

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

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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.

WEDNESDAY, MAY 27, 2015

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

- A. Budget Public Hearing: 05/04/15
- B. Regular Assembly Meeting: 05/05/15
- C. Budget Public Hearing: 05/07/15

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. Wastewater and Septage Advisory Board – Mr. Tom Healy

B. COMMITTEE REPORTS

- 1. Joint Assembly/School Board Committee On School Issues
- 2. Joint MSB Assembly/MOA Assembly Transportation Subcommittee
- 3. Assembly Public Relations

MANAGER COMMENTS

4. State/Federal Legislation
5. Strategic Planning Issues

C. ATTORNEY COMMENTS

D. CLERK COMMENTS

pp. 22-131

E. CITIZEN AND OTHER CORRESPONDENCE

1. MSB Board/Committee Minutes:

- a. Alpine RSA Board of Supervisors: Resolution Serial No. 15-01
- b. Bogard RSA Board of Supervisors: 09/10/14
- c. Central Mat-Su FSA Board of Supervisors: 01/12/15
- d. MSB Fish and Wildlife Commission: 01/15/15, 02/19/15, 03/02/15
- e. Greater Butte RSA Board of Supervisors: Resolution Serial No. 15-01
- f. Greater Talkeetna RSA Board of Supervisors: 01/08/15
- g. Greater Willow RSA Board of Supervisors: 09/26/14, 11/03/14
- h. Midway RSA Board of Supervisors: 05/07/14, 08/14/14
- i. Parks, Recreation, and Trails Advisory Board: Resolution Serial Nos. 15-03, 15-04
- j. Planning Commission: 03/02/15, Resolution Serial No. 15-12(AM)
- k. Talkeetna Sewer and Water Advisory Board: 02/05/14
- l. Wastewater and Septage Advisory Board: 12/09/14, Resolution Serial No. 15-01

2. Community Council Minutes:

- a. Chickaloon Community Council: 10/08/14, 11/12/14, 12/10/14, 01/14/15, 03/11/15
- b. Lake Louise Nonprofit Corporation: 03/16/14, 06/21/14, 07/15/14, 07/19/14, 10/04/14
- c. Willow Area Community Organization: 09/08/14, 10/06/14, 11/03/14, 12/01/14, 01/05/15, 02/16/15

F. INFORMATIONAL MEMORANDUMS

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

pp. 132-133
Doty

1. **IM No. 15-126:** Reporting Of Conclusion Of Contract For Bid No. 12-032 To Angayuk Construction Enterprises, Inc. For The Hatcher Pass Access Road And Transit Facilities, For The Final Contract Amount Of \$3,013,796.73.

pp. 134
Arvin

2. **IM No. 15-133:** Reporting Of Conclusion Of Contract For Bid No. 13-118B To FE Contracting, Inc. For Mat-Su Day School Construction For The Contract Amount Of \$9,112,000.

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. 135-143
Halter

1. **Ordinance Serial No. 15-066:** An Ordinance 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.
 - a. IM No. 15-098

pp. 144-150
Sykes

2. **Ordinance Serial No. 15-067:** An Ordinance 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.
 - a. IM No. 15-110

pp. 151-159
Sykes

3. **Ordinance Serial No. 15-068:** An Ordinance 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.
 - a. IM No. 15-111

pp. 160-168
Mayfield

4. **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. *(Sponsored By Assemblymember Mayfield)*
 - a. IM No. 15-116

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

pp. 226-231
Arvin

d. **AM No. 15-065:** Award Of Bid No. 15-142B To Wirtanen Commercial, LLC. In The Contract Amount Of \$2,838,995 For Heating, Ventilation, And Air Conditioning Upgrades At Butte Elementary, Cottonwood Creek Elementary, Finger Lake Elementary, Goose Bay Elementary, Pioneer Peak Elementary, Snowshoe Elementary, Tanaina Elementary, And Willow Elementary Schools.

pp.232-244
Sykes

e. **AM No. 15-066:** Vacation Of Public Rights-Of-Way Recorded At Book 85, Page 85-86; Book 94, Page 886-888; Book 202, Pages 583-584; Book 203, Page 379-381; Book 795, Page 411-416; And South Way (Also Known As Hank’s Circle); And Four Utility Easements Dedicated On Hank’s Subdivision Plat No. 72-61; All The Above Lying Within The Proposed Granite Ridge Subdivision, Section 19, Township 18 North, Range 2 East, Seward Meridian, Alaska.

pp. 245-250
Arvin

f. **AM No. 15-067:** Award Of Bid No. 15-124B To Consolidated Enterprises, Inc. In The Contract Amount Of \$2,537,860 For Roof Replacements/Modifications For Palmer High, Cottonwood Creek Elementary, Palmer Junior Middle, And Pioneer Peak Elementary Schools.

pp. 251-254
Sykes

g. **AM No. 15-068:** Approval Of Contract Amendment For Purchase Order No. 2014-4340 To Matanuska Telephone Association In The Amount Of \$200,008.98 For The Bogard Road Extension East Utility Relocation, Project No. 35299.

pp. 255-263
Arvin

h. **AM No. 15-069:** Approval Of Contract Amendment For Purchase Order No. 2014-1773 With Matanuska Telephone Association In The Amount Of \$162,898.13 For The Trunk Road Extension South Project Utility Relocation, Project No. 35402.

pp. 264-310
Sykes

i. **AM No. 15-070:** Authorization For The Manager To Submit A Grant Application To The Alaska State Department Of Natural Resources, Division Of Parks And Outdoor Recreation For A Land And Water Conservation Fund Grant For Acquisition Of The Bodenbug Butte Summit.

VIII. UNFINISHED BUSINESS

pp. 311-314
Sykes

A. **Ordinance Serial No. 15-039:** An Ordinance Placing A Moratorium On The Acceptance And Processing Of Applications To Dispose Of Fee

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

A. INTRODUCTIONS (For public hearing – 06/02/15, Assembly Chambers)

- pp. 437-458
Sykes
1. **Ordinance Serial No. 15-033:** An Ordinance Amending MSB 17.19.045, Sheep Mountain Sub District, To Allow For Three Acre Lots In Cases Where A Waterbody, Easement, Or Roadway Splits An Existing Parcel. *(Sponsored By Assemblymember Sykes)*
a. IM No. 15-055
- pp. 459-463
Arvin
2. **Ordinance Serial No. 15-076:** An Ordinance Reappropriating \$75,000 To A Sharepoint Development And Implementation Project Fund.
a. **Resolution Serial No. 15-053:** A Resolution Approving The Scope Of Work And Budget For A Sharepoint Development And Implementation Project.
(1) IM No. 15-120
- pp. 464-466
3. **Ordinance Serial No. 15-077:** An Ordinance Reappropriating \$60,000 To An Information Technology Security Project Fund.
a. **Resolution Serial No. 15-054:** A Resolution Approving The Scope Of Work And Budget For An Information Technology Security Program Project.
(1) IM No. 15-121
- pp. 467-471
Arvin
- pp. 472-474
4. **Ordinance Serial No. 15-078:** An Ordinance Reappropriating \$50,000 To An Aerial Imagery Acquisition Program Project Fund, Fund 47519.
a. **Resolution Serial No. 15-055:** A Resolution Approving The Scope Of Work And Budget For An Aerial Imagery Acquisition Program Project.
(1) IM No. 15-125
- pp. 475-479
Arvin
- pp. 480-482
5. **Ordinance Serial No. 15-079:** An Ordinance Amending MSB 4.32.010, Emergency Services Board, Established.
a. IM No. 15-128
- pp. 483-485
Arvin
6. **Ordinance Serial No. 15-080:** An Ordinance Reappropriating \$150,000 From The Emergency Services Telecommunications Fiscal Year 2015 Operating Budget, Fund 100, To Project No. 47045, Fund 480, To Build A Microwave Network.
a. **Resolution Serial No. 15-056:** A Resolution Approving The Scope Of Work And Budget For Project No. 47045 For A Microwave Network.
(1) IM No. 15-129
- pp. 486-490
Arvin
- pp. 491-492

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

pp. 493-497
Arvin

7. **Ordinance Serial No. 15-081:** An Ordinance Reappropriating \$23,739 From Fund 480, Project No. 47509, Voice Over Internet Protocol To Fund 480, Project No. 45232, Emergency Medical Services Patient Care Reporting.

pp. 498-499

- a. **Resolution Serial No. 15-057:** A Resolution Amending The Budget For The Emergency Medical Services Patient Care Reporting, Project No. 45232.
 - (1) IM No. 15-132

B. INTRODUCTIONS (For public hearing – 08/04/15, Assembly Chambers)

pp. 500-518
Halter

1. **Ordinance Serial No. 15-064:** An Ordinance Creating South Trench Circle Natural Gas Local Improvement District No. 552, 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. 15-122

pp. 519-531
Sykes

2. **Ordinance Serial No. 15-065:** An Ordinance Creating Soapstone Area Noncontiguous Natural Gas Local Improvement District No. 558, 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. 15-123

pp. 532-542
Mayfield

3. **Ordinance Serial No. 15-073:** An Ordinance Creating Birch Hills Estates Noncontiguous Natural Gas Local Improvement District No. 560, 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. 15-124

C. MAYORAL NOMINATIONS AND APPOINTMENTS

pp. 543-554

1. VACANCY REPORT

D. OTHER NEW BUSINESS

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

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

pp. 555-571
Beck

1. **Ordinance Serial No. 15-082:** An Ordinance Amending MSB 17.61, Core Area Conditional Use Permit Requirements To Prohibit Private Landfills Within The Core Area. *(Sponsored By Assemblymember Beck)*
 - a. IM No. 15-107

XI. RECONSIDERATION

Red Folder
Item

- A. **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. *(Reconsideration filed by Assemblymember Sykes 05/21/15)*

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.

DUE 11 DAYS PRIOR TO MEETING

OFFICIAL USE ONLY **CLERKS OFFICE**

Date Received:	<u>4-27-15</u>
Meeting Date Approved:	<u>5-27-15</u>
Clerk Approval:	

**MATANUSKA-SUSITNA BOROUGH
AGENCY REPORTS**

MEETING DATE REQUESTED: May 27, 2015

NAME OF SPEAKER: Tom Healy

ORGANIZATION: Wastewater & Septage Advisory Board (WSAB)

PLEASE CHECK ONE OF THE FOLLOWING THAT APPLIES:

Governmental Agency _____ Have Received a Grant from the Borough _____ Borough Board

Borough Recognized Community Council _____ None Apply _____

DAYTIME TELEPHONE: 746-4453 ^{Secretary:} ~~FACSIMILE NO.:~~ Debbie P. 745-9886

SUBJECT: WSAB Update w/Resolutions 15-01 + 15-02.

REQUESTED ACTION (if applicable): _____

- Documentation is attached for inclusion with assembly packet.
- Twenty-five (25) copies of a prepared statement or other pertinent document will be provided to the Clerk's Office by noon of the assembly meeting date.

THERE IS (7) MINUTES ALLOTTED FOR YOUR PRESENTATION

FOR OFFICIAL USE
Assembly Action/Comments:

**MATANUSKA-SUSITNA BOROUGH
WASTEWATER AND SEPTAGE ADVISORY BOARD
RESOLUTION SERIAL NO. 15-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WASTEWATER AND SEPTAGE ADVISORY BOARD RECOMMENDING THE ASSEMBLY REQUEST THAT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) COOPERATE WITH THE MATANUSKA-SUSITNA BOROUGH AND THE CITY OF WASILLA TO ADDRESS THE ISSUE OF IDENTIFYING THE CAUSES OF COTTONWOOD CREEK BEING DESIGNATED AS AN IMPAIRED WATERBODY BY ADEC.

WHEREAS, Cottonwood Creek is an important waterbody within the Matanuska-Susitna Borough (MSB); and

WHEREAS, Cottonwood Creek has been impacted by rapid development within the Borough; and

WHEREAS, Cottonwood Creek has been identified as an Impaired Waterbody due to fecal coliform bacteria by the Alaska Department of Environmental Conservation (ADEC) due to urban runoff and urban development; and

WHEREAS, the MSB is nearing the population threshold and density which will require a Municipal Separate Storm Sewer System (MS4) permit for stormwater runoff; and

WHEREAS, the MSB adopted the Stormwater Management Plan in November 2013, which identifies specific strategies for water pollution prevention and site runoff control; and

WHEREAS, the City of Wasilla has a municipal wastewater system serving city residents, which could potentially be one pollutant source; and

WHEREAS, private septic systems bordering Cottonwood Creek could also potentially be a source of the pollution; and

WHEREAS, a regional investigation of the potential pollution sources of Cottonwood Creek should be conducted by ADEC.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Wastewater and Septage Advisory Board hereby recommends the Borough Assembly request that the ADEC work with the City of Wasilla (COW) to look for potential sources of the pollution to Cottonwood Creek within the boundaries of the COW; and

BE IT FURTHER RESOLVED, that the Wastewater and Septage Advisory Board recommends that the Borough Assembly request ADEC work with the Matanuska-Susitna Borough to look for potential sources of the pollution to Cottonwood Creek outside the boundaries of the COW; and

BE IT FURTHER RESOLVED, that the Wastewater and Septage Advisory Board recommends that the Borough Assembly request ADEC use grant funding to assist in identifying specific pollution sources, developing recommendations and implementing measures to improve water quality of Cottonwood Creek.

ADOPTED by the Matanuska-Susitna Borough Wastewater and Septage Advisory Board this 10th day of February, 2015.

Tom Healy
Tom Healy, Chair

ATTEST:

Debbie Passmore
Debbie Passmore, Admin. Support

Reso 15-01 11A

Attachment A

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state officials urge action after fecal bacteria found in Cottonwood Creek

Story Comments Image (1)

Print Font Size:

Posted: Saturday, December 27, 2014 7:45 pm | Updated: 3:46 pm, Mon Dec 29, 2014.

0 comments

Posted on Dec 27, 2014 by Brian O'Connor

WASILLA — A variety of small steps may lower bacteria in a local creek here to acceptable levels, state officials said.

Officials have known some of the fecal coliform bacteria found in Cottonwood Creek are from human sources along the creek since at least July, according to a *Frontiersman* article from that time. Other sources of fecal coliform bacteria include livestock, pets, and domestic and wild ducks and geese that live along the creek, according to a draft report referred to as the Total Maximum Daily Load, which opened for public comment Dec. 10, and will remain open until Jan. 30, 2015.

Coliform bacteria are rod-shaped bacteria that occur naturally in soil, water, and human or animal waste. Fecal coliform bacteria are a subset of coliform bacteria present in the intestinal tracks of mammals (including humans) and birds.

In the case of Cottonwood Creek, samples of bacteria from the creek were genetically tested at Oregon State University microbiology department, and species of bacteria from all four potential sources were found, according to Laura Eldred, an Environmental Program Specialist with the Department of Environmental Conservation. What the



BRIAN O'CONNOR/Frontiersman

Cottonwood Creek

Cottonwood Creek flows through a culvert under Edlund Road in the afternoon sun Saturday. The creek's levels of fecal coliform bacteria — some of which include species found in humans — exceed state limits, according to a proposed plan of action to address the issue. The state will take comments on its action plan through Dec. 30.

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PIC OF THE WEEK



Gaining Daylight

The sun sets over icy Goose Bay on Cook Inlet Jan. 31. Sunrise today was at 9:17a.m. and sunset is at 5:06 p.m., a gain of three minutes of light daily.

Updated: 8:38 pm | See more

"We have no way of saying that," she said.

While the bacteria themselves aren't inherently harmful, a specific strain of one human species of the virus — the notorious E. Coli O157:H7 — can potentially be life-threatening in young children and the elderly, according to the Mayo Clinic website. However, in most cases, fecal coliform bacteria are simply used as a method of indicating the presence and amount of human and animal waste in water, according to Eldred. In general, it is other diseases that make people sick.

"We're really trying to focus on the positive, like what people can do to reduce the amount of waste in the water," she said.

Because Cottonwood is heavily used for recreation, including swimming, during the summer months, officials are urging an abundance of caution, Eldred said.

"It's more of a health concern," she said. "This is something where, if you went swimming and some of the water got in your mouth, you could face a potential gastrointestinal illness."

The general population can clean up pet waste and make sure trash is secured in the area. Property owners can check to make sure their septic tanks are adequately maintained, Eldred said. Officials also propose to maintain riparian bank surfaces and monitor water quality into the future, according to the policy.

The proposed DEC draft plan for the creek is based around 134 measurements collected at 10 sites between April 2004 and May 2008, according to the DEC report. The state standard for fecal coliform bacteria in a water supply is 40 fecal coliform bacteria for every 100 milliliters of water. Some sites recorded more serious results than others, though not always for obvious reasons.

For example, the point at which Surrey Road crosses Cottonwood, far downstream from Wasilla's urban core, recorded an average level of 168.4 fecal coliform bacteria per 100 milliliters of water, or roughly four times the state limit, according to DEC data.

A site upstream from Wasilla's center, Settlement Avenue, recorded even higher levels, recording a limit 40 times that of the state minimum in August 2004, according to data offered in support of the DEC's proposed action. However, those readings likely result from a culvert replacement project undertaken by the borough about that time. Officials suspect the fertilizer used for bank restoration and hydroseeding is responsible for higher results there.

Officials collected additional, different samples in 2010 to test what kinds of bacteria were present and where they came from, Eldred said.

While some fecal coliform bacteria are believed to be present in every stream, the levels recorded in Cottonwood are too high, Eldred said.

"Fecal coliform bacteria occurs in all warm-blooded animals," she said. "There are a number of unregulated sources: bears, mink, moose."

If the DEC's proposed action were approved, Cottonwood Creek would join Big Lake and Lake Lucille among the listed impaired waterways in the Mat-Su Borough. Big Lake has been on that list since 2006, for concerns about gasoline, oil and grease. Lake Lucille has been listed since the early 2000s over concerns about oxygen depletion, according to the DEC website.

Some local residents have already taken steps to counteract human impacts on Cottonwood. Catherine Inman, the owner of an environmental consulting firm, has since July worked to coordinate septic tank pumping for residents near the creek,

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with the help of a \$21,000 grant from Alaska Clean Water Action, Inman has used the money to conquer septic tanks for each of the property owners along the creek called Septic Smart. If neighbors coordinate their septic tank efforts, the cost is reduced, and tanks can be pumped more frequently and cheaply because septic companies can hit more than one house on a single trip, Inman said.

Part of the concern is that property owners may not realize they have older septic tanks and leachate fields that predate environmental regulations, she said.

"When these older septic systems were built, there weren't regulations like 'keep it 100 feet from drinking water,'" she said. "You dug a pit and you did your best."

"Usually, legacy and heirloom are such lovely things," Inman joked.

Some new homeowners face a steep learning curve, Inman said. A new property owner had cut down an inconvenient metal pipe in his backyard, revealing a mysterious hole, which he then tried to fill with gravel. It wasn't until the toilets in the house began backing up and a septic tank repair company was called that the hole was discovered to be the house's septic tank, Inman said.

"This kind of education is what my program is all about," she said.

A new round of grants for identical programs opened Dec. 23, according to a DEC press release. The department awards up to \$425,000 to reduce waterways pollution, according to the release. The deadline for the application is 5 p.m. Feb. 9, 2015, according to the release.

More information is available at 1.usa.gov/1xrOr19.

