i>(Handwritten mark)</i>

ATTACHMENT(S): Fiscal Note: NO _____ YES X
 Ordinance Serial No. 15-072 (10 pp)
 Planning Commission resolution 15-17 (2 pp)
 Fiscal Note (1 page)
 MSB 1.45 (8 pp)

SUMMARY STATEMENT:

Within Borough code there are provisions that have the potential to be violated which are not listed in the fine table. Infractions which are not listed in the fine table require a mandatory court appearance. This increases the workload for Code Compliance Officers because the defendant does not have the option to plead no contest and simply pay the fine without going to court. The attached ordinance includes fines for all potential infractions of borough code. Some fines have been adjusted to more appropriately reflect the nature of the violation. This ordinance creates progressively higher fines for

second and third offenses, sets clear guidelines for enforcement, and establishes fines where none exist.

On June 1 the Planning Commission will hold a public hearing on Resolution 15-17 recommending approval of this ordinance.

Background:

In 2013 the State of Alaska Court System conducted a cleanup of their database relating to all agencies they support. As part of the cleanup effort, the Alaska Court System mandated that all agencies go through their code and update the State's Uniform Minor Offense Table (UMOT).

The State of Alaska Court System determined that the fines not currently listed under Matanuska Susitna Borough 1.45.100 Schedule of Fines for Infractions would require a fine of no less than \$75 and no more than \$500 with a Mandatory court appearance. It was also their opinion that MSB 1.45.090(E) Conviction was to be determined by a State of Alaska Judge and not by a Borough Code Compliance Officer for establishing the fine between the minimum and maximum set by code. Preceding this decision, officers used discretion and would elevate the fine for second and subsequent offenses by a violator.

In creation of the UMOT, it was found that approximately 43 violations of code needed to be added to the table, and currently require a Mandatory Court Appearance for both the officer writing the citation and the violator. Many of the violations were minor and do not merit a \$500 fine or a court appearance.

MSB 1.45 was created in 1995 through Ordinance 95-088. Prior to adoption of Ord. 95-088, fines were scattered throughout code within the section that pertained to the violation. MSB 1.45 consolidated fines into a single table. Since adoption of MSB 1.45, there have been several new codes which have been adopted and not added to the fine table. Additionally, some of the original fine amounts are either out of date or are inappropriate for the severity of the violation.

COMPREHENSIVE PLAN:

Adoption of MSB 1.45.100 Schedule of Fines is consistent with the Matanuska Susitna Borough Comprehensive Plan (2005 Update). The Matanuska Susitna Borough Economic Development Strategic Plan (April 22, 2010) states in part:

Goal (E-3) Create an attractive environment for business investment. **Policy E3-2:** Institute appropriate land use guidelines and regulations that reduce land use conflicts and protect residents and businesses.

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis states: "Lack of building code enforcement in unincorporated areas" is a weakness. As well as "Unmanaged growth (conflicting land use)" as a threat.

The ordinance protects individual property owners and businesses in the following ways:

- Helps manage growth and strengthen enforcement in land use areas.
- Improves the quality of life by managing and enforcing current regulations.
- Clarifies and sets clear guidelines for violations of codes.

RECOMMENDATION OF ADMINISTRATION: Staff respectfully requests approval of the attached ordinance.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 5, 2015

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 1.45.100 SCHEDULE OF FINES FOR INFRACTIONS; STANDARDIZING FINES AND ADDING FINES FOR CODE INFRACTIONS WHERE NONE ARE LISTED.

ORIGINATOR: K. Johnson

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED * Fines	FUNDING SOURCE
FROM ACCOUNT #	PROJECT #
TO ACCOUNT: 100,000,000 3XX,XXX	PROJECT #
VERIFIED BY: <i>[Signature]</i>	CERTIFIED BY:
DATE: 4-20-15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
---------	--	--	--	--	--	--

REVENUE						*
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						*
TOTAL						*

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Actual revenue is dependant upon the Fine imposed and collected.

