

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, APRIL 21, 2015

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

- A. Joint Assembly/Planning Commission Meeting: 03/24/15
- B. Special Assembly Meeting: 04/07/15
- C. Regular Assembly Meeting: 04/07/15

VI. REPORTS/CORRESPONDENCE

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

- 1. Reports From Cities
- 2. Matanuska-Susitna Borough School District
- 3. Aviation Advisory Board – Mr. Archie Giddings

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
3. Tax And Local Improvement District Sale Process – Ms. Nancy Hereford

D. ATTORNEY COMMENTS

E. CLERK COMMENTS

F. CITIZEN AND OTHER CORRESPONDENCE

1. MSB Board/Committee Minutes:
 - a. Board of Adjustment and Appeals: 11/24/14
 - b. Emergency Medical Services Board: 10/01/14
 - c. Greater Butte RSA Board of Supervisors: 10/09/14
 - d. Greater Talkeetna RSA Board of Supervisors: 11/13/14
 - e. Local Emergency Planning Committee: 12/17/14
 - f. Meadow Lakes RSA Board of Supervisors: Resolution Serial No. 15-01
 - g. Parks, Recreation, and Trails Advisory Board: 12/01/14
 - h. Transportation Advisory Board: 01/21/15, Resolution Serial No. 15-04
2. Community Council Minutes:
 - a. Butte Community Council: 03/11/15, Resolution Serial No. 15-01
 - b. North Lakes Community Council: 10/30/14, 11/20/14, 01/29/15
 - c. Trapper Creek Community Council: 01/15/15

G. INFORMATIONAL MEMORANDUMS

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.)

1. **Ordinance Serial No. 15-023:** An Ordinance Creating North Westfork Drive Road Paving Local Improvement District No. 562, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.
 - a. IM No. 15-047

2. **Ordinance Serial No. 15-024:** An Ordinance Creating Country Ridge Estates Road Paving Local Improvement District No. 563, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.
 - a. IM No. 15-048

3. **Ordinance Serial No. 15-025:** An Ordinance Creating East New Field Drive Road Paving Local Improvement District No. 564, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.
 - a. IM 15-049

4. **Ordinance Serial No. 15-034:** An Ordinance Creating A Portion Of West Greensward Drive Natural Gas Local Improvement District No. 549, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.
 - a. IM No. 15-063

5. **Ordinance Serial No. 15-035:** An Ordinance Creating A Portion Of Stepan Lake Non-Contiguous Natural Gas Local Improvement District No. 554, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.
 - a. IM No. 15-064

6. **Ordinance Serial No. 15-040:** An Ordinance 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.
 - a. **Ordinance Serial No. 15-041:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed \$332,000

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.

(1) IM No. 15-077

7. **Ordinance Serial No. 15-042:** An Ordinance Confirming The Assessment Roll For The South Big Lake Road And West Susitna Parkway Natural Gas Local Improvement District No. 508 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

a. **Ordinance Serial No. 15-043:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed \$867,000 Principal Amount Of Special Assessment Bonds For The South Big Lake Road And West Susitna Parkway Natural Gas Local Improvement District No. 508, And Fixing Details Of Said Bonds.

(1) IM No. 15-078

8. **Ordinance Serial No. 15-044:** An Ordinance Confirming The Assessment Roll For The East Carney Road Natural Gas Local Improvement District No. 534 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

a. **Ordinance Serial No. 15-045:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed \$97,000 Principal Amount Of Special Assessment Bonds For The East Carney Road Natural Gas Local Improvement District No. 534, And Fixing Details Of Said Bonds.

(1) IM No. 15-079

9. **Ordinance Serial No. 15-046:** An Ordinance To Enter Into A Lease With Matanuska Telephone Association For A Communication Site (MSB007021).

a. IM No. 15-070

10. **Ordinance Serial No. 15-047:** An Ordinance Appropriating \$63,655,000 To Fund 400, School Projects, For The Acquisition, Construction, And Installation Of School And Related Capital Improvements Within The Borough And \$511,579 To Fund 400 For Related Issuance Costs From The Proceeds Of The 2015 Series "B" General Obligation Schools Bonds.

a. IM No. 15-083

11. **Ordinance Serial No. 15-048:** An Ordinance Appropriating \$1,600,000 To Fund 430, For The Construction, Additions, Improvements, Betterments, Repair, Reconstruction, Or

Acquisition Of Public Roads And Facilities And Acquisition Of Lands Or Rights In Lands Related Thereto Which Would Address Urgent Safety Issues And Transportation Needs And \$17,481 To Fund 430 For Related Issuance Costs From The Proceeds Of The 2015 Series "C" General Obligation Transportation Bonds.