Discuss

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Posted in News on Saturday, December 27, 2014 7:45 pm. Updated: 3:43 pm.

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- Defense phase begins in Allison trial
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- Husband, wife charged with sexual abuse

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- Calls, texts lead to arrest
- Car can't hide man from troopers
- Scott resigns from school board
- Wasilla man strikes two vehicles, hides under bridge

Welcome to the discussion.

You have either been logged out due to inactivity or you have not logged in initially.

Reso 15-01
Attachment B

SECTIONS

Search

Fecal bacteria in Wasilla's urban waterway triggers action

Zaz Hollander | December 25, 2014

Email



Mallard ducks congregate in Cottonwood Creek in Wasilla on Thursday, December 11, 2014.

Loren Holmes / Alaska Dispatch News

WASILLA -- Cottonwood Creek is Wasilla's urban waterway, bisecting the Valley's largest city.

It burbles past the Alaska Club, the police station, Fairview Loop Road's horse farms and subdivisions.

Coho and sockeye salmon as well as rainbow trout swim in the creek. People canoe on it. Moose feed in the shallows just off the highway. Near the bustling Fred Meyer, waterfowl frequent an ice-free spot known as the duck pond.

But bacteria -- fecal coliform bacteria -- lurk in those waters, at levels exceeding state standards. The bacteria come not just from human waste but from horses and dogs too.

The Alaska Department of Environmental Conservation knows that because they launched an investigation into the source of the creek's fecal coliform.

They DNA tested it.

Laura Eldred, an environmental program specialist in the agency's water division, said the state shipped Cottonwood Creek fecal coliform samples to an Oregon State University lab.

"They found a little bit of everything: dogs, horses, waterfowl but also humans," Eldred said. "That's where the real problem is."

Humans produce waste leaking from old, failing septic systems or even honey buckets -- at least one of those was found along the creek -- but also bring in the dogs and horses that produce plenty of waste of their own.

The state agency says Cottonwood Creek violates standards for fecal coliform bacteria and the agency is now developing a recovery plan. The plan, technically known as a TMDL or Total Maximum Daily Load, is a pollution budget that determines how much fecal coliform bacteria can reach the creek and still stay within state limits.

A public comment period on the draft TMDL ends Jan. 30.

The bacteria occur naturally in digestive tracts of all warm-blooded animals, and while they don't necessarily make people sick, they indicate potential problems with sewage contamination that could.

The bacteria levels make Wasilla's waterway the first in the Matanuska-Susitna Borough to be "listed" by the state for exceeding bacteria levels, though Wasilla's Lake Lucille and Big Lake exceed other standards for dissolved oxygen and petroleum hydrocarbons, respectively. And an open dump site on the Matanuska River also triggered an impaired listing on a section of that waterway.

Most Anchorage streams are already listed for bacteria, Eldred said.

Fecal coliform bacteria wasn't an issue on Cottonwood Creek 20 years ago.

"Most urban waters can handle so much development and pollution and runoff before it gets to a point of impairment," she said.

The creek starts in a series of wetland springs up Engstrom Road, passes through 10 different lakes, crosses the busy Palmer-Wasilla Highway and then hits the Parks. The section that's the focus of the state recovery plan starts there and flows seven miles to just before the creek's estuary at the Palmer Hayflats.

The state did a scan of all the properties listed on Matanuska-Susitna Borough records near the creek. They came up with 193 within 200 feet, 163 from 200 to 499 feet of the creek and 309 within 500 to 1,000 feet.

Not all those properties necessarily have septic systems -- but they likely will if they're developed, Eldred said.

The state didn't pinpoint the cause of Cottonwood Creek's bacteria as flowing from any one particular property or farm. Rather, the bacteria probably come from storm runoff that's picking up bacteria from many sources and washing it into the water. Maybe there's a septic leach field too close to the water or an old one that's not up to snuff, or garbage stored nearby with, say, diapers in it.

The Clean Water Act requires states to develop a pollution control plan, the TMDL, for any impaired water body. The plans are submitted to the U.S. Environmental Protection Agency for review and approval. The states put them into practice, with partners, though the plans aren't under state regulation in Alaska, Eldred said.

Either way, as water quality advocates see it, the creek's draft pollution control plan makes for a great public education opportunity.

There are several ways landowners can help remedy the high levels of fecal coliform flowing into Cottonwood Creek, according to a fact sheet DEC is publicizing with the draft report.

Landowners who have livestock can sign up for a federal program to improve water quality in runoff that's administered by the Natural Resources Conservation Service in Wasilla.

Creekside homeowners can also get financial help with stream bank restoration such as planting willows or other vegetative buffers via a federal program administered by U.S. Fish and Wildlife Service in Anchorage.

Then there's the "septic smart" program -- people living in the same subdivision can pool together to get reduced rates from septic waste hauling companies.

At least two dozen people have signed up in subdivisions along lower Cottonwood Creek either through prior cooperatives or through the new outreach initiative, according to Catherine Inman, whose company was contracted by the nonprofit Mat-Su Resource Conservation & Development to coordinate the program.

The program helps play matchmaker between neighbors who might not otherwise "knock on some person's door and say, 'Hey, when are you pumping?'" Inman said.

Valley residents sometimes take their urban creek for granted but Cottonwood has played host to thousands of local school students on field trips, still has fish runs caught by anglers on the Hayflats, and played host to a Teeland Middle School Program restoration project. Two hundred middle schoolers repaired 80 feet of creekside by replanting willow to cover up a four-wheeler track across spawning grounds, Inman said.

"Cottonwood is a really special creek, and it's special we have urban salmon," she said. "We're urbanizing so fast but we still have these treasures. A lot of people don't think or blink as they drive down the Parks Highway."

RELATED:

Major Mat-Su transit providers talk merging bus services

Palmer monofill rejected by Mat-Su planning commission

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34 comments

Comment



Tracy Wilson

Nasty and very sad to see this creek so polluted :(

Reply · Like · December 28, 2014 at 2:33am



Neil R. Hermon · Palmer High School (Alaska)

It would probably also be good to check the water wells adjacent to the stream maybe separate gray water to cut the amount of contamination going into the soils near the creek insulate and give the tank a chance to work properly

Reply · Like · December 27, 2014 at 12:11pm



Arthur Cook · Top Commenter · Hollis, Alaska

Do not expect a quick fix for this. NH has been at this for over 40 years, and, is just now getting the last people tied into the rules. Money, politics and anathy will slow

**MATANUSKA-SUSITNA BOROUGH
WASTEWATER AND SEPTAGE ADVISORY BOARD
RESOLUTION SERIAL NO. 15-02**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WASTEWATER AND SEPTAGE ADVISORY BOARD IN SUPPORT OF DESIGNATING THE CENTRAL LANDFILL AS THE SITE FOR A NEW SEPTAGE AND LEACHATE TREATMENT FACILITY.

WHEREAS, design and construction of a septage and leachate treatment and disposal facility is a top priority of the Matanuska-Susitna Borough of the 2015 legislative session, as identified in Assembly Resolution 14-084; and

WHEREAS, the Borough administration initiated a site selection process to identify the preferred location for such a facility; and

WHEREAS, the Matanuska-Susitna Borough Wastewater & Septage Advisory Board Resolution 14-01 identified a search area within the populous southern portion of the Borough; and

WHEREAS, the Matanuska-Susitna Borough Wastewater & Septage Advisory Board Resolution 14-02 adopted site selection criteria specific to the requirements of a septage and leachate treatment facility; and

WHEREAS, Borough staff identified Borough-owned parcels of land within the search area in an effort to avoid land acquisition and minimize overall project costs and ranked these parcels in accordance with the site selection criteria; and

WHEREAS, a professional engineering consulting firm, retained by the Borough, evaluated the top two sites for potential engineering, traffic and environmental issues, and to estimate the costs associated with development of both sites; and

WHEREAS, the results of this evaluation are contained in the review draft of the "Septage and Leachate Treatment Facility Site Suitability and Engineering Analysis" and were presented at

a public open house at Colony Middle School on April 1, 2015;
and

WHEREAS, the engineering consultants found that the soils at the "Church Road Site" were too dense for subsurface discharge and would require a surface discharge, which could be difficult to permit, and costly to construct; and

WHEREAS, the "Church Road Site" is over 11 miles distant from the Borough's Central Landfill, which would result in higher operational costs for the transportation of landfill leachate, if this site were selected; and

WHEREAS, the Borough's engineering consultant recommends selection of the "Central Landfill Site" as the preferred site for a septage and leachate treatment and disposal facility based on suitable soils, minimal environmental impacts, and lower projected capital and operational costs.

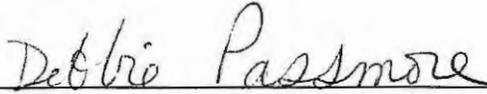
NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Wastewater and Septage Advisory Board supports designating the central landfill as the site for a new septage and leachate treatment facility.

ADOPTED by the Matanuska-Susitna Borough Wastewater and Septage Advisory Board this 14th day of April, 2015.



Tom Healy, Chair

ATTEST:



Debbie Passmore, Admin. Support

RECEIVED

APR 28 2015

CLERKS OFFICE

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

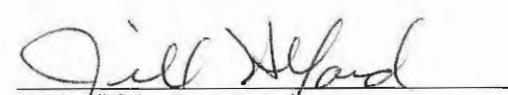
Date



RSA #31 Supervisor

4/14/2015

Date



RSA #31 Supervisor

4/14/15

Date

Resolution 15-01
IM15-110
RS15-067

Minutes from Bogard RSA 25 Quarterly Meeting September 10, 2014



Meeting was called to order at 6:31 PM.

Supervisors

Gary Hessmer, Primary-Present
Carol Christiansen, Alt. #1-Present
Teri Hone, Alt. #2-Present

Staff

Will Barickman Superintendent - Present

Other Attendees

Eugene Haberman

A quorum was present, and due notice had been published. Carol made a motion to approve the Agenda, Teri seconded. Agenda approved. Carol made a motion to approve the minutes from June 4, 2014 meeting, Teri seconded. June 4, 2014, minutes approved.

STAFF REPORTS:

Will Barickman: The corner of Engstrom & Aspen Ridge has been fixed, made parking apron, widened the corner, re-installed chevron signs and added stop signs. Brush cutting: 50% has been done in RSA 25, D & S ^{services} ~~sterns~~ would like to have 100% done. The 2nd 50% brush cutting needs to be done by September 30. There was a change in wording of item #3 of CIP List from Recondition Gravel Roads to Recondition Roads. There was no drainage plan on Colt Circle when it was first built. Next spring, work will begin on addressing the drainage problem and constructing a drainage ditch. A street light was installed on the corner of Aspen Ridge @ Alyeska, at a cost of \$4316. Fixed an asphalt patch on Hyer Spur and added slope to the road, at a cost of \$3800. Three pot holes were fixed on Green Forrest Dr. at a cost of \$16940. Sterns began pulling ditches this year. Spring shoulder pulling needs to be done yearly, but it will take a few years to fix and bring into compliance.

SUPERVISOR REPORTS:

Gary – Observations regarding brush cutting, culvert damage & pothole maintenance: It seems like a lot of areas were hit and miss where one side of the road was done but not the other side. The contract says, if you cut brush on one side of the road, do the other side too.

Carol - Green Forrest has a spot where the asphalt is breaking off (by the Kennel Club). The edge of the road needs to be protected. Recondition Road money can be used to fix this since the money has already been approved by the Assembly.

OLD BUSINESS:

A. Seward Meridian maintenance (fog lines, striping, crack seal, future paving, Cottonwood Creek access approaches). RSA 25 will be up for crack sealing and striping in 2015. All RSA's are on a 3-year rotation.

B. Engstrom & Aspen Ridge safety improvements, Colt Circle drainage ditch, obscured Schlein Loop curve, chevron signs and pothole maintenance. Engstrom & Aspen Ridge and Colt Circle were covered in Staff Reports.

C. Alder

NEW BUSINESS:

A. Establish a speed bump policy or consider them on a case by case basis. Not right now.

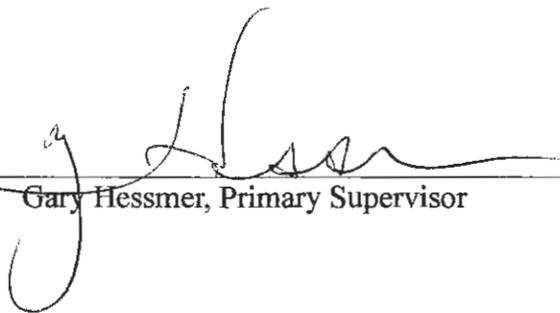
B. Proposed Staff Resolutions. Resolution 14-02 to move \$46,000 from Fund Balance to CIP. Carol made a motion to approve Resolution 14-02, Teri seconded motion. Resolution 14-02 passed unanimously. Resolution 14-03 to move \$21,000 from Additional Maintenance to CIP. Teri made a motion to approve Resolution 14-03, Carol seconded motion. Resolution 14-03 passed unanimously. Resolution 14-04 to approve CIP List for FY 2015. Carol made a motion to approve Resolution 14-04, Teri seconded motion. Resolution 14-04 passed unanimously.

C. Finalize 2015 CIP recommendations. Add Finger Cove Ct., Finger Lake Rd. and Waldron Cove Ct. to #10 on CIP List for design, utility relocate and upgrade. Shift everything down 1 slot beginning with Verboncoeur Dr. and Lagoon Dr. design and upgrade phase. Add Finger Cove Ct., Finger Lake Rd. and Waldron Cove Ct. for paving to #22 on CIP List and move Verboncoeur Dr. and Lagoon Dr. for paving to #23 on CIP List.

OTHER BUSINESS:

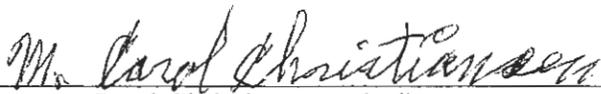
A. North Lakes Community Council meeting September 25 @ 7:00 pm. Teri will try to make this meeting.

Carol made a motion to adjourn the meeting, Teri seconded. Meeting adjourned at 8:56 PM.



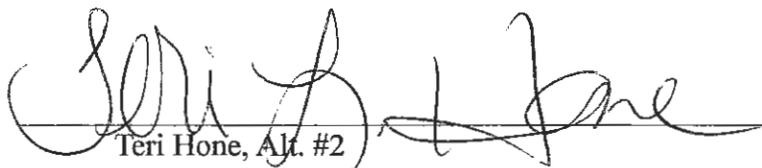
Gary Hessmer, Primary Supervisor

11-5-14
Date



Carol Christiansen, Alt. #1

11-5-14
Date



Teri Hone, Alt. #2

11/5/14
Date

CENTRAL MAT-SU FSA BOARD OF SUPERVISORS MEETING

Central Mat-Su Public Safety Building – Station 61
101 West Swanson Avenue
Wasilla, Alaska 99654

January 12, 2015

RECEIVED
FEB 24 2015
CLERKS OFFICE

SPECIAL PUBLIC BUDGET MEETING MINUTES

I. CALL TO ORDER

The meeting of the Central Mat-Su Fire Service Area Board of Supervisors was called to order at 7:05 p.m. at the Central Mat-Su Public Safety Building (CMSPSB) at 101 West Swanson Avenue, Wasilla, Alaska, by Chair, Ken Slauson on Monday, January 12, 2015.

II. ROLL CALL & DETERMINATION OF QUORUM

Board members in attendance establishing a quorum were Ken Slauson, Chairman, Dan Tucker, Vice Chairman, Carol Christiansen and David Eller. Also present were James Steele, Chief, Central Mat-Su Fire Department (CMSFD), Tina Kennerson, Secretary, CMSFD, Benny Cottle, Senior Technical Advisor, CMSFD, Max Sager, Engineer, CMSFD, Jim Jameson, tentative CMSFSA board member, Ken Barkley, Deputy Director-FSA's, Department of Emergency Services (DES) and Dan Mayfield, Assemblyman – District 5, Mat-Su Borough (MSB).

III. PLEDGE OF ALLEGIANCE

Mr. Slauson asked Mr. Mayfield to lead "The Pledge of Allegiance".

IV. APPROVAL OF AGENDA

MOTION: Mr. Tucker moved, Mr. Eller seconded, to approve the January 12, 2015 Special Public Budget Meeting Agenda.

VOTE: Voting on the motion, it passed unanimously.

V. APPROVAL OF PRECEDING MEETING MINUTES

MOTION: Mr. Tucker moved, Mr. Eller seconded, to approve the December 15, 2014 Central Mat-Su FSA Meeting Minutes.

VOTE: Voting on the motion, it passed unanimously.

CENTRAL MAT-SU FSA BOARD OF SUPERVISORS MEETING

VI. BOARD REPORTS / CORRESPONDENCE

There were no board reports or correspondence.

VII. UNFINISHED BUSINESS

A – FY16 Proposed Budgets & Capital Improvement Projects (CIP's)

Mr. Slauson said that Chief Steele received a budget schedule from Finance that shows divisional budgets are to be reviewed and updated by February 6th with budgets system also being closed for input into Logos on February 6th at 5:00 p.m. He also noted that the preliminary mill rate will be February 20th with the final mill rate scheduled for March 20th.

Mr. Slauson said that Finance has still not provided any estimated revenue figures and would like to only focus on the budget amounts as proposed by Chief Steele at this meeting. He said he would like to postpone voting on the mill rate until the next meeting on February 9th at the Joint Board Meeting.

Chief Steele gave a brief 2014 overview of CMSFD activities

Fire Prevention

- 25 - Tours
- 18 - School Programs
- 58 - Total Public Ed & Fire Prevention (Included a total of 7,041 children and adults)

Fire Code

- FY14 – 140 Plan Reviews
- 174 - Building inspections
- \$227,235 – Fees
- Customer Contact - (average/weekly = 18 – walk-ins / 40 telephone)

2014 Fire Service Data

- 85 - Structure Fires
- 41 - Grass Fires
- 5 - Chimney Fires
- 37 – Vehicle Fires

Total Fire Related Calls 2014: 168

Rescue Responses

- 283 – MVA's
- 380 – Medic Assists

Total of 38% were area-wide calls

CENTRAL MAT-SU FSA BOARD OF SUPERVISORS MEETING

Other Type of Responses

- 28 – Carbon Monoxide
- 82 – Controlled Burns
- 72 – Unauthorized Burns
- 203 - Fire Alarms (no fire)
- 165 – Good Intent/Service
- 23 – Smoke Investigations
- 18 – Hazardous Materials
- 282 – Dispatch/Cancelled
- 25 – Other

Total Other Type Response Calls 2014: 1,729 (4.74/per day – decrease of 1.26% from 2013)

Mr. Slauson asked how many fires occurred for 2014. Mr. Barkley and Chief Steele were both unsure, but said not many.

Mr. Tucker asked about being able to detect false alarms where a security company may not be able to.

The board continued to discuss the matter further.