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: 4/21/15

IM No. 15-080
Ordinance Serial No. 15-072

By: K. Johnson
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-17**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 1.45.100 SCHEDULE OF FINES FOR INFRACTIONS; STANDARDIZING FINES AND ADDING FINES FOR CODE INFRACTIONS WHERE NONE ARE LISTED.

WHEREAS, the rationale and intent of this ordinance are found in IM 15-080 which accompanies this ordinance; and

WHEREAS, the fine table listed within MSB 1.45.100 is incomplete; and

WHEREAS, MSB 1.10.010(A)(8) enables the borough to enforce ordinances and to prescribe penalties for violations; and

WHEREAS, within Borough code there are provisions that have the potential to be violated which are not listed in the fine table; and

WHEREAS, infractions which are not listed in the fine table require a fine of no less than \$75 and no more than \$500 with a mandatory court appearance. This increases the workload for Code Compliance Officers because the defendant does not have the option to plead no contest and simply pay the fine without going to court; and

WHEREAS, this ordinance creates progressively higher fines for second and third offenses, sets clear guidelines for enforcement, and establishes fines where none exist; and

WHEREAS, this ordinance adjusts some fines to more appropriately reflect the severity of the violation.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval an ordinance amending MSB 1.45.100 schedule of fines for infractions; standardizing fines and adding fines for code infractions where none are listed.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of ___, 2015.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

YES:

NO:

CHAPTER 1.45: VIOLATIONS, ENFORCEMENT, AND PENALTIES

Section

- [1.45.010](#) Violations
- [1.45.020](#) Entitlement; conformity to code
- [1.45.030](#) Inspections; right of entry
- [1.45.040](#) Interference
- [1.45.045](#) Penalty surcharge authorization and collection
- [1.45.050](#) Enforcement orders
- [1.45.060](#) Civil penalties and remedies
- [1.45.070](#) Borough misdemeanors
- [1.45.080](#) Borough infractions
- [1.45.090](#) Citations for borough infractions
- [1.45.100](#) Schedule of fines for infractions
- [1.45.110](#) Borough abatement of violations
- [1.45.120](#) Liability of violator for costs
- [1.45.130](#) Damage to borough property

1.45.010 VIOLATIONS.

- (A) Every act or condition prohibited by this code is unlawful and is a violation of this code.
- (B) Every act or condition that is not in compliance with a term, condition, or requirement of an entitlement, or enforcement order issued in accordance with this code, is a violation.
- (C) Each act or condition in violation of this code, and every day upon which the act or condition occurs, is a separate violation.
- (D) A violator is a person who, as principal or agent, violates this code.
- (E) In addition to any other violator, the owner of real property, motorized vehicles, personal property, waste, trash, or junk, which is used, located, or found to be in violation of this code, is a violator of the code.
- (F) The tenants, occupants, or users of any building, structure, premises, or part thereof, or any architect, builder, contractor, agent, or any occupant, user, or operator of vehicles or equipment, or any other person who commits, participates in, assists in, or maintains a violation, may each be found guilty of a separate offense and be subject to fines and penalties provided by this code.
- (G) Violations of this code may be prosecuted civilly or criminally, as specified in A.S. [29.25.070](#).
- (H) The remedies provided in this title are not exclusive, but are cumulative of all other remedies available at law or in equity.
- (I) A minor who violates an ordinance, in addition to injunctive and compensatory relief, may have imposed upon him a civil penalty not to exceed \$1,000 per violation. For purposes of this chapter, "minor" means a person under 18 years of age. During proceedings for violations of ordinance, the

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minor's parent, guardian, or legal custodian shall be present unless excused by the court for good cause.

(Ord. 04-081, §§ 38, 39, 2004; Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.020 ENTITLEMENT; CONFORMITY TO CODE.

(A) "Entitlement" as used in this code, means a permit, authorization, special limitation, right or privilege granted under borough code, including but not limited to, the following: a sale, lease, special limitation to a zoning map, plat approvals, vacations of rights-of-way or easements, waivers, variances, and exemptions.