a. IM No. 15-084

12. **Ordinance Serial No. 15-049:** An Ordinance Accepting And Appropriating \$2,790,927 From The Alaska State Department Of Transportation And Public Facilities, To Fund 430, Project No. 35403, For The Road Improvements To South Clapp Street And Realignment Intersection At Knik Goose Bay Road Project.

a. **Resolution Serial No. 15-037:** A Resolution Approving The Scope Of Work And Budget, Authorize The Manager To Enter Into A Transfer Of Responsibilities Agreement With The Alaska State Department Of Transportation And Public Facilities, Approve A Contract Amendment To Bristol Environmental Remediation Services, LLC. Contract No. 14-160B In An Amount Not To Exceed \$2,480,825 And Approve Award Of Contract To Hattenburg, Dilley, And Linnell For Construction Management Services In An Amount Not To Exceed \$206,735 For Road Improvements To South Clapp Street Realignment And Intersection At Knik Goose Bay Road Project, Project No. 35403.

(1) IM No. 15-086

13. **Ordinance Serial No. 15-050:** An Ordinance Adopting MSB 4.80, Establishing The Agriculture Advisory Board And Its Composition, Functions, And Duties.

a. IM No. 15-088

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

a. **Resolution Serial No. 15-038:** A Resolution Amending The Scope Of Work For Revision No. 3, Which Will Remove Culvert No. 15, McRoberts Creek At Maud Road, And Add A Culvert At Meadow Creek At Beaver Lake Road, Project No. 30114.

(1) IM No. 15-093

- b. **Resolution Serial No. 15-039:** A Resolution Approving The Start Of The Comprehensive Planning Process For Chase Community Council.
(1) IM No. 15-082
- c. **Resolution Serial No. 15-040:** A Resolution Approving Certain Unincorporated Communities And The Incorporated Nonprofit Entity For Participation In The Fiscal Year 2016 Community Revenue Sharing Program.
(1) IM No. 15-089
- d. **Resolution Serial No. 15-041:** A Resolution Establishing The Minimum Level Of Funding For The Matanuska-Susitna Borough School District For The Fiscal Year Ending June 30, 2016.
(1) IM No. 15-102

2. ACTION MEMORANDUMS

- a. **AM No. 15-026:** Approve Amendment To Contract No. 14-067P With Collins Construction In The Amount Of \$4,511,715 To Construct High School Competition Artificial Turf Football/Soccer/Track Stadium With Bleachers And Lights, And Competition Softball And Baseball Fields, Project No. 40187.
- b. **AM No. 15-030:** Acceptance Of Late Filed And Retroactive Senior Citizen And Disabled Veteran Exemption Applications.
- c. **AM No. 15-032:** Award Of Invitation To Bid No. 15-093B To F – E Contracting, Inc. In The Contract Amount Of \$15,640,049 For Dena’ina Elementary School Construction.
- d. **AM No. 15-033:** Within Tax Parcel D5, Vacate Any Public Interest In The Following: 20-Foot Wide Road And Utility Easement Within The Parcel As Shown On The Recorded Plat Of Herkimer Subdivision, Within The Dashed Lines Leading To The Lake As Shown On The Same Plat, And The 50-Foot Wide Road Easement That Goes From The Southeast Corner Of Section 7 Running Generally Northwesterly To Tract I Herkimer Subdivision Recorded At Book 117, Page 137. Located In Section 7, Township 17 North, Range 2 West, Seward Meridian, Alaska.

- e. **AM No. 15-034:** Approval Of Change Order No. 3 To Northern Asphalt Construction, Inc. In The Amount Of \$786,800 Adding Cruiser Street, Project No. 35442; Reliance Road, Project No. 35442; Northern Rose And Mollie's Circle Local Improvement District, Project No. 60104; Mountain Trails Road, Project Nos. 75003 And 35187; And Ravenview Drive, Project No. 35406; And Southcentral Regional Emergency Services Training Center Road Paving To The 2014-2015 Roads Paving Project, Project No. 45268.
- f. **AM No. 15-037:** Award Of Request For Proposal No. 15-087P To CRW Engineering Group, LLC. For The Contract Amount Of \$195,747 For Southcentral Emergency Services Training Center, Five Year Plan And Construction Documentation.
- g. **AM No. 15-038:** Eliminate And Modify The 30-Foot Wide Drainage And Utility Easement Within Lot 4, Block 1, Polka Dot Acres, Plat No. 71-90, Located In Section 16, Township 17 North, Range 2 West, Seward Meridian, Alaska.
- h. **AM No. 15-039:** Award Of Proposal No. 15-090P To DOWL In The Contract Amount Of \$157,625 For Design Of Three Bridge Replacements Across Bodenbug Creek.
- i. **AM No. 15-040:** Award Of Bid No. 15-108B To Collins Construction, Inc. In The Contract Amount Of \$17,345,602 For Iditarod Elementary School Construction.
- j. **AM No. 15-041:** Award Of Bid No. 15-112B To Wolverine Supply, Inc. In The Contract Amount Of \$247,000 For Trapper Creek Elementary Fire Protection System.
- k. **AM No. 15-042:** Approval Of Contract Amendment No. 2 To PND Engineers, Inc. In The Amount Of \$51,236 For Bridge No. 2161, Oilwell Road Over Kroto Creek, Project No. 35014, Contract No. 13-141P.
- l. **AM No. 15-043:** Award Of Invitation To Bid No. 15-110B To D & S Road Services In The Contract Amount Of \$250,425 For Crack Sealing Services.