Special Ops / Tech Rescue

- Rope Rescue (low angle)
- Confined Space
- Trench Rescue
- Structural Collapse

Haz-Mat Ops

- Level B Ops
- Decontamination
- Will Assist with Level A Haz-Mat w/Anchorage Assistance

Special Training Classes 2014

- 36 Student BFF
- 40 Student FFI (2 classes)
- 20 Students Engineer/Driver/Op
- 25 Students State of AK Haz-Mat
- 20 Students Rescue Tech
- 25 Students State of AK Fire Officer I
- 70 Participants w/Live Burn (Matanuska Road)

CENTRAL MAT-SU FSA BOARD OF SUPERVISORS MEETING

Board talked about the 29.9 hour cap and how it is affecting service responses due to responders taking and instructing classes.

Training (Tuesday's)

- 7PM – 10PM – Average 60 Responders
- Rescue Training (now combined with Tuesday's training)

- CMSFD (Main Budget) – 250,000,000

- Permanent Wages - \$1,148,216
- Temp Wages - \$159,450
- Overtime Wages - \$142,500

Chief Steele noted that the projected FY16 Fire Code Plan Review fee revenue is expected to be \$140,000.

Mr. Mayfield inquired about Station 63 regarding ambulance funding coverage for station use.

Chief Steele explained that rent is being paid out of Core Ambulance (area-wide) budget.

411.100 – Permanent Wages

Chief Steele said that there will be an increase to Permanent Wages due to four new positions being added.

Chief Steele mentioned that he would like to request another FF/Driver/Operator position. He said that at last month's board meeting he requested to re-classify a building support worker position, but has since changed his request to a totally new FF/Driver/Operator position and explained why.

Chief Steele said he would also like to re-classify a Captain position and explained further.

Chief Steele said that there is a total \$350K increase with \$53K due to permanent wage increase due to new positions being added.

411.400 – Non-Employee Comp

Chief Steele said that there is a total of \$60K increase for FY16 totaling \$998,616.

Chief Steele said he would like to have two responders on day shift staffing and explained further.

CENTRAL MAT-SU FSA BOARD OF SUPERVISORS MEETING

412's – Salaries & Wages

Chief Steele said there is a total increase of \$228K due to new FF/Captain positions. Mr. Mayfield talked about his research efforts regarding the Public Employee Retirement System (PERS).

Chief Steele said that the PERS increase to the MSB is going to be 34%.

413's – Benefits

Chief Steele said the total Benefits is \$1,294,382.

Total Salaries/Wages & Benefits for FY16 is \$3,743,165.

Mr. Tucker asked what PERS Tier the new FF/Captain positions were.

Chief Steele said Tier 3 & 4.

Chief Steele talked about the On-Call Health & Benefits plan and said that there have only been a total of five responders in the plan with \$3,600 being the highest amount.

414's – Expenses Within MSB

Chief Steele said there is a total of \$1,500 decrease.

421's – Communications

No changes for FY16.

422.000 – Advertising / 423.000 Printing

No changes for FY16.

The board talked about past FY Admin & Audit and the unknown increases.

443.305 – Fleet Maintenance

Chief Steele talked briefly about 443.305 and the expenses taken out.

The board and audience continued to discuss Admin & Audit amounts.

- CMSFD Fire Code – 250.160.320

Chief Steele said that there have been no changes since last month's board meeting.

CENTRAL MAT-SU FSA BOARD OF SUPERVISORS MEETING

- CMSPSB-Station 61 – 100.160.350 / 45% & 250.160.350 / 55%

Chief Steele said that the major change is having the mortgage paid off at the end of 2015.

- CMSFD-Station 51 – 100.160.351 / 54% & 250.160.351 / 46%

Chief Steele said that there have been no changes since last month's board meeting.

Chief Steele did mention that there is a 15-year note of \$368,000 with CMSFSA sharing the annual payment. He also mentioned that CMSFSA purchased the property for the station for \$720K.

Chief Steele mentioned that the fund balance at the beginning of FY15 was \$6,824,671, as per Logos.

Chief Steele mentioned that the unspent encumbrance's goes back into the fund balance at the end of the fiscal year.

Chief Steele said that there was \$1.4M taken from the fund balance to cover CMSFSA Budget for FY15.

Chief Steele talked about using additional funds to purchase a good communication network system.

Chief Steele said he would also like to use funds to replace older vehicles/apparatus.

Chief Steele said there are only two older tankers remaining on the replacement schedule.

Capital Improvement Projects (CIP's) -- FY16

- \$150,000 - PPE
- \$800,000 – Replace Engine/Equipment
- \$180,000 – Replace CV/SV
- \$80,000 – Seal Coat/Stripe Stations
- \$50,000 – Replace Load Banks for Generators
- \$160,000 – Purchase Communication Equip for Apparatus/Vehicles
- \$250,000 – Purchase SCBA's/Spare Bottles, Parts & Test Unit
- \$170,000 – Purchase Equipment for Training Complex
- \$13,500 – Replace Hose Washer
- \$120,000 – Rehab/Refurbish CV's/SV's

The board continued to discuss the different aspects of the budgets including mill rate, revenue and growth.

CENTRAL MAT-SU FSA BOARD OF SUPERVISORS MEETING

MOTION: Mr. Tucker moved, Mr. Eller seconded, to approve the FY16 Proposed Operating Budgets of \$7,840,798 and CIP's in the amount of \$1,978,500.

VOTE: Voting on the motion, it passed unanimously.

X. OTHER BUSINESS

There was no Other Business discussed.

XI. AUDIENCE PARTICIPATION & BOARD COMMENTS

Mr. Slauson asked if all board members were able to attend next month's meeting on February 9th.

All board members said that they were planning on attending the meeting.

Mr. Mayfield requested to be added to the E-mail list for receiving monthly CMSFSA budgets.

Mr. Mayfield thanked the CMSFSA board for their service.

XII. ADJOURNMENT

MOTION: Mr. Christiansen moved, Mr. Eller seconded, to adjourn the board meeting.

VOTE: Voting on the motion, it passed unanimously.

The meeting adjourned at approximately 9:10 p.m.

The next meeting is scheduled as a Joint FSA Board Meeting to be hosted by CMSFSA on Monday, February 9, 2015 at 7:00 p.m. at Station 61, 101 W. Swanson Avenue.



KEN SLAUSON, Chairman, Central Mat-Su FSA B.O.S.

ATTEST:



TINA KENNERSON, Secretary, Central Mat-Su FSA B.O.S.

Minutes approved on: 2/9/15



MATANUSKA-SUSITNA BOROUGH
Department of Emergency Services, District 1
Central Mat-Su Fire Department
101 West Swanson Avenue • Wasilla, Alaska 99654
Phone (907) 861-8000 • Fax (907) 376-9252



MEMORANDUM

DATE: February 9, 2015
TO: All Mat-Su Borough Assembly Members
THROUGH: Lonnie McKechnie, Borough Clerk
FROM: Ken Slauson, Chairperson, Central Mat-Su FSA Board of Supervisors
SUBJECT: Fiscal Year 2016 Proposed Budget and Mill Rate for FSA130

RECEIVED
FEB 24 2015
CLERKS OFFICE

The Central Mat-Su Fire Service Area Board of Supervisors at our January 12, 2015 Special Budget Public meeting reviewed the proposed Fiscal Year 2016 budgets and the Capital Improvement Projects (CIP's). The board approves the proposed FY2016 operations budget of \$7,840,978, and capital projects budget of \$1,978,000. The board also unanimously recommends that the Assembly retain the current mil rate for the Central Mat-Su FSA #130 of 1.99 mills. With the impact to FSA revenue from the expanded senior citizen exemption as well as permanent vehicle registrations, it is highly likely the board will recommend an increase for FY17.

Once again, our recommendation is based on an extrapolation from last year's assessed property valuation, as we do not have estimates for this year. We are also relying on the reported value of our fund balance as of the end of FY14 on June 30, 2014. We have a significant concern over the accuracy of this value, as well as other service area financial information, as this value has changed in the past month, well after the close of FY14. Hopefully we are guessing accurately despite inaccurate and incomplete financial information.

The Board also unanimously recommends that the Assembly support the creation of a new Firefighter/ Driver/Operator position and the reclassification of a vacant Captain position to a Firefighter/ Driver/Operator position. The anticipated costs for these position have been included in the above FY2016 board approved operating budget. As in the past several years, the Central Mat-Su Fire Service Area has seen continued growth. We have long relied on our on-call responders to protect our community, but with the continued 29 hour per week limit for each on-call responder, we do not have the man-hours available. Additional full-time staff is needed in order to continue to provide the necessary services to our community and borough. Supporting one new position, the reclass of the existing Captain position, and additional future positions will allow the Central Mat-Su Fire Department to provide these necessary services.

Ken Slauson

Ken Slauson, Chairman, Central Mat-Su FSA Board of Supervisors

CC: Dennis Brodigan, Director, Emergency Services
John Moosey, Borough Manager

Matanuska-Susitna Borough
FISH AND WILDLIFE COMMISSION
Thursday, January 15, 2015 6:00pm

MINUTES

I./II CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:05pm by Larry Engel at MSB in Palmer. Quorum was established with five members present: Bruce Knowles (phone), Larry Engel, Howard Delo, Andy Couch and Jehnifer Ehmann. Also present: Kevin Delaney (phone) Ray Beamesderfer (phone), Jim Sykes, Terry Nininger, Frankie Barker, Todd Rinaldi, Chris Habicht and Andy Barclay.

III. APPROVAL OF AGENDA

Larry made a motion to approve the agenda. He requested that Terry be allowed to participate except for voting since he's nominated to be a commissioner. All approved. Howard made a motion to approve the agenda. The motion was seconded and approved.

IV. MINUTES OF PRECEDING MEETING

Jehnifer made a motion to approve the minutes of December 18, 2014 with Howard seconding. The minutes were approved.

V. CORRESPONDENCE/ ANNOUNCEMENTS

Frankie reported that a letter was received from UCIDA on January 14 indicating that they would not attend the upcoming fish research workshop. Patty Sullivan submitted Larry Engel's editorial on behalf of FWC to the Alaska Dispatch News and it was published on January 2. Andy made a motion to put Larry's letter in the Frontiersman. Jehnifer seconded. The motion was approved. Larry indicated that he has received calls from Karl Johnstone and Sam Cotton. Larry commented about Arni Thompson's criticisms of the FWC and Mat-Su Borough in recent emails. Frankie mentioned that Arni criticized the FWC's salmon research plan at the January meeting of the Mat-Su Salmon Partnership Steering Committee. Frankie reported that all four Alaska Fish Habitat Partnerships held a meeting in Anchorage on January 14. Kenai FHP has started working with ADOT to address problems with culverts under state roads. Kevin said that Charlie Swanton is now the ADF&G Deputy Commissioner and Tom Brookover is the Acting Director of Sportfish.

VI. PERSONS TO BE HEARD

None were heard.

VII. ADF&G GENETICS PROJECTS

Chris Habicht and Andy Barclay with ADF&G gave a presentation on their coho and sockeye salmon genetics. They have three phases of work going on: Phase I. Feasibility (completed); Phase II – Baselines (in process); Phase II. Genetic Stock ID – 3 year process. They have identified 5 groups of salmon in Upper Cook Inlet. They still need more analysis of Deshka stocks. Larry asked what the FWC can do to help their work. Andy suggested letting them know where the fish are so they can collect more samples.

VIII. FISH RESEARCH PROJECT (R2)

Frankie noted the letter from UCIDA indicating that they will not be attending the January 21 & 22 workshop and reviewed the list of attendees confirmed thus far. Ray suggested responding to the UCIDA letter and has sent out a draft. Howard made a motion to respond to UCIDA's letter. Jehnifer seconded the motion and it was approved. Commissioners suggested contents of a response letter. Jehnifer made a motion to submit a letter including the comments. Howard seconded the motion and it was approved. Frankie will send the draft to Patty Sullivan and John Moosey for a review and approval.

Ray spoke about the schedule for the upcoming workshop on January 21 & 22. A new draft of the Research, Monitoring and Evaluation Plan was sent out on January 9. Larry suggested inviting the Assembly and Borough Manager to the workshop. Andy noted the absence of a sportfishing guide in the attendees since he won't be there. He's talked to a few guides but no one is available. The RM&E Bibliography and Knowledge Summary will be sent to all workshop participants. The middle section with data gap background is still being written. The goal is to have the full RM&E plan completed by the end of February after the workshop results are compiled.

IX. BOG PROPOSALS

Todd Rinaldi, ADF&G Wildlife Biologist, reported on ADF&G comments to several BOG proposals. **Proposal 62** was discussed concerning opening a non-resident caribou hunt in Unit 16. The vote taken was 1 Yes and 4 No. Jehnifer summarized **Proposal 84** which was about a community subsistence moose hunt and indicated that the Mat Valley Advisory Committee (MVAC) was in support. The proposal would change the community bull hunt to a weighted draw hunt. Several people commented on the lack of clarity about the "weighting" process. Howard made a motion to support the concept of converting the community harvest to a permit drawing process. Andy seconded the motion and the motion was approved.

Jehnifer summarized **Proposal 87** to remove the exclusive hunting restriction for caribou in Unit 13. She said the MVAC was in favor because they didn't like tying the caribou and moose hunts together. Andy indicated tying the two hunts together may increase hunting pressure. The vote taken was 4 Yes and 1 Abstain. Jehnifer spoke to **Proposal 96** which would reauthorize antlerless moose hunts. The MVAC supported this as did the Susitna AC. Todd indicated that these hunts help keep populations at bay and can reduce vehicle collisions. The vote taken was 5 Yes and 0 No. A vote was taken on a related **Proposal 99** to reauthorize an antlerless hunt on Kalgin Island. Vote was 5 Yes and 0 No.

Proposal 103 was to allow a Hatcher Pass youth hunt for small game. Mat Valley AC is in support. Jehnifer submitted this proposal. The vote was 4 Yes and 1 No. **Proposal 148** would reauthorize cow moose hunt in 14C. The vote was 5 Yes and 0 No. **Proposal 149** was regarding a 20 Mile antlerless moose hunt. The vote was 3 Yes and 1 Abstain. Howard spoke about Proposal 134 to require hunter education for crossbow hunters. This proposal is being changed to a statewide meeting issue and did not need a vote. Todd spoke about **Proposal 105** which would allow additions of state-owned land and waters to Palmer Hay Flats Refuge. Now this action requires legislative approval. The vote was 4 Yes and 0 No.

X. UCI SALMON TRENDS REPORT

Kevin sent out a draft of the report on January 13 and asked for comments and feedback. Kevin indicated that the report was about 50% complete. He is writing it as a menu of different topics that can be used for a variety of purposes. Commissioners suggested it be written for the lay reader without too much fishery jargon. Several people suggested adding background information about fishery issues related to Alaska statehood. Kevin left the meeting at 6:50pm.

XI. LEGISLATIVE PRIORITIES

Frankie distributed a final draft of the FWC's 2015 Legislative Priorities and a copy of the FY2016 capital request that was submitted to the legislature for Fisheries and Fish Protection. The request was for \$2million in funds, with \$1million designated for research and \$1million for culvert replacements and habitat restoration.

XII. FISH DISASTER FUNDS

Ray sent out draft application forms for the sportfishing, guiding and related businesses. Andy asked how the information is going to be distributed. Ray indicated that the Pacific States Marine Fisheries Commission has lists of guides and business licenses for Kenai and the Mat-Su and will be sending application forms in the mail and will publicize in the newspaper.

XIII. BOF & COMMISSION APPOINTMENTS

Terry Nininger has applied for the vacant position on the commission and is awaiting approval from the Assembly. Jim Sykes and Steve Colligan have put in their names to fill the Assembly seat.

XIV. MSB PROPERTY SALE (ORD 15-001)

Howard summarized Ord 15-001, before the Assembly on January 20, to sell Borough property for less than fair market value (\$17,720) to Alaska Clay Target Program for the purpose of developing a youth shotgun shooting facility. The property is 80 acres in a remote area west of Big Lake. Howard made a motion to support the concept of developing a shooting range for youth with ACTP. Bruce seconded and the motion was approved. Assembly member Jim Sykes commented that there is public opposition to the location and ACTP hasn't communicated well with the community. Larry made a motion to have Howard voice their support to the Assembly and write a letter. The motion was seconded and approved.

XV. 2015 FWC BUDGET

Frankie indicated that members could be reimbursed for mileage for this year.

XVI. MEMBER COMMENTS

Terry reinforced the idea of sending Larry's column to the Frontiersman.

XVII. ADJOURN

Meeting was adjourned at 9:50pm.

ATTEST: 
FRANKIE BARKER, Staff


BRUCE KNOWLES, Chair

Matanuska-Susitna Borough
FISH AND WILDLIFE COMMISSION
Thursday, February 19, 2015 6:00pm

RECEIVED
MAY 15 2015
CLERKS OFFICE

MINUTES

I./II CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:05 pm at MSB in Palmer, by Chair Knowles. Quorum was established with 6 members present: Bruce Knowles, Larry Engel, Howard Delo, Andy Couch, Steve Colligan and Terry Nininger. Absent and excused: Jehnifer Ehmann. Also present: Eileen Probasco (acting as recording clerk), filling in for Frankie Barker, and members of the public: Bob Doyle, and Brian Bowman representing Cook Inlet Aquaculture Association. Attending via teleconference: Ray Beamesderfer with R2 Resources, Kevin Delaney, contractor for Alaska fisheries report.

III. APPROVAL OF AGENDA

Larry made a motion to approve the agenda. The order was amended to allow reports on the Fish Research Project and the UCI Salmon Trends Report to occur prior to correspondence. The motion was seconded and approved by non-objection.

IV. MINUTES OF PRECEDING MEETING

Larry made a motion to approve the minutes of January 15, 2015 with Howard seconded. Howard offered two minor corrections, which were noted by the clerk. The amended minutes were approved by non-objection.

VII. FISH RESEARCH PROJECT

Ray Beamesderfer from R2 Resources reported that since the workshop last month, he had been working on a draft Matanuska-Susitna Salmon Research, Monitoring & Evaluation Plan for Upper Cook Inlet, which should be ready for preliminary review next week. The group agreed to send out the draft to everyone so the document could be finalized quickly, and so RFP's could be issued and some of the projects started this summer.

VIII. UCI SALMON TRENDS REPORT

Kevin Delaney shared his working draft of the UCI Salmon Trends Report. Many of the members had done a preliminary review of the document, and discussion ensued about different points of interest. They agreed that timing of the release of this document was of the essence, and that comments on the draft document should be to Kevin by Friday February 27. Larry moved, Howard 2nd, to hold a meeting on March 2nd to review the amended draft document. Motion carried unanimously. If members had written comments that needed to be scanned and sent to Kevin, Eileen could scan them at the borough offices and forward them to him. Eileen will make sure the meeting is advertised on the borough web page.

V. CORRESPONDENCE/ ANNOUNCEMENTS

FWC Letter to UCIDA regarding workshop (1/19/15)
L. Engel editorial sent to Frontiersman (2/6/15)
Press Release about Fish Research Workshop (2/6/15)

Larry Engel provided the commissioners with a copy of a letter from Virgil Umphenour from the Fairbanks Fish & Game Advisory Committee, to the Interior Delegation objecting to the appointment of Rolland Maw to the Board of Fish. He reported that the Anchorage F&G Advisory Committee had also sent a letter in opposition to the appointment, and another letter suggesting other names to consider.

VI. PERSONS TO BE HEARD

Brian Bowman, representing Cook Inlet Aquaculture Association (CIAA), stated that he wanted to be more informed about the Commission and their goals and actions. He felt that the two groups can work together to address fisheries concerns without being negative. He stated they (CIAA) are working on a plan to provide better public information on what they do, and to improve public relations. Larry was encouraged about this outreach, and Howard asked for a copy of their draft plan, so he could write an article about it.