(B) An entitlement which does not conform to the requirements of this code is subject to revocation.

(Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.030 INSPECTIONS; RIGHT OF ENTRY.

(A) An administrative official at any reasonable time may, upon presentation of borough identification, enter upon and inspect any land, building or premises where the official has reasonable cause to believe there exists a violation of this code, or enter upon such a building, or premises to perform a duty authorized by this code.

(B) When consent for inspection is refused or otherwise unobtainable, an administrative official shall obtain an administrative search warrant from a court of proper jurisdiction authorizing an inspection and exhibit the warrant to the person in charge of the premises before conducting the inspection. The administrative official shall apply to the state courts for an inspection warrant, stating in the application the owner and occupant and the address of the premises to be inspected, the authority to conduct the inspection, the nature and extent of the inspection and the facts and circumstances justifying the inspection. Warrants issued under this section shall be returned within 10 days of issuance.

(Ord. 04-081, § 40, 2004; Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.040 INTERFERENCE.

(A) It is a violation for anyone who knows that a code compliance officer is performing the officer's duty, to interfere with the officer in a manner that creates a risk of physical injury to any person.

(B) Violation of this section is a misdemeanor.

(Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.045 PENALTY SURCHARGE AUTHORIZATION AND COLLECTION.

The surcharge required to be imposed pursuant to AS [12.55.039](#) is authorized and shall be imposed as a surcharge on penalties imposed for the violation of an ordinance, code provision, or regulation of the Matanuska-Susitna Borough brought under a citation or criminal complaint that would require a proceeding in the Alaska court system if the defendant were to enter a plea of not guilty. The court may impose and collect the surcharge on all penalties imposed by the court or fines and bail forfeitures that are paid to the court.

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(Ord. 98-134, § 2, 1998)

1.45.050 ENFORCEMENT ORDERS.

(A) An administrative official may issue an enforcement order which describes the violation, specifies the code being violated, and orders:

- (1) the discontinuation of a use, activity, development, or occupancy that is in violation of this code;
- (2) the abatement, or removal of development, structures, material, vehicles, equipment, or things that are in violation of this code;
- (3) the discontinuation of activity preparatory to occupancy, use, development or activity that is in violation of this code;
- (4) the suspension or revocation of an entitlement issued under this code, which is being used as authority for a violation;
- (5) any restoration, repair, or replacement necessary as a result of a violation or to eliminate a violation; or
- (6) any other lawful action considered necessary by the manager to prevent, abate, or discontinue a violation of this code and to bring a violation into compliance with this code.

(B) An enforcement order may require a time frame for compliance.

(C) When an enforcement order is posted or lawfully served, all activity contrary to the terms of the order shall cease until the order is rescinded and removed, or continuance is authorized in writing by the borough manager.

(D) Unless otherwise specified by code, an enforcement order issued hereunder which is posted at the site where the violation is occurring, if the violator cannot be located or personally served, or served on a violator personally or by certified mail, is final with respect to that violator if not appealed within 15 calendar days of its service or posting.

(E) When necessary to avoid or abate an imminent or existing nuisance or hazard to public health, safety or welfare an enforcement order need not be issued before any lawful action is commenced with respect to a violation of this code.

(F) The pendency of any proceeding regarding an enforcement order issued pursuant to MSB 1.45.050(A) does not stay any other legal action with respect to the violation that is subject of the enforcement order.

(Ord. 04-081, § 41, 2004; Ord. 97-041(AM), § 2, 1997; Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.060 CIVIL PENALTIES AND REMEDIES.

(A) The borough or any person aggrieved by a violation of this code may bring a civil action to perform the following:

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- (1) A violation of this code may be enjoined or abated. Pursuant to A.S. 29.25.070(b), upon application for injunctive relief and a finding that a person is violating or threatening to violate this code, the superior court shall enjoin the violation.
- (2) Any partition, sale, transfer or lease of property that creates a subdivision of land in violation of this code may be enjoined. Any transfer of real property subdivided in violation of this code may be enjoined until the violation has been cured.
- (3) Restoration may be required for any structure, vegetation, land, water body, or other thing that is destroyed, damaged, altered, or removed in violation of this code.
- (4) Damages may be recovered resulting or related to the violation, including but not limited to, treble damages allowable in accordance with A.S. 9.45.730.
- (5) In addition to injunctive or compensatory relief, a civil penalty not exceeding \$1,000 for each violation and applicable attorney's fees shall be recovered.