- m. **AM No. 15-044:** Approve Utility Relocation By Matanuska Telephone Association In The Amount Of \$135,490.88 For Mariann's Place, Redwood Lane, Elderberry Drive, And Willow Lane, Project No. 30036.
- n. **AM No. 15-045:** Award Of Bid No. 15-098B To Southcentral Construction, Inc. For The Contract Amount Of \$2,415,085 For Central Landfill Cell 2A Closure 2015.
- o. **AM No. 15-046:** Award Of Bid No. 15-097B To Prosser-Dagg Construction Company, LLC. For The Contract Amount Of \$3,902,375 For Athletic Field Improvements At Multiple Locations.
- p. **AM No. 15-047:** Award Of Bid No. 15-101B To Valley General Construction, LLC. For The Contract Amount Of \$344,480 To Reconstruct Approximately 3,722 Linear Feet Of Mariann's Place, Redwood Lane, Elderberry Drive And Willow Lane.
- q. **AM No. 15-048:** Award Of Request For Proposal No. 15-083P To DOWL In The Contract Amount Of \$457,170 For The Regional Aviation System Plan Study, Phase II.
- r. **AM No. 15-049:** Award Of Bid No. 15-049 To Orion Construction, Inc. In The Contract Amount Of \$1,049,500 For School Districtwide Americans With Disabilities Act Upgrades.
- s. **AM No. 15-050:** Award Of Bid No. 15-140B To TB Inc. Doing Business As TBI Construction Company In The Contract Amount Of \$746,989 For Dorothy Swanda Jones Building Rooftop Unit Connection And Fireproofing.

VIII. UNFINISHED BUSINESS

- A. MOTION PENDING: Assemblymember Sykes moved to direct the Manager to write a letter to the Governor and Legislative Delegation in support of vetoing House Bill 132 and that when the Mayor meets with Governor Walker that he take the same position.

IX. VETO

X. NEW BUSINESS

A. INTRODUCTION (For public hearing – 05/04/15, Central Mat-Su Public Safety Building and 05/07/15, Willow Community Center)

1. **Ordinance Serial No. 15-015:** An Ordinance Appropriating Monies From The Central Treasury For The Borough Operating Funds, Enterprise Funds, Education Operating Fund, And Capital Funds, Establishing The Rate Of Levy For All Borough Functions For The Fiscal Year Beginning July 1, 2015, And Ending June 30, 2016, And Setting The Surcharge Rate For The Wireline And Wireless Enhanced 911 Systems For The Period Of July 1, 2015, Through June 30, 2016.

B. INTRODUCTIONS (For public hearing – 05/05/15, Assembly Chambers)

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

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

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

a. IM No. 15-092

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

5. **Ordinance Serial No. 15-055:** An Ordinance 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.
 - a. **Resolution Serial No. 15-043:** A Resolution Approving The Scope Of Work And Budget And Authorizing The 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.
 - (1) IM No. 15-095

6. **Ordinance Serial No. 15-056:** An Ordinance 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, Project No. 47518, For The GIS/Cartegraph Integration Project.
 - a. **Resolution Serial No. 15-044:** A Resolution Approving The Scope Of Work And Budget For The GIS/Cartegraph Integration Project.
 - (1) IM No. 15-096

7. **Ordinance Serial No. 15-057:** An Ordinance 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.
 - a. **Resolution Serial No. 15-045:** A Resolution Amending Title 23, Land And Resource Management Policies And Procedures Manual, Real Property Disposals: Less Than Fair Market Value, Part 60. *(Sponsored By Assemblymember Mayfield)*
 - (1) IM No. 15-097

8. **Ordinance Serial No. 15-058:** An Ordinance 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 The Purpose Of A Permanent Location For The Borough's Capital Projects Department (MSB006903).

a. IM No. 15-099

9. **Ordinance Serial No. 15-059:** An Ordinance 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).

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

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

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

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. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

D. OTHER NEW BUSINESS

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

1. **Ordinance Serial No. 15-063:** An Ordinance Amending MSB 15.24.031, Initiating And Amending Lake Management Plans, By Placing A Temporary Moratorium On Initiation And Amendments To Lake Management Plans.

a. IM No. 15-104

XI. RECONSIDERATION

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

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