Bob Doyle reported he has been in Alaska since 1968 and had heard about the commission and was interested in finding out more about what they do. He thanked the commissioners for their work on fisheries issues.

IX. FISH TRANSITION TEAM (GOVERNORS) SUMMARY

Bruce and Larry worked on this team. They presented commissioners with their written report, and said their priority was to ensure that in-stream salmon make it all the way to headwaters, to ensure sustainability.

X. FWC MEETING WITH ADF&G COMMISSIONER

Bruce reported that he and Howard and Jehnifer had the chance to chat briefly with Commissioner Cotton during a break at the BOG meeting on Saturday.

XI. FISH DISASTER FUNDS

Ray B. reported that he had been working on this program with the non-commercial fishing sector. They wanted to make sure lots of affected parties were eligible. There is a cap of dollars available, so they won't know how much people will get until everyone applies. They anticipate an April application deadline. If anyone has questions they can get ahold of Ray. Howard would like more information so he can write an article, so he will contact Ray.

XII. BOARD OF FISH APPOINTMENTS

Commissioners discussed the draft letter to the Governor and legislators, concerning their objection to the appointment of Rolland Maw to the Board of Fish, and made minor amendments to the 1st page. Larry moved, Howard 2nd, to send the letter to the governor with the amendments proposed. Motion carried unanimously. The amendments will be made and distributed in the morning, hopefully with the help of the Borough Manager's office. Eileen will facilitate that effort.

XIII. BOARD OF GAME MEETING (Feb 13-20)

Larry and Howard reported they were at the BOG meeting on Friday night, and there was a meeting of the "sheep people." Howard commented on how different the BOG meetings were from the BOF meetings, the BOG individuals had much more respect for one another. The subsistence hunt issue is a very contentious issue that they are trying to work out. The Board cannot re-authorize antlerless moose hunt unless the Advisory Committee recommends so.

XIV. LITTLE SU ALL SEASON ROAD

Eileen provided the commissioners with an informational hand-out, on the winter logging road that the Division of Forestry had constructed from the end of West Susitna Parkway across easements on borough land to the timber harvest unit west of the Little Susitna River. The road has a definite potential to provide easier hunting/fishing access further west to the public. Larry and Howard commented about how the road may be heavily rather than lightly used with potential habitat impacts. Eileen provided a copy of the map, and web site and contact information for the commissioners, should they wish to know more.

XV. COMMISSION OFFICERS

Bruce reported that the group would need another chair, as soon as this salmon project is done. He needs more back surgery, which will make it difficult for him to continue as chair. Bruce was unanimously elected as chair, with the understanding that they would need to elect someone else when these fisheries issues are complete. Steve Colligan volunteered to act as Vice Chair, Howard 2nd. Passed unanimously.

XVI. MEMBER COMMENTS

Andy mentioned reading a newspaper article quoting Pat Shields, ADF&G Commercial Fisheries Manager, on items ADF&G should cut from their budget. Most of the items mentioned for cuts involved monitoring northern bound Upper Cook Inlet salmon stocks. He encouraged commissioners to obtain a copy of the proposed budget.

Steve Colligan stated the Assembly appreciated all that the FWC does. He was in Juneau last week. The borough had done a good job getting information together and defining subjects to give decision makers good information. We need to spend the money we are given through the legislature wisely. The discussion needs to be respectful, as they figure out the budget gap.

XVII. ADJOURN

Meeting was adjourned at 8:45 p.m.

Respectfully Submitted by
Eileen Probasco

ATTEST: 
FRANKIE BARKER, Staff


BRUCE KNOWLES, Chair

Matanuska-Susitna Borough
FISH AND WILDLIFE COMMISSION
Thursday, March 2, 2015 6:00pm

RECEIVED
MAR 25 2015
CLERKS OFFICE

MINUTES

I./II CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:05pm by Bruce Knowles at MSB in Palmer. Quorum was established with six members present: Bruce Knowles, Larry Engel, Howard Delo, Andy Couch, Steve Colligan (phone) and Terry Nininger. Also present: Frankie Barker, Kevin Delaney (phone) and Ray Beamesderfer (phone).

III. APPROVAL OF AGENDA

Larry made a motion to approve the agenda. The motion was seconded by Howard and approved.

IV. CORRESPONDENCE/ ANNOUNCEMENTS

Ray Beamesderfer sent a new draft of the RM&E plan to all the workshop participants and invitees on February 26, 2015. Kevin Delaney sent a new draft of the 2014 Fish Issues report to commissioners on February 25. Larry showed an article from the Frontiersman titled "A Brief History of Susitna Salmon", published Sunday, March 1, written by Eric Huebsch of UCIDA. The article was critical of BOF, ADF&G and the Mat-Su Borough and suggested pike eradication as the solution to declining Mat-Su salmon runs.

V. UCI SALMON TRENDS REPORT

Kevin reported that he received comments from several commissioners on the last version of the report. Commissioners had a few edits to suggest at the meeting including wording in the Executive Summary, maps, king salmon fishery and moist air incubation projects. Kevin will incorporate the comments and resend another version by Monday, March 9. Terry made a motion to have the report done by March 13. Larry seconded the motion and it was approved. Steve suggested sending out the report with letters from the Mayor and Manager.

VI. FISH RESEARCH PROJECT

Ray discussed the latest version of the RM&E plan which is a public review draft to be circulated for comments. He was asked by a few workshop participants if this was the only review opportunity of the plan by the public which he said it was. Comments are due on March 14. He is finishing up the bibliography and description of information gaps. Larry suggested that commissioners look at the priorities to see if they agree and bring their list of comments to the next meeting.

VII. MSB CODE 4.75 FOR FWC

Frankie read the statement about the purpose of the Blue Ribbon Sportsmen's Committee in 2007 legislation which indicated that the group "shall advise the Assembly and the state of Alaska Boards of Fish and Game." In the 2012 resolution approved by the Assembly for FWC, the language was changed to "advise the Assembly and the Alaska Department of Fish and Game." That 2012 language is now in the MSB code.

Larry indicated a need for clarification and protocol about how to proceed in terms of contacting BOF, BOG, the Governor, legislators, testifying and other activities. Steve suggested qualifying statements by saying it's your personal opinion when asked for comments. He thought at the time Resolution 12-052 was discussed that ADF&G included the BOF & BOG. Steve will talk to the Mayor, Attorney and Manager for clarification.

VIII. MEMBER COMMENTS

Steve indicated that there will be a Sportsmen's Reception for legislators on March 25 in Juneau. He suggested that FWC send someone and asked about travel funds. Frankie said that John Moosey offered to cover any FWC travel expenses for the rest of the year. Bruce might be able to go if he can change some appointments. Others were not interested or available to travel. Larry made a motion to send a commissioner to Juneau on Mar 25. Howard seconded the motion and the motion was approved. (Note – the Sportsmen's Reception is actually on Mar. 24)

Larry volunteered to represent the FWC at an upcoming joint meeting of the Assembly and Planning Commission on March 24.

Steve reported that ADF&G has funds in their budget for an economic study of sportfishing in Cook Inlet. They need an additional \$40,000 to do the study. Larry made a motion to move forward with ADF&G to contribute \$40,000 for the economic study. Howard seconded and the motion was approved. Howard suggested contacting Ben Mulligan and requesting a letter from ADF&G describing the study. Commissioners want the study to have the same format as the 2007 study.

Terry requested to have printed copies of the RM&E study. Frankie will print copies and leave them on her desk for pick up.

IX. PERSONS TO BE HEARD

No persons were heard.

X. ADJOURN

Meeting was adjourned at 8:15PM.

ATTEST: 
FRANKIE BARKER, Staff


BRUCE KNOWLES, Chair

RECEIVED

APR 28 2015

CLERKS OFFICE

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:

Michael Alveston
RSA #26 Supervisor

4/9/15
Date

R. Wolf
RSA #26 Supervisor

4-9-15
Date

RSA #26 Supervisor

Date

Resolution #15-01 IM15-111
OR15-008

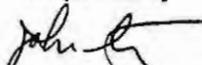
**Greater Talkeetna Road Service Board of Supervisors
Minutes of Regular Meeting
January 8, 2015**

RECEIVED
APR 10 2015
CLERKS OFFICE

A regular meeting of the Greater Talkeetna Road Service Area Board of Supervisors (RSA 29) was held at the Talkeetna Fire Hall on January 8, 2015. Board members John Strassenburgh and Dave Johnston were present. Borough Road Superintendent, Mike Lachelt also attended.

- I. There was a quorum, and the meeting was called to order at 7:00 pm.
- II. Minutes of the November 13, 2014 meeting were approved as written. Note that our December meeting was canceled due to lack of a quorum.
- III. Mike gave a brief report, as follows: Mike is preparing a cost estimate for the re-decking of the Yoder Road bridge over Montana Creek. It is expected that the funding for the project will come from the state substandard roads and bridges grant money, with a target completion date of summer of 2015. Mike also reported that there have been few road complaints about road operations. And finally, Mike reported that clearing of overhanging brush is progressing as needed.
- IV. The Board then reviewed RSA 29 finances and discussed the need for a mill rate increase. The Board considered that the Fund Balance reserve account is quite low in relation to the size of the Road Maintenance Contract; that the Road Maintenance Contract has increased approximately \$32,575 over last year, which has contributed to an excess of expenditures over revenues of approximately \$7,828; that our RSA has lost \$7,746 per year due to the Borough's action to "opt in" to the waiver of vehicle registration fees; that our RSA, also due to the Borough's "opt in" action, is facing the loss of dust control match money within five years; and that there has not been an increase in the mill rate for three years. The Board, for these reasons, voted unanimously to write a letter to Assembly Representative Vern Halter and Public Works Director Terry Dolan, recommending that the RSA29 mill rate be raised to 3.01, or less if that is what the cap will allow.
- V. The Board then discussed the RSA 29 application to the state for a grant of \$30,000 to recondition and repair gravel roads. The Board considered and approved the language of the "Project Description and Justification" that John had drafted as part of the grant application.
- VI. The meeting was adjourned at 8:02 pm.

Respectfully submitted,


John Strassenburgh
RSA 29 Primary



RECEIVED
APR 10 2015
CLERKS OFFICE

January 26, 2015

Hi Vern and Terry,

At our January 8, 2015 meeting, the RSA 29 Road Board reviewed our finances and discussed the need for a mill rate increase.

The Board voted to recommend to the Assembly an increase in the RSA 29 mill rate from our current level of 2.89 to a new level of no more than 3.01, or less if that is what the cap will allow.

This increase is needed for the following reasons:

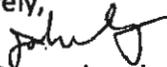
- Our Road Maintenance contract increased approximately \$32,575 over last year, which contributed to a projected excess of expenditures over revenues of approximately \$7,828 in the coming year.
- RSA 29 has lost an estimated \$7,746 per year due to the Assembly's action to "opt in" to the waiver of vehicle registration fees.
- RSA 29 is also facing loss of our entire dust control match money within 5 years.
- Our Fund Balance account is quite low, severely limiting the transfers to meet operational needs.

Although our Board applied to the legislature for a \$30,000 State of Alaska grant to repair and recondition gravel roads, we are not optimistic that we will receive it.

Please let me know if you need more information.

Thanks for your help on this.

Sincerely,



John Strassenburgh
RSA 29 Primary Supervisor

Debra Wetherhorn

From: John <jsandr@matnet.com>
Sent: Thursday, April 09, 2015 11:23 PM
To: John; Terry Dolan; Billy FitzGerald; Vern Halter; Cari Sayre and Dave Johnston; Mike Lachelt; Debra Wetherhorn
Subject: RSA 29 minutes
Attachments: signed MILL RATE increase letter.pdf; RSA29Minutes010815.pdf

All, attached are the approved minutes of the January 8, 2015 regular meeting of the RSA 29 Board of Supervisors. Note that our February 12, 2015 and our March 12, 2015 meetings were cancelled due to lack of a quorum.

Also attached is the letter requesting an increase in the RSA 29 mill rate.

John Strassenburgh
RSA 29 Primary

RECEIVED
NOV 13 2014
CLERKS OFFICE

GREATER WILLOW
RSA 20 Advisory Board Meeting
September 26th, 2014
Willow Haven Commons Room, 1:00PM

I. CALL TO ORDER:

Meeting called to order at 1:00 PM by Primary Supervisor, Jim Norcross

II. PLEDGE OF ALLEGIENCE

John Grohol

III. DETERMINATION OF QUORUM - Yes

A. Jim Norcross

John Grohol

B. Mike Lachelt RSA 20 MSB Superintendent

IV. APPROVAL OF AGENDA – Yes

John Grohol motions to accept, Jim Norcross seconds the motion.

V. APPROVAL OF MINUTES

A. On June 26th, 2014 - Motion made by Jim Norcross to accept the minutes of the Special Meeting of February 5th, 2014. This was a teleconference meeting, present were Jennifer Ballinger, Mike Lachelt, Charlotte Spain and via telephone; Jim Norcross and John Grohol. This was is a special meeting to transfer \$60,000.00 from fund balance to the operating budget. The motion to accept these minutes was made by John Grohol and seconded by Ralph Oakley. There was some confusion on this by the Borough, this it to provide correction and approval.

B. On June 26th, 2014 - Motion was made by John Grohol and seconded by Jim Norcross to accept the Minutes from the April 24th, 2014 regular meeting. John Grohol made the motion and Ralph Oakley seconds the motion, there being no opposition. Minutes approved.

C. Motion made by Jim Norcross and seconded by John Grohol to approve the minutes from the June 26th, 2014 regular meeting, the being no objection. Minutes approved as written. All Minutes signed and given to Mike Lachelt to return to the Borough.

V. AGENCY REPORTS

Assemblyman, Vern Halter – not present

VI. STAFF REPORTS

MSB Superintendent Mike Lachelt reports:

- Mike Lachelt gives a status update of the area. We have constructed a storage site at the Willow Transfer Site for sand and chips. I met with Butch Shappiro at the site and he was happy with what we had done there. Jim Norcross states that Butch had ask to use some of the timbers we have there for bumper blocks where people unload and I told him that was ok. Also that he could use the 6x6 – 8x8's to raise the battery and oil storage facilities after they raise the pad and correct the drainage. In exchange for the improvements and materials, Butch guaranty via handshake that it would never cost the RSA any monies for electricity, for storage use of that area or for sand and chip storage, the RSA will incur no cost for activities within the Willow Transfer Site. RSA 20 has used the facility in the past for storage of

bc Granite as low bidder.

- On Kime Ln we are almost complete. As we speak the contractor is raising the guardrails over the culvert crossing on the hill. Paula (the Project Inspector), said to make that in compliance there at the guardrail crossing must be raised. Also they will apply screened material pass the paved approach of the Kime Wy. boat launch.
- We also ran the compactor on various roads in Willow, pulling the shoulders (gaining material) and putting a lift on Eileen and improved the approach on Friday hill.
- Speaking for the contractor, with the window of nice weather and the recent moisture they have been out blading everyday so we should be in good shape going into freeze-up.

Contractor David Spain reports:

Not present – recovering from surgery.

VIII BOARD MEMBER REPORTS

- **John Grohol:** none
- **Jim Norcross :**
 1. States the MSB Finance reports: the expense budget report is pretty static, we're in good shape. Nothing out of the ordinary, any questions... No.
 2. Fund Balance information, discussion on RSA's spending, mil rates, and moving funds. The unaudited amounts. Jim questions Mike as to where the figures are for the 2100 and 6600 accounts. Mike states they are included in the approximate available funding on the CIP, it's a combination of both of them. Jim states it should be on a separate sheet, just like it has been in the past. It needs to be broken out separately, it's very important particularly the 2100 account; this is a "slush fund?", where they pay for things we don't see. (Jim will talk to Terri Dolan) The 6600 is what the Assembly has approved for this year and that what we base our programming on and the 2100 is used if we need additional funds. This fund balance rolls over the end of each fiscal year. Expenditures from the 2100 account should be broke out for clarity for the Road Supervisor and Road Superintendent.
 3. Additional Maintenance report, balance of \$12,800.00. Review of use of funds Giordano Dr, sand & salt, reconditioning of roads, sand & chip storage at transfer site. We need to add funds to this account, we'll take it up under new business.
 4. We had Jim Colver on the phone and had a discussion on license tax fee and his proposal. I am concerned whether we'll get past 3 years. Arcawide funds and non arcawide funds, Cheyeane has been ask to come to the LRSAAB on September 26th, so that we can all get straight on how the legislation is going to work, the mil rate and the effect on the RSA's funding. It is believed that the fund will be broke in 3 years, with no dust control monies. Some people will gain in the beginning but later the mil rate will have to go up.

XI OLD BUSINESS

- None

X. NEW BUSINESS

Jim Norcross:

1. Jim states "I'll entertain a motion for a resolution to move \$40,000.00 from the Fund Balance to Additional Maintenance" John Grohol motions for a resolution to move the funds and Jim Norcross seconds the motion. Jim asks Mike to have legislation drawn up. Motioned, approved and will sign when the resolution is drawn up.
2. Capital Improvement Budget, Mike states we're fortunate to have the funding available we do and we should be able to fund a lot of what's on our list. The 2016 CIP fund has \$1,000,012.00, of which the road service area has provided \$470,000.00. We have provided more than a 50% match of the funds. Our budget has been running true to form for the last few years, the Legislatures see the benefit of dealing directly with the Road Boards, see the plans before hand and they see the product on the ground. Our House Representative Keller and Senator Dunleavy have carried on the same theory and tradition

- as Senator Huggins and House Representative Neuman by taking care of infrastructure first.
3. The unfunded portion of the 2016 CIP list: we need \$400,000.00 to construct the unbuilt portion of N. Michigan and the unbuilt portion of Lakeshore Circle and to upgrade the existing portion of Lakeshore Circle to Borough standard because it's definitely not up to standard. I've taken Representative Keller around and shown him what has been done and what needs to be done. This is also on the Mayor's list of uncertified roads to get built to satisfy taxpayer's needs. This is a valid project and if we get help from the state we should get this finished in two years. We also have \$237,500.00 from the legislature in a grant and that is going onto the Deneki -Michelle-Gina to Kelly upgrade and we have an old one for \$152,000.00 first half we got of the two part grant and residue from the upgrades of roads of \$28,500.00 and we'll finish that up. That's programmed into this fund. We've programmed everything from the taxpayer's money and the grant money and it will be on the ground next construction season.
 4. There is one remaining project that we need to get funding assistance on and that is Allen Dr. On 05-09-13 Vern Halter received a complaint from a resident regarding the bad road conditions in the vicinity of Sue Dr. We made some emergency repairs there to correct that problem also there was a complaint about the overhanging trees, site distance and visibility on the corners. This would have to be programmed for a later date. Because of unknown utility issues. On 09-09-14 received an e-mail from Mr. Halter regarding a plan to correct those road problems. We were able to do the brushing this fall and correct some of the site distance problems however because of alignment and utility issues this is being submitted as a Capital project for 2016. Funding availability is unknown at this time. This CIP list is as close as possible to accomplishing the present administration desires to bring all uncertified and substandard certified roads to an acceptable Borough standard/
 5. Hearing no objections, I would entertain a motion to approve this CIP list as presented in its final form. John Grohol motions to accept the 2016 CIP list as presented, Jim Norcross seconded the motion. Any question or comments. Jim then reads the resolution as written and with correction from Willow to Greater Willow, document is signed.