(Ord. 04-081, § 42, 2004; Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.070 BOROUGH MISDEMEANORS.

- (A) The summons and complaint for borough misdemeanors shall be filed by the borough attorney.
- (B) Any person deemed guilty of a borough misdemeanor shall upon conviction be subject to a penalty of not more than \$1,000 and/or imprisonment of not more than 90 days for each offense.

(Ord. 04-081, § 43, 2004; Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.080 BOROUGH INFRACTIONS.

- (A) A borough infraction is a minor offense that carries no jail sentence or penalty other than a fine not to exceed \$500. A person charged with a borough infraction is not entitled to a trial by jury or a public defender or other counsel appointed at public expense.
- (B) Any person deemed guilty of a violation that is classified as a borough infraction shall, upon conviction, be subject to a fine of not less than \$75 nor greater than \$500.
- (C) Every act in violation of a provision of this code is a borough infraction unless specifically classified as a borough misdemeanor.

(IM 04-209, pages 1 and 2, presented 7-20-04; Ord. 04-081, § 44, 2004; Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.090 CITATIONS FOR BOROUGH INFRACTIONS.

- (A) An administrative official authorized by the manager may issue, file, and serve citations for violations of the provisions of this code which are borough infractions.
- (B) The citation issued for violation of the provisions of this code shall be in writing, state the nature of the violation, name the alleged violator, specify the date, time and location of the violation, and contain a notice to answer to the charges in the Alaska State District Court for the Third Judicial

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District at Palmer, Alaska. The citation shall further state the defendant is entitled to a trial, to engage counsel, to confront and question witnesses, to testify, and to subpoena witnesses in the defendant's behalf. The citation shall also indicate whether a court appearance is mandatory or can be waived, shall state the fine established by borough code, the procedure the defendant must follow in responding to the citation, and the consequences for failure to respond.

(C) *Disposition.* A person issued a citation pursuant to this code has the option of paying the applicable mandatory minimum fine to the district court clerk upon entering the plea of "no contest" and waiving appearance in court. The defendant may enter a plea of "not guilty" and request a trial.

(D) *No contest.* Persons who do not contest the citation, or who change their original plea of "not guilty" to "no contest" to the offense charged, shall be fined according to the mandatory minimum fine schedule.

(E) *Conviction.* Persons convicted of the offense charged shall be fined not less than the established minimum fine and not more than \$500.

(Ord. 04-081, § 45, 2004; Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.100 SCHEDULE OF FINES FOR INFRACTIONS.

(A) Except as otherwise specified by ordinance, the minimum fine for an infraction of this code is \$75.

(B) The following schedule of mandatory minimum fines shall apply to violation of the specified codes and may not be judicially reduced:

MSB 1.45.130	Damage to borough property \$100
MSB 3.36	Business license \$100
MSB 8.05	Solid waste \$100
MSB 8.25	Water pollution control \$100
MSB 8.30	South central clean air authority, general provisions \$100
MSB 8.35	Fireworks control \$50
MSB 8.50	Trash and junk \$150
MSB 8.70.030 (A)	With no permit on display:
or (B)	First offense \$125
	Second offense \$250
	With permit on display:
	First offense \$250
	Second offense \$500

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	Abatement of abandoned vehicles	\$150
MSB 11.08	Roads, streets, sidewalks, and trails, closures	\$50
MSB 11.10	Roads, streets, sidewalks, and trails, encroachment permits	\$50
MSB 11.20	Roads, streets, sidewalks, and trails, street names and numbers	\$50
MSB 15.24.030 (C)	Lake management plans, implementation	\$25
MSB 16.05	Subdivisions, general provisions	\$100
MSB 17.04	Nancy Lake state recreational area special land use district	\$50
MSB 17.08	Hay flats recreational area special land use district	\$50
MSB 17.17	Denali state park special land use district	\$50
MSB 17.18	Chickaloon special land use district	\$50
MSB 17.23	Point MacKenzie port special use district	\$100
MSB 17.29	Flood damage prevention	\$50
MSB 17.36	Residential planned unit development	\$100
MSB 17.48	Mobile home park ordinance	\$50
MSB 17.52	Residential land use district	\$50
MSB 17.55	Setbacks	\$50
MSB 17.58.050	Safety	\$50
MSB 17.58.060	Buoys and signs	\$100
MSB 17.58.100 (B)	Noise control	\$50
MSB 17.58.100 (C)	No wake zone	\$50
MSB 17.58.100 (D)	Hours of operation	\$100

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MSB 17.58.100		
(E)	Special events permits	\$100
MSB 17.58.110	Prohibition of motorized uses on Cottonwood Creek	\$100
(A)		
MSB 17.58.110	Prohibition of airboats on Finger Lake	\$100
(B)		
MSB 17.59.060		
(B)	Quiet hours	\$50
MSB 17.59.060		
(C)	No wake zone	\$50
MSB 17.59.060		
(D)	Motorized water craft use	\$50
MSB 17.59.060		
(E)	Special permit	\$50
MSB 17.59.060		
(F)	Winter motor vehicle control	\$50
MSB 17.59.060		
(G)	Ice house registration	\$50
MSB 17.60	Conditional uses	\$100
MSB 17.65	Variances	\$100
MSB 17.70	Regulation of alcoholic beverage uses	\$100
MSB 17.80	Non-conforming structures	\$50
MSB 17.90	Regulation of adult businesses	\$100

(Ord. 14-104, § 4, 2014; Ord. 07-170(AM), § 4, 2007; Ord. 04-081, § 46, 2004; Ord. 00-156, § 2, 2000; Ord. 99-112, § 2, 1999; Ord. 99-053, § 2, 1999; Ord. 96-013AM, § 4, 1996; Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.110 BOROUGH ABATEMENT OF VIOLATIONS.

(A) Nothing within this title shall prevent the borough from taking other lawful action necessary to prevent or remedy any violation.

(B) If borough actions conducted in accordance with code have not resulted in abatement of the violation, the borough manager may authorize the necessary and appropriate actions to abate the violation and to comply with the code. These actions may include, but are not limited to: eviction of persons, collections of money, retrieval, restoration, repair, protection, stabilization, impoundment, storage, removal, decontamination, and disposal of vehicles, equipment, animals, material, structures, land, water, soil, snow, vegetation, litter, trash, waste, junk, or hazardous material as is appropriate.

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(Ord. 04-081, § 47, 2004; Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.120 LIABILITY OF VIOLATOR FOR COSTS.

(A) In addition to applicable penalties and damages assessed due to violations of this code, the violator is liable for any costs reasonably incurred by the borough in abating the violation. Reasonable costs include, but are not limited to: directly related administrative costs, attorney fees, and costs related to litigation, posting and publication of notices, process service and costs related to actions taken pursuant to MSB [1.45.110\(B\)](#). These costs shall become a lien on the violator's property, if the property was the subject of the abatement action, or shall become collectible and subject to any collection actions the borough employs to collect other debts.

(Ord. 04-081, § 48, 2004; Ord. 95-088(SUB)(am), § 15 (part), 1995)

1.45.130 DAMAGE TO BOROUGH PROPERTY.

(A) A person commits the infraction of damaging borough property if the person conceals, damages, mutilates, destroys, removes, vandalizes, defaces, or tampers with borough owned or leased property.

(Ord. 04-081, § 49, 2004; Ord. 95-088(SUB)(am), § 15 (part), 1995)

The Matanuska-Susitna Borough Code is current through Ordinance 15-036, passed April 7, 2015.