XII PERSONS TO BE HEARD

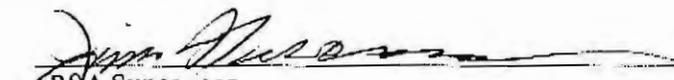
- None

XIII CORRESPONDENCE

- Discussion of a subdivision proposal off Four Mile from Ted and Valerie Schackle. No scale on plat so not sure of the actual lot size. It will impact Four Mile Rd. Not sure but all roads may not exist yet.

XIV. Next meeting is scheduled for November 3rd, 2014 at 1pm in lieu of December Meeting as Supervisors will be unable to attend.

XV. Jim Norcross motioned to adjourn. John Grohol seconded, the meeting adjourned at 2:00 pm.
Review and sign next page:::

	<u>18 OCT 2014</u>
RSA Supervisor	Date
	<u>18 OCT 2014</u>
RSA Supervisor	Date
_____	_____
RSA Supervisor	Date

RSA 20 Greater Willow Road Advisory Board Meeting
November 3rd, 2014
Willow Haven Commons Room, 1:00PM

I. CALL TO ORDER:

Meeting called to order at 1:00 PM by Primary Supervisor, Jim Norcross

II. PLEDGE OF ALLEGIENCE

John Grohol

III. DETERMINATION OF QUORUM - Yes

A. Jim Norcross
John Grohol

B. Mike Lachelt RSA 20 MSB Superintendent
C. Gail Just, Secretary

IV. APPROVAL OF AGENDA – Yes

John Grohol motions to accept, Jim Norcross states there is an addition to the agenda, under other business; add subdivision plat review for David and Tiffany Dishnew from platting for the subdivision off Willow Fishhook on the section line easement: Tax Parcel B007 . Motion and seconded Agenda is accepted.

V. APPROVAL OF MINUTES

A. This meeting is an early meeting to satisfy the quarterly requirements.
B. Motion made by John Grohol to accept the minutes of the Meeting of September 26th, 2014. Seconded by Jim Norcross. Minutes approved. Minutes signed and given to Mike Lachelt to return to Borough.

VI. AGENCY REPORTS

Assemblyman, Vern Halter – not present

VII. STAFF REPORTS

MSB Superintendent Mike Lachelt reports:

- Mike Lachelt gives a status update of the area. Contractor is stacking chips over at the landfill at the new storage site. The company delivering the materials did so in a timely manner an improvement from the past. The low bidder was considered non-responsive and Granite was awarded the contract, they have done a good job. We want to keep track of the good and non-responsive contractors for future reference.
- Blue Sky Dr. and the water problem there, it's resolved they went out with an ice-breaker and blade and fixed it. A bill will be sent to the homeowner for reimbursement. Jim states if that doesn't happen, then the next time we will do nothing for the problem. Cost causer – cost payor.
- We made a schedule for crack sealing, the bid was awarded but the contractor awarded to did not perform any crack sealing. This will push us back another year, being 3 years since any crack sealing. The contract was awarded, no crack sealing done and I'm not sure what the accountability is. Jim questions who the contractor was and Mike responds "Tew's". Jim questions if that is the same contractor deemed non-responsive for the materials and Mike responds "No, that was Northern Gravel Products". We have had problems in the past with the contract not going out and this year it was awarded to Tew's Inc. and he did not perform ANY crack sealing. Jim states we need to keep a record of this.

Contractor David Spain reports:

Not present – out of town. Jim and John discuss road conditions and both agree there is nothing out of specs..

VIII BOARD MEMBER REPORTS

- **John Grohol: none**

- **Jim Norcross :**

1. States the Optional Maintenance balance is \$58,367.60. We had a total expense of \$3,648.50 so ending balance of \$54,718.60. So, we're not in bad shape going into winter. Then the Fund Balance is \$122,564.00 but we had \$3,883.00 out of that and \$50,000.00 expense revenue amended. That was the transfer we did previously. So we're down to \$68,681.00. Fund balances we approved after the audit. Jim states he does not see anything for the 2100 and 6600 accounts. Jim tells Mike he needs to impress on the Borough Staff the importance of giving all the Fund information to include the 2100 and 6600 accounts. Please send an e-mail to Jim Jensen and Terry Dolan and CC me. We will have accountability for our money.
2. Jim states we are here as volunteers to act in an advisory capacity, so we will advise. Jim also states he submitted his paperwork to continue as a supervisor but he doesn't think the Mayor will approve it.
3. The last big board meeting, the resolution passed unanimously to have the Assembly not to accept the license tax fee removal. Mr. Colver stood up and reminded everyone that we act only in an advisory capacity and the Assembly can act any way they want. The vote was 4 to 1 to accept the license tax fee removal, with two absentees, Mr. Halter and Mr. Arvin did not vote. Which means we will lose 1.6 million dollars the first year and between 2017 and 2018 the program will cave in or rather catch up with itself. While talking to the Mayor he stated he didn't think the funds would dry up but according to finance it will. Which in turn will result in raising the mil rate for road services. That should have been told to the tax payer. No other Municipality signed on or voted for this, due to the long term affect. I ask the board to amend our resolution and ask that it be put out for public vote because of the magnitude of the affects but the board thought that it would just get voted in anyway. At least then the public would be responsible for their voting actions.
4. Jim discusses the CIP list with Mike, funded and unfunded projects. The current list has the cost overrun on Bucking ham of \$100,000.00.

XI OLD BUSINESS

- None

X. NEW BUSINESS

Jim Norcross:

1. The CAPIS, these projects, I'll impute this month. I'll need to get together with you Mike, to prepare the CAPIS projects one for \$400,000.00 and one for \$100,000.00. West Lakeshore Circle and North Michigan, and Allen Drive respectively. Jim tells Mike when he gets to the office to e-mail him the updated copies. We'll get together next Tuesday.
2. Jim states the subdivision plat review of the subdivision off Willow Fishhook on the section line easement, it is 50 ft each side of the centerline, the north side of it looks right, but the section south appears to be less maybe 33 ft. There is a 60 ft right-of-way there. There is a ¼ section – lot B4 – to the east of it that butts up against Lucky Shot Acres, which was platted back in the 60's. Lot A will front on Willow Fishhook and B will front on the section line. If a road is built into there, they will need to prove it meets Borough standard and if it doesn't meet Borough standard then it will be up to platting to enforce the Subdivision Construction Manual. All lots access off Willow Fishhook so I don't know if it presents a problem to us. This will have to be determined with ADT counts after construction is completed and road system is in use.

XII PERSONS TO BE HEARD

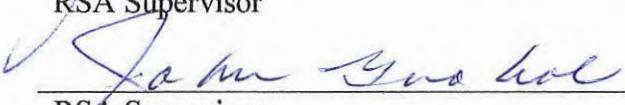
- None

XIII CORRESPONDENCE

- Letter from the Clerk, what it says is they want the new schedule and if we don't give them the new schedule in a timely manner, like by the 1st of December then we have to give them 10 to 14 days prior notice. Jim puts together schedule to send in.

XIV. Next meeting is scheduled for April 29th, 2015 at 7 PM.

XV. Jim Norcross motioned to adjourn, John Grohol seconded, the meeting adjourned at 1:55 pm.
Review and sign::::

	<u>4-29-15</u>
RSA Supervisor	Date
	<u>4/29/15</u>
RSA Supervisor	Date
_____	_____
RSA Supervisor	Date

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SEP 26 2014

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Carol Selkirk
8/14/14

ROAD SERVICE AREA

MIDWAY #9

Minutes for quarterly meeting May 7, 2014

Meeting called to order at 6:00 PM

Present were: Will Barickman, Alex Senta, Dan Tucker and Carol Selkirk.

The minutes from January 29, 2014 were approved.

Will introduced Alex Senta as the new project manager for O & M.

Paula Caywood has also been added as a project inspector.

The addition of these positions will allow for more progress to be made in completing projects on our CIP list.

It has been decided to keep the brush cutting with the original contractors.
and not to out source this for the time being. It will be required at 100% annually.

We're getting a monthly report on projects on our CIP list.

Harriette and Buckboard should be completed this year.

The design for the remaining funded projects is being done this year.

D & S and Tewes were not happy with the equipment requirements in the new contracts,
and voiced their concerns to O & M.

Crack sealing for RSA 9 will be done in 2015.

There was more discussion on the Park & Ride situation with regard to vehicles left
for longer periods with the intention to sell.

It was recommended that we have a bigger sign stating that vehicles left may be towed at
owners expense

Will is checking with Terry to see if this is permissible.

Meeting was adjourned at 7:20 PM.

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ROAD SERVICE AREA #9 MIDWAY

Meeting minutes

August 14, 2014

Meeting called to order at 6:05 PM

Dan Tucker, Carol Selkirk and Will Barickman attended.

May 7, 2014 meeting minutes approved.

Will reported that projects were going well this summer. Any unfinished projects would be moved to the CIP list for next year.

The total budget figures have not been released for next year at this time.

They should be announced soon. A tentative CIP list is proposed based on estimates of expected possible revenue.

A recommended list is attached.

More paving should be done. Crack sealing and paint is scheduled for RSA 9 next summer. Currently, there are 32.17 miles of paved roads in RSA 9. (total miles 46.6 miles)

Dan brought up the issues with the vehicles left for sale at the Seward Meridian Park and Ride. The situation is better this summer, but not resolved completely.

He still would like to see a bigger sign to discourage over staying.

Meeting was adjourned at 6:45 PM.



050415

MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION, AND TRAILS ADVISORY BOARD
RESOLUTION NO. 15-03

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD REQUESTING THE ADDITION OF A SEPARATED TRAIL ALONG THE GLENN HIGHWAY FROM PALMER TO SUTTON TO THE STATE TRANSPORTATION IMPROVEMENT PROGRAM.

WHEREAS, The Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board supports construction of paved pathways along state maintained roads in the borough; and

WHEREAS, separated paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway, and along Knik-Goose Bay Road are desirable; and

WHEREAS, the abandoned railroad right-of-way from Palmer to Sutton has been contemplated for future development of a pathway from Palmer to Sutton; and

WHEREAS, the existing and future erosion associated with the Matanuska River makes development of a paved pathway from Palmer to Sutton along the abandoned railroad right-of-way cost prohibitive; and

WHEREAS, an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton would create a vital recreation connection between the two communities.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board requests the addition of an at-grade, paved pathway along the Glenn Highway

from Palmer to Sutton to the State Transportation Improvement Program.

ADOPTED by the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board this 27th day of April, 2015.



David Palmer, Chairperson

ATTEST:



Jill Irsik, CD Admin. Spec.

MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION, AND TRAILS ADVISORY BOARD
RESOLUTION NO. 15-04

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A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD REQUESTING THE ADDITION OF A BIKE TRAIL AND FLATENED DITCH ALONG THE PARKS HIGHWAY BYPASS.

WHEREAS, The Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board supports construction of paved pathways along state maintained roads in the borough; and

WHEREAS, paved pathways have been constructed along portions of the Parks Highway; and

WHEREAS, the existing Parks Highway Bypass Project does not include a paved pathway or flattened ditch that would provide for trail connectivity around Wasilla; and

WHEREAS, paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway and along Knik-Goose Bay Road are desirable; and

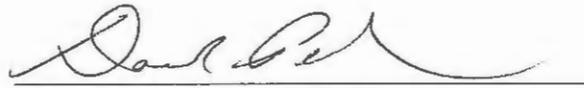
WHEREAS, a flattened ditch reduces the potential conflicts between off-highway vehicle operators and non-motorized pathway users; and

WHEREAS, a paved pathway and flattened ditch along the Parks Highway Bypass around Wasilla would create a vital recreation connection bypassing the traffic congestion in the city.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board requests the

addition of a paved pathway and flattened ditch along the Parks Highway Bypass Project.

ADOPTED by the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board this 27th day of April, 2015.


David Palmer, Chairperson

ATTEST:

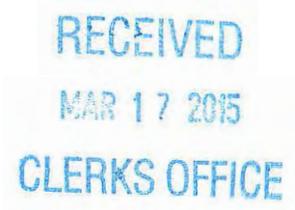

Jill Irsik, CD Admin. Spec.

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on March 2, 2015, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair John Klapperich.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

- Mr. Brian Endle, Assembly District #1
- Mr. Thomas Healy, District #2
- Mr. John Klapperich, Assembly District #3 *Chair*
- Mr. Bruce Walden, Assembly District #4
- Mr. William Kendig, Assembly District #5
- Mr. Tomas Adams, Assembly District #6
- Mr. Vern Rauchenstein, District #7



Staff in attendance:

- Ms. Eileen Probasco, Planning & Land Use Director
- Ms. Shannon Bodolay, Assistant Borough Attorney
- Ms. Laura Newton, Assistant Borough Attorney
- Mr. Hugh Leslie, Recreation and Library Services Manager
- Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

Chair Klapperich inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Beth Fread.

IV. CONSENT AGENDA

A. Minutes

1. December 1, 2014 regular meeting minutes
2. December 15, 2014 regular meeting minutes
3. January 5, 2015 regular meeting minutes
4. February 2, 2015 regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution 15-08**, A conditional use permit under MSB 17.25 – Talkeetna Special Use District to allow for the construction of three additional cabins at Susitna River Lodging. This property is located within the Spur Road Central District which requires a conditional use permit for commercial uses over 6,000 square feet in size. This property is located at 23094 S. Talkeetna Spur Road; within Township 26 North, Range 5 West,

Section 25, Seward Meridian, Parcel #D4. Public Hearing: March 16, 2015. (*Applicant: Howard and Darlene Hunter, Staff: Susan Lee*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 15-07**, A resolution recommending approval to name a lake within the Matanuska-Susitna Borough as “Chida/Tsucde Lake. Township 17 North, Range 02 East, Section 17. Seward Meridian. Public Hearing: March 16, 2015. (*Staff: Eileen Probasco*)
2. **Resolution 15-09**, A resolution recommending approval to change the geographic names of two lakes, a creek and a mountain within the Matanuska-Susitna Borough from Deadman’s Lake to Kacaagh Lake, from Big Lake to Lowland Kacaagh Lake, from Deadman’s Creek to Kacaagh Creek, and from Deadman’s Mountain to Kacaagh Mountain. Public Hearing: March 16, 2015. (*Staff: Eileen Probasco*)
3. **Resolution 15-10**, A resolution recommending the Assembly request that the Alaska Department of Environmental Conservation (ADEC) address the issue of identifying the causes of Cottonwood Creek being designated as an impaired waterbody. Public Hearing: March 16, 2015. (*Staff: Eileen Probasco*)
4. **Resolution 15-11**, A resolution recommending the Assembly form and fund an MSB Regional Transportation Planning Organization (RTPO). Public Hearing: March 16, 2015. (*Staff: Eileen Probasco*)

Chair Klapperich read the consent agenda into the record.

Chair Klapperich inquired if there were any changes to the consent agenda.

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

Chair Klapperich provided an update on an Economic Development meeting that took place the previous week.

VI. AGENCY/STAFF REPORTS

- A. MSB Comp Plan/SpUD 101
- Ms. Eileen Probasco provided an overview of the Comprehensive Plan and Special Use District (SpUD) planning process; and
 - answered questions from the commission concerning the process in general, and from Commissioner Endle on the Meadow Lakes SpUD process.

The commission decided to postpone discussion regarding the Meadow Lakes SpUD process until the correspondence section of the agenda.

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding a Regional Transportation Planning Organization (RTPO): Ms Beth Fread.

The following person spoke regarding concerns with public process: Mr. Eugene Haberman.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearing not to begin before 6:15 P.M.*)

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

(There were no quasi-judicial public hearings.)

X. PUBLIC HEARING LEGISLATIVE MATTERS

A. **Resolution 15-05**, A resolution recommending the Assembly adopt the updated MSB Library Strategic Plan.

Chair Klapperich read the resolution title into the record.

Mr. Hugh Leslie, MSB Recreation and Library Services Manager, provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- Appendix B is missing from the update;
- clarification of funding issues;
- will recommendations from page 275 be implemented;
- what other duties fall under Mr. Leslie's responsibility as Recreation and Library Services Manager;
- has there been an increase in the number of individuals carrying library cards; and
- clarification of kiosks and other community outreach programs.

Chair Klapperich opened the public hearing.

The following people spoke in favor of Resolution 15-05: Ms. Marci Hawkins, Chair of MSB Library Board, and Ms. Beth Fread.

There being no one else to be heard, Chair Klapperich closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Rauchenstein moved to approve Resolution 15-05. The motion was seconded.

MOTION: Commissioner Adams moved a primary amendment to replace the word “adopt” in the fourth whereas statement with “approve of” to read: “the Library Board passed Resolution 14-02, recommending the Planning Commission approve of the revised Matanuska-Susitna Borough Library Network Strategic Plan”. The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Adams moved a primary amendment to replace the fifth whereas statement with “the Planning Commission last approved an update to the Matanuska-Susitna Borough Library Comprehensive Plan in June of 2010”. The motion was seconded.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed as amended without objection.

XI. CORRESPONDENCE AND INFORMATION

- A. Meadow Lakes Community Council regular meeting minutes – January 15, 2015.
- B. Meadow Lakes Community Council – Motion to Rescind Meadow Lakes Special Use District.
- C. Transportation Advisory Board (TAB) February 25, 2015, Agenda and January 21, 2015, draft Minutes.

Ms. Probasco:

- referred to page 369 of the packet regarding the Meadow Lakes Special Use District (SpUD);
- gave a brief explanation as to why it took so long for the SpUD Plan to be brought forward;
- referred to comments made by Mr. Mike Sweeley personally attacking Ms. Lauren Driscoll as the Planner that worked on the plan with the community;
- stated that she was concerned at a comment made by Commissioner Endle suggesting the need for an investigation of the Meadow Lakes SpUD process; and
- referred to a handout provided by Mr. Tim Swezey of the Meadow Lakes Community Council regarding the SpUD Timeline from 2002 to June 2007.

(Commissioner Walden exited the meeting at 8:00 p.m.)

Commissioners Endle:

- stated his concern that the correct process was not followed for the Meadow Lakes SpUD Plan;
- questioned when the mailing went out notifying the community of the draft SpUD plan;
- stated that he did not agree with the way that Mr. Sweeley approached his comments; and
- opined that no one should be treated the way that Mr. Sweeley treated Ms. Driscoll.

Discussion ensued regarding:

- the SpUD process;
- low turnout to community meetings, and how to increase attendance;
- people showing up to meetings at the last minute and voting plans down;
- borough staff spending years on comprehensive and SpUD plans at no cost to the community council involved; and
- the Planning Commission should review comprehensive and SpUD plan process in the near future.

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

(There was no new business.)

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items

Ms. Probasco provided an update on projects that will be coming before the Planning Commission.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Ms. Probasco:

- reminded the Planning Commission to adjourn by midnight;
- provided an FY2016 Budget Update;
- reminded the commission that there is a joint Assembly/Planning Commission meeting scheduled on March 24, 2015;
- the DSJ Building will be undergoing the next phase of renovations in April and May, and some Planning Department Staff will be displaced;
- informed the commission that PC Resolution 15-03 for the JTAC Outdoor Shooting Range has been appealed to the Board of Adjustments and Appeals (BOAA); and
- reminded the commission not to have any discussions regarding this matter.

Commissioner Endle:

- stated that he addressed the Mayor and Manager regarding the Meadow Lakes SpUD;
- questioned the judgment of the Planning Department;
- opined that there is very little oversight for what community councils can do;
- community councils can pretty much do whatever they want to do and spend money on anything they want;
- noted that his community council purchased a trailer, meat grinder, and packager;
- agreed that the Planning Department is not responsible for making the community council notify their community, but should stop the process when they are aware that the council did not notify their community;

- the Meadow Lakes Community Council (MLCC) failed to communicate with their community;
- opined that the Planning Department violated the notification process set in PC Resolution 09-14(AM) at least 30 times while working with his community council on their comprehensive plan;
- there are 7,500 residents in the MLCC area according to the census;
- there is a petition from 600 people living in the MLCC area stating that they never received notification that the community council was going to vote on the SpUD;
- stated that he personally delivered 90 signatures of residents stating that they had not heard about the comprehensive plan in his community until the community council was voting on it;
- notifications were not placed on the borough website;
- he was one of 15 people that showed up to his community council meeting and voted against the comprehensive plan;
- is certain that in the case of his community council comprehensive plan, Planning Department staff did not comply with 09-14(AM);
- has not seen the letter that went out notifying the Meadow Lakes community of the draft plan;
- would like the Planning Commission to address this problem and opined that it goes back to before the Buffalo/Mine Soapstone community council;
- stated that he spoke to people in Sutton and received a letter from someone in Sutton regarding a similar issue;
- opined that it is a problem when only 15 people from a community of 7,500 show up to a meeting regarding a SpUD;
- suggested that the Planning Department needs to send out letters notifying the community that there is going to be a vote on such and such date and hoping that they have been involved; and
- opined that if a community is communicated with well enough, they will be onboard with the process.

Commissioner Healy:

- acknowledged that it was unfortunate that one person had an outburst at the MLCC meeting;
- even though dispersions were cast on planning staff, opined that in his mind they are exemplary;
- staff works hard and does not deserve that kind of treatment; and
- opined that they are well respected and professional.

Ms. Probasco:

- stated that planning staff received a request from the Buffalo Mine/Soapstone Community Council for assistance with their comprehensive plan;
- they were informed that the Planning Department did not have staff available to dedicate to their comprehensive planning process, therefore, the request was not brought forward to the Planning Commission and notification was not mailed;
- the Buffalo Mine/Soapstone Community Council decided to proceed on their own;
- there is nothing to prohibit them from doing so;

- Planning staff made suggestions on how the community council should proceed with the planning process and what content should be included in the comprehensive plan; and
- Ms. Driscoll helped them occasionally by providing resources.

Ms. Shannon Bodolay:

- acknowledged that there was something on the agenda referring to the Meadow Lakes SpUD;
- Commissioner comments are usually about things that happen during the current night's meeting; and
- suggested that an item can be placed on a future agenda regarding lessons learned from SpUD processes.

Commissioner Endle:

- stated that he was with the Buffalo Mine/Soapstone Community Council and that they made a public request for the emails that went out; and
- opined that Lauren Driscoll was working with community council.

Commissioner Adams:

- suggested that there is some merit to putting this item on a future agenda;
- acknowledged that Commissioner Endle's past experiences have given him a different perspective;
- stated that he would like suggestions from Commissioner Endle on how to get 4,000 plus people involved to properly represent the 7,000 plus community members;
- noted that a prior seated Planning Commission took on Resolution 09-14 and suggested that a current commissioner can try to resolve this issue by coming up with a resolution; and
- opined that the commission will never be able to come up with a solution that will force an entire community to be involved to the point that there won't be somebody discontented on the back side.

Commissioner Rauchenstein:

- opined that every community has their own Mr. Sweely and has to contend with them; and
- suggested that work must be done on community councils and how they are operate.

Chair Klapperich:

- stated that when it comes to quasi-judicial matters and voicing his opinions, he has been encouraged to be brief and not explain his position in detail, which he finds challenging;
- there have been times in the past where he has placed his vote without saying why, but wishes that he could have;
- he is trying to find that happy medium;
- stated that he reviews the material and has definite reasons for each vote that he places;
- when he signs his name to a resolution he wants to make absolutely certain that the community knows what the applicant is going to do, and that the applicant knows what they can expect from the community;
- sometimes he has to vote against something when it is not clear or is ambiguous;

- stated that with regards to community councils, he is more concerned about the amount of tax payer money that goes into these plans without moving forward; and
- agreed that the current Planning Commission may be able to improve on the system.

XVI. ADJOURNMENT

The regular meeting adjourned at 8:44 p.m.



JOHN KLAPPERICH, Planning Commission
Chair

ATTEST:



MARY BRODIGAN, Planning Commission
Clerk

Minutes approved: March 16, 2015

By: Eileen Probasco
Introduced: March 16, 2015
Public Hearing: April 6, 2015
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-12 (AM)**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AN ORDINANCE AMENDING MSB 17.19.045, SHEEP MOUNTAIN SUB DISTRICT, TO ALLOW FOR SMALLER LOTS IN CASES WHERE A WATERBODY, EASEMENT OR ROADWAY SPLITS AN EXISTING PARCEL.

WHEREAS, in 2006 the Assembly adopted the Sheep Mountain Sub-District of the Glacier View Comprehensive Plan; and

WHEREAS, Goal #7 of the plan states: *Retain the largely rural character of the area by supporting larger minimum lot sizes;* and

WHEREAS, in 2007 the assembly adopted MSB 17.19.045 Sheep Mountain Subdistrict; and

WHEREAS, when the Sheep Mountain Subdistrict Plan was adopted, the community members wished to implement goal #7 in the Plan by establishing a minimum lot size of 5 acres; and

WHEREAS, since that time, an amendment has been considered by the Glacier View community council (GVCC) to allow 3 acre lot sizes under certain circumstances; and

WHEREAS, on January 22, 2015 the GVCC considered the amendment and voted to approve it and forward it to the borough for finalization; and

WHEREAS, the planning commission supports the request, however suggested that proposed language could be unclear and potentially result in unintended consequences; and

WHEREAS, the planning commission suggested amended language in ordinance as follows:

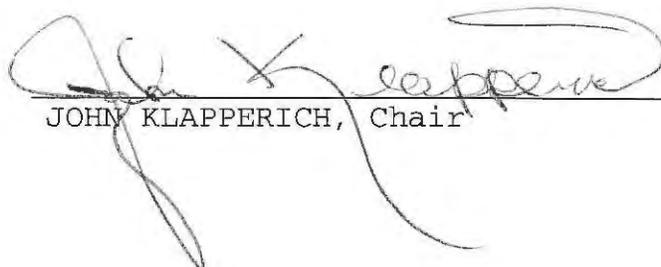
(E) Lot Area: The minimum lot area for any use shall be five acres except that:

(1) In the case where a waterbody (as defined in MSB 17.125), public easement or public roadway splits an existing parcel, the minimum lot size may be reduced, as long as the resulting parcels meet all other requirements under Title 43 and the intent of the goals in the Sheep Mt. Subdistrict Plan.

WHEREAS, the Planning Commission held a public hearing and considered public testimony on the proposed ordinance, and suggested amendments.

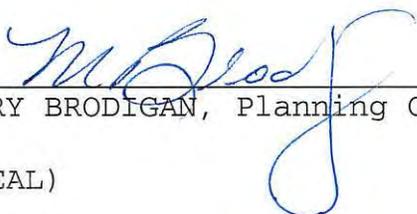
NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends assembly approval of an ordinance amending MSB 17.19.045, Sheep Mountain sub district, to allow for smaller lots in cases where a waterbody, easement or roadway splits an existing parcel.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of May, 2015.



JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk
(SEAL)

YES: *Mealy, Klapperich, Walden, Kerdig, and Adams*

NO:

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Minutes
Talkeetna Sewer & Water advisory Board
February 5, 2014

Meeting called to order 6:06 pm. Quorum established with members Jane Steere, Jim Kellard & Jim Okonek in attendance. G. Denny was also in attendance.

Minutes of January 8th minutes were read and approved.
Correspondence read: e-mail from Mike Stoltz regarding lagoon stinking.

New business Jane will email Jennifer to get newer billings and and other information.

Meeting adjourned at 6:47 Next meeting March 5th 6 pm at firehall.

James F. Okonek
J. Kellard
Jane S. Steere
4/2/14

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Wastewater and Septage Advisory Board was held on Tuesday, December 9, 2014, at the MSB Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 2:00 p.m. Tom Healy chaired the meeting.

II. ROLL CALL AND DETERMINATION OF A QUOROM

Wastewater and Septage Advisory Board members present and establishing a quorum were:

Mike Campfield, P.E.
Archie Giddings, P.E.
Tom Healy
Helen Munoz
Ronald Phillips

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Wastewater and Septage Advisory Board members absent and excused were:

Gina Jorgensen
Thomas Stoelting

Staff and Agency Representatives in attendance were:

Debbie Passmore, Board Secretary

III. APPROVAL OF AGENDA

MOTION: Mr. Archie Giddings moved to approve; seconded by Mrs. Helen Munoz
VOTE: Today's agenda was approved without objection.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Archie Giddings

V. AUDIENCE INTRODUCTIONS

Mr. Jon Hermon, CRW
Mr. Eugene Haberman
Mr. Dean Syta, Stantec

VI. APPROVAL OF MINUTES OF PRECEDING MEETING

A. Minutes for the October 14, 2014 meeting were reviewed by the board.
MOTION: Mr. Archie Giddings moved that the minutes be approved; seconded by Mr. Ron Phillips
VOTE: The minutes were approved as amended without objection.

VII. PRESENTATIONS

A. Dean Syta, P.E., Stantec (formerly USKH) – City of Wasilla – Proposed Wastewater Treatment and Disposal Facility Improvements

VIII. AUDIENCE PARTICIPATION (Three minutes per person)

Eugene Haberman

IX. AGENCY AND STAFF REPORTS

- A. City of Wasilla - None
- B. City of Palmer – Tom Healy, Public Works Director
- C. City of Houston – None
- D. Anchorage Water & Wastewater Utility – None
- E. Matanuska-Susitna Borough - Mike Campfield, P.E., Environmental Engineer
- F. State of Alaska – DEC - None
- G. Environmental Protection Agency - None

X. UNFINISHED BUSINESS

A. Reviewed and discussed Assembly Resolution 2014-110 – Authorization to Submit a Loan Application to the State of Alaska, Department of Environmental Conservation (ADEC), Clean Water Fund for \$22,000,000.00 for Design and Construction of a Septage and Leachate Treatment and Disposal Facility as Directed by ADEC.

XI. NEW BUSINESS

A. Confirmations for Mike Campfield and Gina Jorgensen were on the Assembly's agenda for the December 2 meeting.

XII. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

- A. Next Year's Schedule – Draft

XIII. COMMENTS FROM THE BOARD

Mr. Ron Phillips: excited to see this moving forward. Understands all the hoops we have to jump through and it will take time.

Mr. Mike Campfield: thanks to the City of Wasilla and Stantec for today's presentation. The City of Palmer is welcome to present, too.

Mrs. Helen Munoz: will be at the Matanuska-Susitna Borough meeting next week. Will mention at chamber tomorrow that the needs are all ahead of the wants in everybody's list next year. Enjoys working on this!

Mr. Archie Giddings: thanks Dean for coming out. Happy to see the assembly passing the resolution for the loan application.

Mr. Tom Healy: thanks to Dean for the update and to the others in the audience who joined us today. No specific comments. Things are looking pretty good. Will be an interesting couple of years going ahead.

XIII. NEXT MEETING

Tuesday, February 10, 2015, 2:00 p.m. at MSB Assembly Chambers in the DSJ building.

XIV. ADJOURNMENT

With no further business at hand, the meeting was adjourned at 2:44 p.m. by Mr. Tom Healy.



Tom Healy, Chair

ATTEST:



Debbie Passmore, Board Secretary

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MATANUSKA-SUSITNA BOROUGH
WASTEWATER AND SEPTAGE ADVISORY BOARD
RESOLUTION SERIAL NO. 15-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WASTEWATER AND SEPTAGE ADVISORY BOARD RECOMMENDING THE ASSEMBLY REQUEST THAT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) COOPERATE WITH THE MATANUSKA-SUSITNA BOROUGH AND THE CITY OF WASILLA TO ADDRESS THE ISSUE OF IDENTIFYING THE CAUSES OF COTTONWOOD CREEK BEING DESIGNATED AS AN IMPAIRED WATERBODY BY ADEC.

WHEREAS, Cottonwood Creek is an important waterbody within the Matanuska-Susitna Borough (MSB); and

WHEREAS, Cottonwood Creek has been impacted by rapid development within the Borough; and

WHEREAS, Cottonwood Creek has been identified as an Impaired Waterbody due to fecal coliform bacteria by the Alaska Department of Environmental Conservation (ADEC) due to urban runoff and urban development; and

WHEREAS, the MSB is nearing the population threshold and density which will require a Municipal Separate Storm Sewer System (MS4) permit for stormwater runoff; and

WHEREAS, the MSB adopted the Stormwater Management Plan in November 2013, which identifies specific strategies for water pollution prevention and site runoff control; and

WHEREAS, the City of Wasilla has a municipal wastewater system serving city residents, which could potentially be one pollutant source; and

WHEREAS, private septic systems bordering Cottonwood Creek could also potentially be a source of the pollution; and

WHEREAS, a regional investigation of the potential pollution sources of Cottonwood Creek should be conducted by ADEC.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Wastewater and Septage Advisory Board hereby recommends the Borough Assembly request that the ADEC work with the City of Wasilla (COW) to look for potential sources of the pollution to Cottonwood Creek within the boundaries of the COW; and

BE IT FURTHER RESOLVED, that the Wastewater and Septage Advisory Board recommends that the Borough Assembly request ADEC work with the Matanuska-Susitna Borough to look for potential sources of the pollution to Cottonwood Creek outside the boundaries of the COW; and

BE IT FURTHER RESOLVED, that the Wastewater and Septage Advisory Board recommends that the Borough Assembly request ADEC use grant funding to assist in identifying specific pollution sources, developing recommendations and implementing measures to improve water quality of Cottonwood Creek.

ADOPTED by the Matanuska-Susitna Borough Wastewater and Septage Advisory Board this 10th day of February, 2015.



Tom Healy, Chair

ATTEST:



Debbie Passmore, Admin. Support

Reso 15-01
Attachment A

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State officials urge action after fecal bacteria found in Cottonwood Creek

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Posted: Saturday, December 27, 2014 7:45 pm | Updated: 3:46 pm, Mon Dec 29, 2014.

0 comments

Posted on Dec 27, 2014 by Brian O'Connor

WASILLA — A variety of small steps may lower bacteria in a local creek here to acceptable levels, state officials said.

Officials have known some of the fecal coliform bacteria found in Cottonwood Creek are from human sources along the creek since at least July, according to a *Frontiersman* article from that time. Other sources of fecal coliform bacteria include livestock, pets, and domestic and wild ducks and geese that live along the creek, according to a draft report referred to as the Total Maximum Daily Load, which opened for public comment Dec. 10, and will remain open until Jan. 30, 2015.

Coliform bacteria are rod-shaped bacteria that occur naturally in soil, water, and human or animal waste. Fecal coliform bacteria are a subset of coliform bacteria present in the intestinal tracks of mammals (including humans) and birds.

In the case of Cottonwood Creek, samples of bacteria from the creek were genetically tested at Oregon State University microbiology department, and species of bacteria from all four potential sources were found, according to Laura Eldred, an Environmental



BRIAN O'CONNOR/Frontiersman

Cottonwood Creek

Cottonwood Creek flows through a culvert under Edlund Road in the afternoon sun Saturday. The creek's levels of fecal coliform bacteria — some of which include species found in humans — exceed state limits, according to a proposed plan of action to address the issue. The state will take comments on its action plan through Dec. 30.

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Program Specialist with the Department of Environmental Conservation. What the

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PIC OF THE WEEK



Gaining Daylight

The sun sets over icy Goose Bay on Cook Inlet Jan. 31. Sunrise today was at 9:17a.m. and sunset is at 5:06 p.m., a gain of three minutes of light daily.

Updated: 8:38 pm | See more

study doesn't show is what percentage of the bacteria present come from which source, Eldred said.

"We have no way of saying that," she said.

While the bacteria themselves aren't inherently harmful, a specific strain of one human species of the virus — the notorious E. Coli O157:H7 — can potentially be life-threatening in young children and the elderly, according to the Mayo Clinic website. However, in most cases, fecal coliform bacteria are simply used as a method of indicating the presence and amount of human and animal waste in water, according to Eldred. In general, it is other diseases that make people sick.

"We're really trying to focus on the positive, like what people can do to reduce the amount of waste in the water," she said.

Because Cottonwood is heavily used for recreation, including swimming, during the summer months, officials are urging an abundance of caution, Eldred said.

"It's more of a health concern," she said. "This is something where, if you went swimming and some of the water got in your mouth, you could face a potential gastrointestinal illness."

The general population can clean up pet waste and make sure trash is secured in the area. Property owners can check to make sure their septic tanks are adequately maintained, Eldred said. Officials also propose to maintain riparian bank surfaces and monitor water quality into the future, according to the policy.

The proposed DEC draft plan for the creek is based around 134 measurements collected at 10 sites between April 2004 and May 2008, according to the DEC report. The state standard for fecal coliform bacteria in a water supply is 40 fecal coliform bacteria for every 100 milliliters of water. Some sites recorded more serious results than others, though not always for obvious reasons.

For example, the point at which Surrey Road crosses Cottonwood, far downstream from Wasilla's urban core, recorded an average level of 168.4 fecal coliform bacteria per 100 milliliters of water, or roughly four times the state limit, according to DEC data.

A site upstream from Wasilla's center, Settlement Avenue, recorded even higher levels, recording a limit 40 times that of the state minimum in August 2004, according to data offered in support of the DEC's proposed action. However, those readings likely result from a culvert replacement project undertaken by the borough about that time. Officials suspect the fertilizer used for bank restoration and hydroseeding is responsible for higher results there.

Officials collected additional, different samples in 2010 to test what kinds of bacteria were present and where they came from, Eldred said.

While some fecal coliform bacteria are believed to be present in every stream, the levels recorded in Cottonwood are too high, Eldred said.

"Fecal coliform bacteria occurs in all warm-blooded animals," she said. "There are a number of unregulated sources: bears, mink, moose."

If the DEC's proposed action were approved, Cottonwood Creek would join Big Lake and Lake Lucille among the listed impaired waterways in the Mat-Su Borough. Big Lake has been on that list since 2006, for concerns about gasoline, oil and grease. Lake Lucille has been listed since the early 2000s over concerns about oxygen depletion, according to the DEC website.

Some local residents have already taken steps to counteract human impacts on Cottonwood. Catherine Inman, the owner of an environmental consulting firm, has since July worked to coordinate septic tank pumping for residents near the creek,

with the help of a \$24,000 grant from Alaska Clean Water Action, Inman has used the money to conduct septic tank outreach for property owners along the creek called Septic Smart. If neighbors coordinate their septic tank efforts, the cost is reduced, and tanks can be pumped more frequently and cheaply because septic companies can hit more than one house on a single trip, Inman said.