Disclaimer: The Borough Clerk's Office has the official version of the Matanuska-Susitna Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-072**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 1.45.100 SCHEDULE OF FINES FOR INFRACTIONS; STANDARDIZING FINES AND ADDING FINES FOR CODE INFRACTIONS WHERE NONE ARE LISTED.

WHEREAS, the rationale and intent of this ordinance are found in IM 15-080 which accompanies this ordinance; and

WHEREAS, the fine table listed within MSB 1.45.100 is incomplete; and

WHEREAS, MSB 1.10.010(A)(8) enables the borough to enforce ordinances and to prescribe penalties for violations; and

WHEREAS, within Borough code there are provisions that have the potential to be violated which are not listed in the fine table; and

WHEREAS, infractions which are not listed in the fine table require a fine of no less than \$75 and no more than \$500 with a mandatory court appearance. This increases the workload for Code Compliance Officers because the defendant does not have the option to plead no contest and simply pay the fine without going to court; and

WHEREAS, this ordinance creates progressively higher fines for second and third offenses, sets clear guidelines for

enforcement, and establishes fines where none exist; and

WHEREAS, this ordinance adjusts some fines to more appropriately reflect the severity of the violation.

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. Repeal of Subsection. MSB 1.45.100(B) is hereby repealed in its entirety as attached to IM 15-080.

Section 3. Adoption of Subsection: MSB 1.45.100(C) is hereby adopted to read:

(C) The following schedule of minimum fines shall apply to the violation of the specified codes and may not be judicially reduced:

Ordinance Number	Description	Fine Amount
1.45.040(A)	Interference	\$150
1.45.050(C)	Enforcement Orders - Failure to Comply	
	1st Offense	\$300
	2nd & Subsequent Offenses	\$500
1.45.130	Damage to Borough Property	\$500
3.36.010	Business License Required	\$100
8.05.040	Solid Waste - Prohibited Disposal Items	\$100
8.05.050	Solid Waste-Prohibited Acts	\$100
8.05.070	Solid Waste - Unsecured Refuse	\$100
8.05.080	Solid Waste - Littering	\$100
8.25.030	Water Pollution Control	\$100
8.35.030	Fireworks Control - Sale Prohibition	\$500
8.35.040	Fireworks control - Use Prohibition	
	1st Offense	\$150

	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
8.50.020	Trash and Junk Violation	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
8.52.015	Violation of Amplified Sound & Vibration	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
8.70.030	Unauthorized Use of Disabled Persons Parking Without Permit	
	1st Offense	\$125
	2nd & Subsequent Offenses	\$250
8.70.030	Unauthorized Use of Disable Persons Parking With Special License Plate or Permit	
	1st Offense	\$250
	2nd & Subsequent Offenses	\$500
10.12.010 (A)	Abatement of Abandoned Vehicles - Right of Way	\$150
10.12.010 (B)	Abatement of Abandoned Vehicles- Borough Owned/Controlled Property	\$150
11.10.020 (A)	Failure to Obtain Encroachment Permit	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
11.10.030 (C)	Unauthorized Encroachment	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
11.20.060 (A)	Address Numbers Required	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.02.020 (A)	Failure to Obtain mandatory Land Use Permit	\$150
17.04.100	Nancy Lake State Recreation Area Special Land Use District- Conformance Required	\$150
17.04.110	Nancy Lake State Recreation Area Special Land Use District-Junk Storage	\$150
17.08.100	Hay Flats Recreation Area Special Land Use District-Conformance Required	\$150
17.08.110	Hay Flats Recreation Area Special	\$150

	Land Use District - Junk Storage	
17.17.040	Denali State Park Special Land Use - Conformance Required	\$150
17.17.070	Denali State Park Special Land Use - Prohibited Uses	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.17.080	Denali State Park Special Land Use - Compliance	\$150
17.17.090	Denali State Park Special Land Use - Building Height Limits	\$150
17.17.110	Denali State Park Special Land Use - Setback Requirements	\$150
17.17.120	Denali State Park Special Land Use - Vegetation Buffer	\$150
17.17.130	Denali State Park Special Land Use - Signs	\$150
17.18.060	Chickaloon Special Land Use District - Conditional Uses	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.18.070	Chickaloon Special Land Use District - Prohibited Uses	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.18.080	Chickaloon Special Land Use District - Compliance	\$150
17.19.040	Glacier View Special Land Use District - Conformance Required	\$150
17.19.060	Glacier View Special Land Use District - Conditional Uses	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.19.070	Glacier View Special Land Use District - Prohibited uses	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.20.030 (A)	Knik Sled Dog & Recreation Special Land Use District - conformity Required	\$150
17.20.050	Knik Sled Dog & Recreation Special Land Use District - Conditional Uses	
	1st Offense	\$150

	2nd Offense	\$300
	3rd & Subsequent Offense's	\$500
17.20.060 (A)	Knik Sled Dog & Recreation Special Land Use District - Prohibited Uses	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.23.040	Point MacKenzie Port Special Use District - Conformance Required	\$150
17.23.060	Point MacKenzie Port Special Use District - Prohibited Uses	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.23.150	Point MacKenzie Port Special Use District - Development Permit Required	\$150
17.25.030	Talkeetna Special Land Use District - Conformance Required	\$150
17.25.045	Talkeetna Special Land Use District - Setbacks	\$150
17.25.050	Talkeetna Special Land Use District - Main Street Talkeetna District	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.25.055	Talkeetna Special Land Use District - West Talkeetna Townsite District	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.25.060	Talkeetna Special Land Use District - Spur Road North District	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.25.065	Talkeetna Special Land Use District - Spur Road Central Land Use District	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.25.070	Talkeetna Special Land Use District - Spur Road South Land Use District	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.25.075	Talkeetna Special Land Use District	

	- Christiansen Lake Land Use District	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.25.100	Talkeetna Special Land Use District - Conditional Use Permits	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offense's	\$500
17.27.040	Sutton Special Land Use District - Conformance Required	\$150
17.27.060	Sutton Special Land Use District - Conditional Uses	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.27.070	Sutton Special Land Use District - Prohibited Uses	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.28.020(C)	Earth Material Extraction Without a Permit	
	1st Offense	\$300
	2nd & Subsequent Offenses	\$500
17.28.030(D)	Earth Material Extraction - Permit Required Water Table Extraction	
	1st Offense	\$300
	2nd & Subsequent Offenses	\$500
17.28.030(E)	Earth Material Extraction -Interim materials District	
	1st Offense	\$300
	2nd & Subsequent Offenses	\$500
17.28.060	Earth Material Extraction - Site Development Standards - Interim Materials District	\$300
17.28.200(A)	Earth Material Extraction - Interim Materials District Violations, Enforcement & Penalties	\$150
17.29.065	Flood Damage Prevention - Building In Flood Hazard Area	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.29.100	Flood Damage Prevention - Development Permit Required	
	1st Offense	\$150
	2nd Offense	\$300