Part of the concern is that property owners may not realize they have older septic tanks and leachate fields that predate environmental regulations, she said.

"When these older septic systems were built, there weren't regulations like 'keep it 100 feet from drinking water,'" she said. "You dug a pit and you did your best."

"Usually, legacy and heirloom are such lovely things," Inman joked.

Some new homeowners face a steep learning curve, Inman said. A new property owner had cut down an inconvenient metal pipe in his backyard, revealing a mysterious hole, which he then tried to fill with gravel. It wasn't until the toilets in the house began backing up and a septic tank repair company was called that the hole was discovered to be the house's septic tank, Inman said.

"This kind of education is what my program is all about," she said.

A new round of grants for identical programs opened Dec. 23, according to a DEC press release. The department awards up to \$4,500 to reduce waterways pollution, according to the release. The deadline for the application is 5 p.m. Feb. 9, 2015, according to the release.

More information is available at 1.usa.gov/1xr0r119.

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Posted in News on Saturday, December 27, 2014 7:45 pm. Updated: 3:45 pm.

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Reso 15-01
Attachment B

SECTIONS

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Fecal bacteria in Wasilla's urban waterway triggers action

Zaz Hollander | December 25, 2014

Email



Mallard ducks congregate in Cottonwood Creek in Wasilla on Thursday, December 11, 2014.
Loren Holmes / Alaska Dispatch News

WASILLA -- Cottonwood Creek is Wasilla's urban waterway, bisecting the Valley's largest city.

It burbles past the Alaska Club, the police station, Fairview Loop Road's horse farms and subdivisions.

Coho and sockeye salmon as well as rainbow trout swim in the creek. People canoe on it. Moose feed in the shallows just off the highway. Near the bustling Fred Meyer, waterfowl frequent an ice-free spot known as the duck pond.

But bacteria -- fecal coliform bacteria -- lurk in those waters, at levels exceeding state standards. The bacteria come not just from human waste but from horses and dogs too.

The Alaska Department of Environmental Conservation knows that because they launched an investigation into the source of the creek's fecal coliform.

They DNA tested it.

Laura Eldred, an environmental program specialist in the agency's water division, said the state shipped Cottonwood Creek fecal coliform samples to an Oregon State University lab.

"They found a little bit of everything: dogs, horses, waterfowl but also humans," Eldred said. "That's where the real problem is."

Humans produce waste leaking from old, failing septic systems or even honey buckets -- at least one of those was found along the creek -- but also bring in the dogs and horses that produce plenty of waste of their own.

The state agency says Cottonwood Creek violates standards for fecal coliform bacteria and the agency is now developing a recovery plan. The plan, technically known as a TMDL or Total Maximum Daily Load, is a pollution budget that determines how much fecal coliform bacteria can reach the creek and still stay within state limits.

A public comment period on the draft TMDL ends Jan. 30.

The bacteria occur naturally in digestive tracts of all warm-blooded animals, and while they don't necessarily make people sick, they indicate potential problems with sewage contamination that could.

The bacteria levels make Wasilla's waterway the first in the Matanuska-Susitna Borough to be "listed" by the state for exceeding bacteria levels, though Wasilla's Lake Lucille and Big Lake exceed other standards for dissolved oxygen and petroleum hydrocarbons, respectively. And an open dump site on the Matanuska River also triggered an impaired listing on a section of that waterway.

Most Anchorage streams are already listed for bacteria, Eldred said.

Fecal coliform bacteria wasn't an issue on Cottonwood Creek 20 years ago.

"Most urban waters can handle so much development and pollution and runoff before it gets to a point of impairment," she said.

The creek starts in a series of wetland springs up Engstrom Road, passes through 10 different lakes, crosses the busy Palmer-Wasilla Highway and then hits the Parks. The section that's the focus of the state recovery plan starts there and flows seven miles to just before the creek's estuary at the Palmer Hayflats.

The state did a scan of all the properties listed on Matanuska-Susitna Borough records near the creek. They came up with 193 within 200 feet, 163 from 200 to 499 feet of the creek and 309 within 500 to 1,000 feet.

Not all those properties necessarily have septic systems -- but they likely will if they're developed, Eldred said.

The state didn't pinpoint the cause of Cottonwood Creek's bacteria as flowing from any one particular property or farm. Rather, the bacteria probably come from storm runoff that's picking up bacteria from many sources and washing it into the water. Maybe there's a septic leach field too close to the water or an old one that's not up to snuff, or garbage stored nearby with, say, diapers in it.

The Clean Water Act requires states to develop a pollution control plan, the TMDL, for any impaired water body. The plans are submitted to the U.S. Environmental Protection Agency for review and approval. The states put them into practice, with partners, though the plans aren't under state regulation in Alaska, Eldred said.

Either way, as water quality advocates see it, the creek's draft pollution control plan makes for a great public education opportunity.

There are several ways landowners can help remedy the high levels of fecal coliform flowing into Cottonwood Creek, according to a fact sheet DEC is publicizing with the draft report.

Landowners who have livestock can sign up for a federal program to improve water quality in runoff that's administered by the Natural Resources Conservation Service in Wasilla.

Creekside homeowners can also get financial help with stream bank restoration such as planting willows or other vegetative buffers via a federal program administered by U.S. Fish and Wildlife Service in Anchorage.

Then there's the "septic smart" program -- people living in the same subdivision can pool together to get reduced rates from septic waste hauling companies.

At least two dozen people have signed up in subdivisions along lower Cottonwood Creek either through prior cooperatives or through the new outreach initiative, according to Catherine Inman, whose company was contracted by the nonprofit Mat-Su Resource Conservation & Development to coordinate the program.

The program helps play matchmaker between neighbors who might not otherwise "knock on some person's door and say, 'Hey, when are you pumping?'" Inman said.

Valley residents sometimes take their urban creek for granted but Cottonwood has played host to thousands of local school students on field trips, still has fish runs caught by anglers on the Hayflats, and played host to a Teeland Middle School Program restoration project. Two hundred middle schoolers repaired 80 feet of creekside by replanting willow to cover up a four-wheeler track across spawning grounds, Inman said.

"Cottonwood is a really special creek, and it's special we have urban salmon," she said. "We're urbanizing so fast but we still have these treasures. A lot of people don't think or blink as they drive down the Parks Highway."

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34 comments

Comment



Tracy Wilson

Nasty and very sad to see this creek so polluted :(
Reply · Like · December 28, 2014 at 2:33am



Neil R. Hermon · Palmer High School (Alaska)

It would probably also be good to check the water wells adjacent to the stream maybe separate gray water to cut the amount of contamination going into the soils near the creek insulate and give the tank a chance to work properly
Reply · Like · December 27, 2014 at 12:11pm



Arthur Cook · Top Commenter · Hollis, Alaska

Do not expect a quick fix for this. NH has been at this for over 40 years, and, is just now getting the last people tied into the rules. Money politics and apathy will slow

Chickaloon Community Council Minutes
Meeting held October 8th, 2014
Chickaloon Community Hall

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- Officers Present: Petesy Lust, Susan Smith and Mike Ferrall,
- Officers Absent: Mike Roub and Jill Alford
- General Members present: 10
- Guests Present: 2

The properly noticed meeting was called to order at 7:00 p.m. and began with the Pledge of Allegiance, and there was a quorum. The agenda was reviewed and a motion was made by Jim Ramsey to approve the agenda, it was seconded by Dean Lust and all were in favor. The minutes of the September 10th meeting were read and the minutes stood approved as read with one correction made pertaining to RSA 31 meeting time.

Announcements: George Rauscher wanted to invite anyone interested in filling the ^{RSA - S.S.} vacancy left by Marvin Baker's untimely passing to consider doing so. George also presented a letter of resignation on behalf of Jill Alford the CCC treasurer whom was Marvin Baker's wife. There was an address given for anyone interested in sending Jill condolences on the tragic loss of her husband Marvin @ Jill Alford - 26616 Glenn Highway - Sutton Ak, 99674. This address will also be posted on CCC's website for anyone interested in sending a card. George also wanted everyone to know that Jill will be selling the animals but not anything else tractors, antiques etc. at this present time. It was also mentioned that there will be services/celebration of life event take place in the spring and the exact time etc. will be posted on CCC's website. At this present time their business Pinnacle Mt Rv and Restaurant is undergoing changes during this difficult time as far as hours of operation and what will be open, etc. .

Mike Dunleavy running for State Senate District D stopped in to introduce himself to the community and give an opportunity for the community to ask him questions. He had made himself available for a meet and greet earlier in the month which was held at Pinnacle Mt. Restaurant and RV hosted by Dean and Petesy Lust.

Dean Lust reported that there have been break-ins again in our area and advised everyone to keep there eyes and ears open for any suspicious activities around the neighborhood. He said to write down license plate numbers of any vehicles that look suspicious to you.

Reports/Correspondence:

- Treasurer's Report - The Treasurer report was presented with no objections made.
- Officer contacts/reports - The officers had nothing to present.
- Correspondence - There was nothing presented under correspondence.
- RSA 31 road update - George Rauscher reiterated that Kopperrud/Norse was the new Contractor. He also reported that they had done 50% of the required brush cutting and that The other 50% will be done next year in the spring. George also announced that there is a new RSA Hotline number now to call with complaints. That number is as follows 861-7755. he said you are not to call your RSA Leaders anymore if you are having problems and use this new number so there is a recording of the problem which will go through the Borough. The next RSA 31 meeting will be held at the Sutton Library on October 14th at 6:00 pm.

Chickaloon Community Council Minutes
Meeting held, November 12th, 2014
Chickaloon Community Hall

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CLERKS OFFICE

- **Officers Present: Petesy Lust, Mike Ferrall, Susan Smith, and Jill Alford**
 - **Officers Absent: Mike Roub**
 - **General members present: 15**
- .Guests Present: Jim Colver**

The properly noticed meeting was called to order at 7:02 p.m. and began with the Pledge of Allegiance and there was a quorum. The agenda was reviewed and a motion to approve the agenda was made by Jody Roub it was seconded by Frankie Barker and all were in favor. The minutes of the October 8th meeting were read and the minutes stood approved as read.

Announcements: Petesy announced that Jill Alford had reconsidered her resignation and will be staying on as CCC Treasurer.

Jim Sykes Bureau Assembly representative for District 1 sent an update via email. He wanted the community to know that the single registration for cars 8 years and older passed without his support. The reason he didn't support it was because of the loss of revenue for road service areas and the general fund. This new ordinance goes into effect Jan. 1, 2015.

He also mentioned that the Property tax exemption of \$218,000 for retired veterans and widows of veterans passed by a wide margin. Again, he said that this will take an additional \$2 to \$3 million dollars from the next budget cycle. His concern is where is all the money going to come from, is it simply going to be asking the manager to come up with a smaller budget? What appears to be something good and free is not always free in his opinion.

The next item involved the South Central Foundation which funds a number of non-profit health organizations. South Central asked the City of Wasilla to sell tax free municipal bonds to raise money for expansion of Sutton and operations in Anchorage. Wasilla City Council passed it unanimously and then the Borough did the same. No city public funds or Borough public funds are at risk with these bonds.

Final topic he commented on was the safety concern involving the tree removal by Mea on Fish Lake Road. This has resulted in a need for guard rails where the trees once provided a natural barricade to motorists traveling the narrow and cramped road with no where to go but over a steep embankment. He said Fish Lake Road is local and that Capital Requests can be made to legislators for direct grants to the road service areas, which has happened in the past.

Frankie Barker announced that there will be a two-day salmon symposium in Palmer next Tuesday and Wednesday the 18th and 19th of November if anyone was interested in attending.

Jim Colver State House Representative for our district stopped in to listen and soak up what the needs of the community are and to make himself available to help however he can. The big issue right now is the declining oil prices and tight state budgets. He said they are going to fight to keep revenue sharing coming in. He said the last time oil prices dropped a lot revenue sharing was axed. He said government will have to tighten up their spending which is always a battle. There will be 800 numbers

available at a later date to contact him and he will get them to us.

Reports/Correspondence:

- **Treasurer's Report** – The monthly Treasurer report was presented and no noted objections were made.
- **Officer contacts/reports** – There was nothing to report.
- **Correspondence** – A letter announcing the time of the next Alaskan Native Claims Settlement act session training will be held on December 3rd, 2014 in Palmer for anyone interested. There was a letter from DNR Forestry Division wanting to know if the community still wanted to be on their mailing list for upcoming timber sales etc. It was agreed to continue receiving these notices.
- **RSA 31 road update** – Dean Lust reported that the newly passed 8 year and older vehicle exemption ordinance will have quite a bad effect on the RSA funding as was mentioned by Jim Sykes. There was a brief discussion on the pro's and con's of this new ordinance and it's effects on RSA's in the borough in general. Dean also mentioned that George and Willie had checked out the dangerous conditions regarding the MEA tree removal which was necessary for putting in new line. As was mentioned previously the road is narrow with nothing to stop a vehicle from going over the embankment or marking where the edge of the road is under a snow berm making winter time travel especially dangerous in this area of Fish Lake Road.

Old Business:

- A. **Septic Tank Pumping** – The Septic tank was pumped on October 22nd at a cost of \$300.00.

New Business:

- A. **Revenue Sharing Committee** – Surveying of Property has been completed. The surveyor reported that there was a lot of problems with the property hinging off of a earlier survey done by the feds regarding the King Mountain Park. He's tried to make contact with the state, the feds and nobody will talk to him in regards to this 2ft discrepancy he has found in his work on this. Dean reported that the surveyor should have the final paperwork within the week of this meeting.
- B. **Status of CCC secretary's computer** – Susan Smith reported that the current secretary's computer had a broken power jack and an outdated operating system. It would be more cost effective to buy a new computer instead of repairing the old one. Herb Fey made a motion to buy a new computer it was seconded by Sheryl Ferrall and all were in favor. There was another motion made by Jenny Baer to keep the cost of a new lap-top computer within a \$600.00 dollar cap. It was seconded by Frankie Barker and the motion carried unanimously. Fred Duessing volunteered to take care of the shopping for and purchasing of the new lap-top computer.
- C. **Neighborhood Crime Watch** – In lieu of recent burglaries in our neighborhood Jim Ramsey has spearheaded a Revenue Sharing Proposal in regards to a neighborhood watch program with the details being presented at next meeting. This will be based on volunteer service, lights, signs etc. There was a brief discussion of this idea with a vote of

confidence motion made by Fred Duessing to pursue Jim's idea of a neighborhood watch program and seconded by Herb Fey with the majority in favor.

D. Election – The election results of the two board vacancies are as follows:

Vicki Kindseth – 38 votes , Jim Ramsey – 32 votes, Nancy Taylor – 2 votes, Jeff Meyers – 2 votes, Chuck Spalding -1 vote. The two new board members are Jim Ramsey and Vicki Kindseth.

E. The following are the board members and the positions they will hold:

Petsey Lust – Chair

Mike Ferrall – Vice Chair

Vicki Kindseth – Secretary

Jill Alford – Treasurer

Jim Ramsey – Member at Large

Meeting was adjourned at 8:32 p.m. Lil Defreest made the motion to adjourn it was seconded by Jim Ramsey. All were in favor. The next meeting will be held on Decmber 10th, 2014.

Petsey Lust

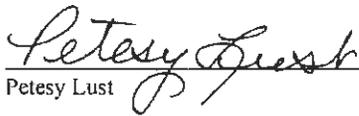
Chair

Susan Smith

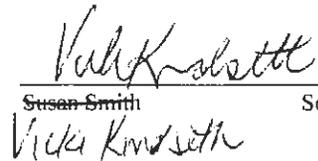
Secretary

11/12/14

Meeting was adjourned at 8:32 p.m. Lil Defreest made the motion to adjourn it was seconded by Jim Ramsey. All were in favor. The next meeting will be held on December 10th, 2014.



Petesy Lust Chair



Susan Smith Secretary
Vicki Knudsen

Chickaloon Community Council Minutes
Meeting held, December 10th, 2014
Chickaloon Community Hall

- **Officers Present: Petesy Lust, Mike Ferrall, Jill Alford, Jim Ramsey and Vicki Kindseth**
 - **Officers Absent: None**
 - **General members present: 15**
- .Guests Present: Vicki Wallner & Belinda Bohana>presented on Community Crime Watch; Shawn Baske & Murph O'Brien presented Moose Creek Mi 53-56 DOT project; Jim Sykes, MSB Assembly update**

The properly noticed meeting was called to order at 7:00 p.m. and began with the Pledge of Allegiance. There was a quorum. The agenda was reviewed and a motion to approve the agenda was made by Frankie Barker and second by Jody Roub, all were in favor. The minutes of the December 10th meeting were read and the minutes stood approved as read.

Announcements: Vicki Wallner & Belinda Bohana>presented on Community Crime Watch Citizens advisory committee with handouts; Shawn Baske & Murph O'Brien presented Moose Creek Mi 53-56 DOT project; Jim Sykes, MatSu Borough Assembly member with Assembly update.

Jim Ramsey introduced Vicki Wallner and Belinda Bohana who spoke on behalf of the State Troopers citizens advisory committee, there was a Federal funding change and the Citizen Advisor Committee decided to take over the program . Importance was stressed on community awareness, knowing what is suspicious activity and compiling a personal home log with serial numbers including pictures of belongings. Especially important as there are not enough troopers to cover all criminal activity in MatSu. The valley has about 5 troopers on duty at one shift and many times less to cover the entire Borough. The approach is to create informed neighbors. Crime prevention is dependent on community awareness and knowing who is in your neighborhood. Neighbors are your number one resource when community emergencies arise. Stop Valley Thieves is a website run by Vicki Wallner which has been instrumental in building cohesion and awareness among communities. Even the signs stating neighborhood watch is a deterrent, some criminal drug users will do a drive by and steal anything that they can quickly grab and pawn. If you cannot prove what belongs to you, it is lost. Neighbors are your best defense against criminal activity. Know their vehicles, use a phone tree, when you see something suspicious, contact your neighbor, criminals are opportunists if they know they are being watched they will not stay. Many quick defenses were discussed such as using car key alarms, use of wasp spray because of range of spray, dogs, motion detector lights, timers on lights and beefing up door jams were discussed. Most criminals are opportunists, they are looking for someone who is not home. Check out websites. Get serial numbers on firearms with pictures. You cannot begin to remember what was stolen after the belongings is gone. Email pictures from cell phones and serial numbers to yourself for an easy at home data base of belongings. It is critical to identify your belongings to recover of stolen items. Increase your awareness of suspicious activity>how to describe someone. People are not suspicious, it's what they are doing. Vehicle description, # of people, direction headed, what were they doing, why is this suspicious? Record your VIN number. Popular vehicles in criminal demand are the older model FORD pick-ups. Register your neighborhood watch, app available. Vacation preparation of your home. We have a criminal suppression unit in the valley active for the past year. Neighborhood watches can be basis of other community services such as earthquakes and elder watch. Educate yourself to prevent poor judgment scenarios. Know how to report a crime and protect your safety. A lot of the criminals are armed, do not confront someone unless comfortable doing so. Handouts were available including

application for the Citizen Academy with education and training by the State Troopers. A new program begins January, Family Data Sheet, What is Suspicious Activity, How to report a crime and Vacation Security Checklist. Liability is a big issue, basic training based on handout materials. A checklist, ground rules, check out Watch USA website for ideas on how to accomplish what our community needs. Thieves will leave if they believe the neighborhood is cohesive and reporting criminal activity. Current community watch plans are for vehicles to be identified with door signs and a white light on top of the vehicle.