	3rd & Subsequent Offenses	\$500
17.30.025(D)	Earth Material Extraction - Violation of Nonconforming Uses	\$300
17.30.037(A)	Earth Material Extraction - Conditional Use Permit - High Water Table	
	1st Offense	\$300
	2nd & Subsequent Offenses	\$500
17.30.140(B)	Earth Material Extraction - Permit Required	
	1st Offense	\$300
	2nd & Subsequent Offenses	\$500
17.30.140(C)	Earth Material Extraction - Violation of Condition of Conditional Use Permit	
	1st Offense	\$300
	2nd & Subsequent Offenses	\$500
17.36.060	Residential Planned Unit Development Prohibition	\$150
17.48.020	Mobile Home Park Ordinance - Development Prohibition	\$150
17.52.050	Residential Land Use District - Conditional Use Permit	\$150
17.55.010(A)	Setbacks - Structure Placed within 25 feet from Public Right of Way	\$300
17.55.010(B)	Setbacks - Structure Placed Within 10 Feet of Lot Line	\$300
17.55.010(G)	Setbacks - Structure Placed Within 10 Feet from Railroad Right of Way	\$300
17.55.020	Setbacks - Structure Placed too close to Water Body	\$300
17.55.020(E)	Setbacks - Sewage Disposal System	\$300
17.58.050	Motorized Uses on Lakes & Waterways - Safety	\$150
17.58.060	Motorized Uses on Lakes & Waterways - Buoys & Signs	\$150
17.58.100(B)	Limitation of Motorized Uses on Designated Lakes & Waterways - Noise Control	\$150
17.58.100(C)	Limitation of Motorized Uses on Designated Lakes & Waterways - No Wake Zone	\$150
17.58.100(D)	Limitation of Motorized Uses on Designated Lakes & Waterways - Hours of Operation	\$150
17.58.100(E)	Limitation of Motorized Uses on Designated Lakes & Waterways - Special Events Permits	\$150
17.58.110	Prohibition of Motorized Uses on	\$150

	Cottonwood Creek	
17.59.060 (B)	Lake Management Plan Implementation - Quiet Hours	\$150
17.59.060 (C)	Lake Management Plan Implementation - No Wake Zone	\$150
17.59.060 (D)	Lake Management Plan Implementation - Motorized Water Craft Use	\$150
17.59.060 (E)	Lake Management Plan Implementation - Special Permit	\$150
17.59.060 (F)	Lake Management Plan Implementation - Winter Motor Vehicle Control	\$150
17.59.060 (G)	Lake Management Plan Implementation - Ice House Registration	\$150
17.60.030	Operating Without a Conditional Use Permit	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.60.110 (A)	Conditional Use Permits - Junkyards & Refuse Area Standards	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.60.120 (D)	Conditional Use Permits- Standards for Correctional Community Residential Centers	\$150
17.60.215 (C)	Conditional Use Permits - Failure to Correct a Violation of Conditions	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.61.030 (A)	Core Area Conditional Use Permit Requirements - Conditional Use Permit Required	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.61.080 (A)	Core Area Conditional Use Permit Requirements - Noise Standards	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.61.090 (A)	Core Area Conditional Use Permit Requirements - Traffic Standards	\$150
17.61.100 (A)	Core Area Conditional Use Permit Requirements - Hazardous Materials Standards	\$150

17.62.020 (B)	Coal Bed Methane - Exploration Permit Application Required	
	1st Offense	\$300
	2nd & Subsequent Offenses	\$500
17.63.015 (A)	Race Track Regulations - Conditional Use Permit Required	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.64.050	Conditional Use Permit For Waste Incinerators - Conditional Use Required	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.64.140 (A)	Conditional Use Permit for Waste Incinerators- Violations, Enforcement & Penalties	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.70.020	Permit Required - Alcoholic Beverage	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.73.050 (A)	Multifamily Development Design Standards - Approval Required	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.75.040 (A)	Single-Family Residential Land Use District - Conformance Required	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.76.050	Large Lot Single-Family Residential Land Use District- Conformance Required	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
17.80.080	Non-Conforming Structures - Repairs & Maintenance	\$150
17.80.090	Non-Conforming Structures - Restoration of Damaged Property	\$150
17.90.015 (A)	Operating an Adult Business	
	1st Offense	\$150
	2nd Offense	\$300

	3rd & Subsequent Offenses	\$500
23.05.050 (A)	Use of Borough- Owned Property	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
23.05.050 (B)	Real Property - Removal of Resources	
	1st Offense	\$150
	2nd Offense	\$300
	3rd & Subsequent Offenses	\$500
43.05.030 (A)	Subdivisions - Illegal Sales	\$500
43.05.030 (B)	Subdivisions - Illegal Filing	\$500
43.05.030 (C)	Subdivisions - Unlawfully Subdivided - Violation of Terms	\$500
43.05.040 (A)	Subdivisions - Violations, Enforcement & Penalties	\$150

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

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)