Jim Sykes, Borough Assembly member update: spoke with admiration for the work Vicki and Belinda have done with Stop Valley Thieves and Mat Valley Crime Watch, check website for current criminal activity. Update on Borough business; Borough Assembly approved work on EMS building (old library building). Successful guard rail was funded by South Knik Council, speak with their secretary if we need help with funding the Fish Lake Road cliff guard rail with pricing. Jim Sykes has the contact information.

Borough concerns: Septic treatment is our number one priority, working on a Valley site. Rail spur is 2nd. January 24th day long work session in Palmer where the Assembly wants community input. Working on Marijuana advisory board. DOT Projects: Moose Creek crossing and a comment period is now open for Long Lake and Wiener Lake road updates.

Dean Lust questioned what's the status for Mat River update. Jim Sykes reply: \$85,000 for dikes and trenching in Sutton. Buy out program is in the works, the Johnson's are currently on buyout. 2.5 million in the fund. Concerns verbalized to DOT with some cost effective push to do it right to protect the highway. Dean mentioned Seward's mining the gravel out to keep the channel open, however, it needs to be done yearly.

Shawn Baske, DOT project manager for Moose Creek, with information handouts, 53 to 56 mile, 60 million \$ project over 2 to 3 years. Check the website for graphic depictions. Right of Way acquisition is in the STIP for this year. Eklutna owns the majority of land in the valley, he mentioned the Usibelli interests. Chickaloon River Bridge is being looked at right now. Federally funded project match 93% to 7%. He plugged the maintenance crews and why they are not out snow plowing more due to funding constraints. Comment forms are available, questions, stop at office next to Nonessentials, downtown Palmer. HDR is the engineering consulting firm for the project.

Reports/Correspondence:

- **Treasurer's Report – The monthly Treasurer report was presented and no noted objections were made.**
- **Officer contacts/reports – There was nothing to report.**
- **Correspondence – No correspondence to report**
- **RSA 31 road update by Dean Lust. Fish Lake Road cliff, will be discussed at upcoming RSA meeting in January. The RSA funding will be at risk with the changes in the revenue stream through new Borough legislation that passed in the last election, specifically the plating on vehicles over 8 years and working out the logistics of the legislation. RSA is funded on grants and this has cut our funding. January 24th Borough discussion will be involved. Revenue Sharing on the property survey was posted from the recorded survey. As built, our encroachments on other property, one is the well is 4.4 feet over into the highway**

right-of-way. Second is the slab is where the old building was constructed and moved, was on the right-of-way. Herb Fye has some encroachment on his property. New stakes with rebar marks survey, be careful not to drive over it. We are recording the survey without the encroachments, but want the community to know what exists.

•Jim Ramsey's proposal for Neighborhood Watch. There was no decision made on the discussion last meeting. Petesy asked to open for discussion the information Jim researched on Neighborhood watch. Jim spoke with Chickaloon Village Tribal police patrol from Moose creek to Lake Louise , they will give us a schedule and are timely with community law enforcement, they have responded for the troopers when needed. With observes driving around we will need to coordinate. Discussion on signage posting and ensuing concerns. There would probably not be a phone number on the signs. Jim has researched the costs for best price. Place signs near road so thieves can see the sign, more signs the better. Vote to continue discussion with show of hands carried. Petesy asked if we need to vote tonight or wait.

Cheryl Farrell made a motion and Susan Smith second, to vote on Crime Watch tonight with show of hands. Mike Farrell counted, 10 for, 3 opposed, 1 abstained. Motion entertained to vote. Cheryl motioned and Susan Smith second, discussion ensued for costs. Jim stated he proposed 7 spotlights, 14 crime watch magnetic vehicle signs, lights for vehicles, 40 posted community signs, making them weather proofed and owned by CCC. 10 volunteers currently for community patrol, with sign up sheet for anyone else interested. Currently \$1750 cost.

Vote for Neighborhood Crime Watch, show of hands, 12 for, 1 opposed, passed.

Susan Smith motion to adjourn, second by Kendra, carried unanimously at 8:40 PM.

Petesy Lust

Chair

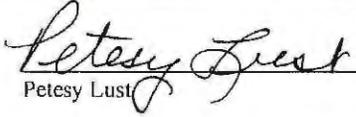
Vicki Kindseth

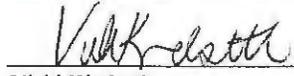
Secretary

12/10/14

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Susan Smith motion to adjourn, second by Kendra, carried unanimously at 8:40 PM.


Petesy Lust _____
Chair


Vicki Kindseth _____
Secretary

Chickaloon Community Council Minutes
Meeting held, January 14th, 2015
Chickaloon Community Hall

- Officers Present: Petesy Lust, Mike Ferrall, Jill Alford, Jim Ramsey and Vicki Kindseth
- Officers Absent: None
- General members present: 12

.Guests Present: Gary Hay from Chickaloon Tribal Village, Executive Officer to discuss the Gathering Room and new clinic for Sutton.

The properly noticed meeting was called to order at 7:00 p.m. and began with the Pledge of Allegiance. There was a quorum. The agenda was reviewed and a motion to approve the agenda was made by Charlie DeFriest and second by Lil DeFriest, all were in favor. The minutes of the December 10th meeting were read and the minutes stood approved as corrected, with corrections to officer absent which should be none.

Announcements: Alaska State Troopers could not be present tonight, Jim Ramsey spoke, they will be available for the next meeting and a Trooper may be present to discuss community concerns about community members patrolling with community watch.

Gary Hay, Executive Director for Chickaloon Village Traditional Council, introduced himself in place of Lisa Wade who could not be present. He extended an invitation to attend the open house at the government building in Sutton above the clinic. The clinic serves the community from Palmer to Glacier View. He gave a description of the new clinic site. The new 8000 sq foot health clinic will have x-ray capabilities as well as a gathering room, wellness center, alternative health care such as acupuncture or massage. There will be architects, and contractors available to discuss designs. The CVTC would like to use as much local contractors as possible, and he invites any other local contractors to come to the meeting to discuss the design. The majority of the clients coming to clinic are not IHS members, it is open to all community members in need, including our veterans. The clinic can help you get a referral into the VA system. The outreach meeting will be January 28th from 5:30 to 7:30 pm, with snacks. The design is currently at a 35% drawing, all community members are invited to give input. Plan is to break ground in May and hopefully to open in December 2015, if all goes as planned. He plugged the clinic provider, Ben and available services.

Charlie DeFriest spoke about the Liars Club, meeting at the Community Building in Chickaloon on Saturdays at 8:30 AM for coffee and donuts, every Saturday. Anyone is welcome to attend even non-liars are welcome. Any number of activities could be included if people expressed interest.

Treasures report was read by Jill Alford and approved as read. There was discussion about the reinstatement of the nonprofit status of the CCC, which is due in May but Jill likes to do it in January. Petesy discussed the importance of all community members being aware that the nonprofit status must be renewed every year. It had lapsed in the past and we do not want that to happen ever again.

No reports/contacts. Correspondence: Petesy reported Trails from community development will meet on Feb 21st.

RSA 31: Dean Lust spoke about the Hotline for calls concerning about what should be done, do not leave ideas on the hotline, the hotline will not consider new ideas which are not under contract. This is for the borough maintenance department for contractor reporting. Just report what needs to be done such as plowing or potholes. Number is 745-9806. Jill Alford has been accepted by assembly to serve.

What would the community like to do with the old computer? It was decided to give the computer to

Debra Wetherhorn

From: Vicki Kindseth <Castlemt@mtaonline.net>
Sent: Wednesday, April 29, 2015 8:50 PM
To: Debra Wetherhorn
Subject: Chickaloon CC minutes 3/11/2015

RECEIVED

APR 30 2015

CLERKS OFFICE

Chickaloon Community Council Minutes
Meeting held, March 11th, 2015
Chickaloon Community Hall

There was no CCC meeting on February 11th, 2015 due to no community quorum, there was a quorum of officers present.

- Officers Present: Petesy Lust, Mike Ferrall, Jill Alford and Vicki Kindseth
- Officers Absent: Jim Ramsey
- General members present: 6

.Guests Present: None

The properly noticed meeting was called to order at 7:00 p.m. and began with the Pledge of Allegiance lead by Lil DeFriest. There was a quorum. The agenda was reviewed and a motion to approve the agenda was made by Frankie Barker and second by Cheryl Ferrall, all were in favor. The minutes of the January 14th meeting were read and the minutes stood approved.

Announcements: Petesy Lust announced that Jim Sykes District 1 MSB Assembly member could not be present due to scheduling conflict. Frankie Barker announced that the Sutton Library had a special program 3/12/2015 on raptors at 7PM Presenter Bob Dietrick. There would be other ongoing programs in April on plants and in May, 2 programs on the Matanuska River and its wind. Further that the Brandels had a Chickaloon free library in the green box by their driveway. Take one, leave one.

Treasures and Revenue sharing Report: The report was read by Jill Alford and approved as read.

Jill spoke about revenue sharing, concerns verbalized about the state taking the monies to close the state fiscal gap. Discussion on the nonprofit tax filing with postcard receipt received.

Dean spoke concerning the revenue sharing possibility of being cut by 10%. Jill said there has been discussion in the news about monies being moved from one community to another that had projects with needed funds. There was discussion about possible projects. Cheryl talked about the difficulty of moving forward on projects because of tabled in committee because of liability. Cheryl felt we needed to move forward on projects. Petesy said that the surveyor did slip on the shale which continues as a liability on the trail idea. Dean mentioned that Sutton's playground was covered by their bigger liability plan. There was discussion on insurance for the CCC building. Charlie mentioned improvement projects in the greater community such as the RS2477 Chickaloon Road which could possibly be a project. Saying spend the money on infrastructure, if there is a proposal submitted, there is a form on the CCC web page. Petesy encouraged everyone to think about proposals and pass info along to Dean as chair of the committee 2 weeks before a meeting then she could get it out to the greater community. Petesy would like those present to think about a project. Petesy mentioned the possibility to purchase a special piece of equipment to enhance service for the Sutton Ambulance. Jill said we would need to write up a proposal, submit to revenue sharing for approval of the dollar amount needed. Cheryl will head up speaking to Cheri Day. It was decided that we would ask what equipment Sutton Ambulance needs so we have an idea of cost and Jill can go to the borough with the proposal to see if it would meet the parameters of the revenue sharing spending. All present were unanimous in thinking it was an appropriate project. There was some discussion on teaching CPR, because Charlie DeFriest has a resus-i-Annie. A certified teacher would be required. There was lively discussion about getting the painting finished on the Connex's. It has already been approved. Dean will propose amending the dates and discuss with committee members. Weather forced it to be postponed.

No Officer Contacts/Reports.

No Correspondence.

RSA 31: Dean Lust and Jill Alford attended the meeting. Dean Lust spoke about their being people looking for funding on a hike trail Sutton to Palmer. With the Moose Creek bridge there may be a bike path in those plans.

No Old Business.

New Business: Revenue Sharing committee report, discussion by Dean Lust. He pointed out a copy of the survey that was recorded with the borough without the well on it. There is another survey with the encroachment of the well.

MatSu Borough Capital Improvement Projects discussion, one for paving Fish Lake Road. Some thoughts about paving the parking lot, but does not seem appropriate project at this time. Motion to CIP paving Fish Lake Road by Charlie DeFriest, second by Cheryl Ferral, verbal in favor 9, 1 was opposed. Must be submitted by 3/15/2015. Any new items, will be revenue sharing and report back on project.

3/11/15

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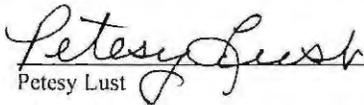
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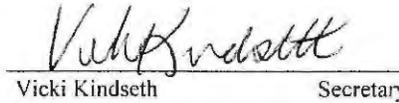
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Cheryl asked the CCC to write a letter in support of the cable by MTA within the community. MTA will do the cable TV if there is support in the community. There was discussion without plans.

Bob Kieft motion to adjourn, second by Charlie DeFriest carried unanimously at 7:50 PM.


Petesy Lust

Chair


Vicki Kindseth

Secretary

LAKE LOUISE COMMUNITY NON-PROFIT CORPORATION

Board of Director's Regular Meeting

Meeting Minutes

March 16, 2014

RECEIVED
MAY 05 2015
CLERKS OFFICE

The meeting was called to order by President, Sharon Clark, at 11:10 a.m. Ms. Clark relinquished control of the meeting to Vice-President, Joe Stam for this meeting.

BOARD MEMBERS PRESENT:

Sharon Clark, President
Joe Stam, Vice-President
Yvette Delaquito, Treasurer
Micheal Fassler, Secretary
Ann Otte*, Member
Tom Lohman*, Member
Walt Arthur*, Member

GUESTS

Dennis Brodigan, MatSu Borough
Jim Sykes, Assembly Member, District No. 1

COMMUNITY MEMBERS PRESENT

John Hicks
Kelly Campbell
Bev Matthews
Gary Swan
James Gray
Sam Hermon
Judy A. Bertuca
Patti Billman
Jean Holt
Dan Billman
Harry Holt
Tim Sutter

*These members were present through teleconference.

SECRETARY'S REPORT

Meeting minutes of previous meeting were read by Mr. Fassler. One change to reflect the date of the next meeting was made. Minutes were approved as corrected.

TREASURER'S REPORT

The treasurer's report was read by Yvette Delaquito. Report is attached. Ms. Matthews noted that another check was coming for \$1,000 from Mining & Water. We need to send a letter and Bev is going to see how to handle this item. Plus an additional payment for dirt brought in is still to come to the LLCNPC. Ms. Matthews noted that a donation from the Allen Dix family was made to the EMS and is in a separate account. Corky Matthews and Steve Dawson are on this account which was set up through Wells Fargo in Glennallen. These funds were specifically donated to the EMS and not the LLCNPC. At this point Mr. Stam noted that we have too many community accounts and these need to be consolidated. This is an OPEN ITEM. Ann Otte asked if the 2013 tax return has been filed. Ms. Delaquito reported that the information had just been sent to the accountant for processing and they should be done in time for the Aug 15th filing deadline. No changes were made to Treasurer's report and it was approved as read.

In order to keep the meeting from going too long, Mr. Stam instituted a 3 minute rule today for speakers.

OLD BUSINESS

- Three fire extinguishers have been purchased and are available. One is located at Lake Louise Lodge and the other two are at the Matthews Safety Building. The other two were for distribution this summer to the Evergreen Lodge and the Point Lodge.
- Update on Comprehensive Plan – Mr. Arthur had the first meeting last month. The next meeting will be on the 18th at the Animal Control building in Palmer from 1800-2000 hours. This meeting is open to the public. The last meeting was more of an ice-breaker. Patti Billman will consider being part of this committee.
- Mr. Stam asked if there were any additions to the agenda. There were none.
- A laptop for maintaining treasury records has been purchased and software is being obtained. \$1,000 has been allocated for programs as needed. Access software will be purchased in order to allow for database programming and maintaining registry of members.
- The Boat. Seven members are here to discuss the boat today.
 - Dennis Brodigan spoke first with a brief history of the boat. The LLCNPC applied for a grant and received approximately \$96K for the purchase. This request was made directly to the State and did not come through the Borough. There are difficulties with expenses and insurance from the Borough but they will help as they can. No Borough tax dollars are being spent for the Volunteer Fire Department (VFD) – only Emergency Medical Services (EMS). The Borough does not have current funding for the boat. The boat was specifically designed as a fire boat. Mr. Brodigan started the discussions to determine how assistance could be obtained.
 - Mr. Stam stated that the boat was designed and purchased as a public safety boat.
 - Ms. Bertuca stated that the source of fire taxes to support the boat would have to be voted on. It would have to be official.
 - Mr. Stam said a reasonable approach would be a certain percentage of costs to be incurred would be paid via EMS and the remaining percentage by the VFD.
 - Ms. Matthews commented that there is enough money in the bank to maintain the boat.
 - Mr. Hicks wanted to talk about how we purchased the boat. How it was done without community involvement.
 - Mr. Lohman wanted to comment about Corky Matthews and his contribution to the community. Everything he does has been for the community – including the purchase of the boat. He is always first on the spot of a fire. Accusations of stealing the fireboat were brought up.
 - Ms. Clark iterated that this isn't the place for this kind of discussion and the discussion did not need to take a personal turn.
 - Ms. Campbell brought forward a proposal, a lease of the boat from the LLCNPC. The boat, which is suited for the tri-lakes area can be operated by the VFD which is willing to operate and maintain. Giving part ownership of the boat to the Borough is not a good idea. The LLCNPC should lease the boat to the VFD, it would remain at the lake, and if it cannot support itself after

- three years, ownership would go fully to the LLCNPC. A concern that if we transfer the ownership of the boat to the Borough, the Borough could move the boat.
- Ms. Matthews asked a question of Ms. Clark on why she refused insurance for the boat. Ms. Clark responded that this was not a true statement. The scope of work and regulations stated we would put insurance on the boat and the LLCNPC did not do it. Ms. Delaquito stated that there was a policy and after receipt of the records, she found that no insurance policy was purchased. Ms. Matthews said that a private party had purchased a policy for the boat.
 - Ms. Bertuca stated we need to move on regarding the boat issue and not focus on who owns it now but who owns it in the future. The boat must be owned by only one organization and it should be maintained by that organization. The LLCNPC can give it to the VFD just as easy as giving it to the Borough. The transfer to the Borough should not even be considered. She has a lease proposal to submit and be considered. The VFD would lease the boat from the LLCNPC for \$1 per year until they can prove the boat is self-sustaining. (See attached proposal.)
 - Ms. Billman asked who is on the VFD and Ms. Bertuca showed a list of current firefighters.
 - Mr. Stam stated that the VFD is affiliated with the LLCNPC. The VFD's enabling authority is the LLCNPC. The prior minutes indicated that the VFD is not separate from the LLCNPC.
 - Ms. Bellman stated that the community needs to come back together. We have LLCNPC, VFD, and EMS. We don't have enough to have separate factions. If at the end of 3 years and the VFD does not take ownership of the boat, then the LLCNPC has no boat if we don't work together. We also need to consolidate bank accounts.
 - Ms. Matthews indicated she went to the Tolsona Fire Building and they recognized the VFD as the First Marine Fire Department.
 - Mr. Stam indicated that there should be no issues here. He has a letter indicating several people tried to set up a fire department and the LLCNPC was able to mediate between the government and the VFD. The LLCNPC was the enabling authority for the creation of the VFD and it is not separate from the LLCNPC. There is no reason for a separate entity.
 - Ms. Bertuca stated the state wanted us to talk to the Borough on the startup of the VFD. Mr. & Ms. Matthews asked the Borough if we could set up a VFD and the MSB said no problem. By then the State had already approved it with help from the LLCNPC.
 - Ms. Billman's recollection was that the VFD would be under the LLCNPC in conjunction with EMS.
 - Mr. Stam suggested a meeting be set up with the VFD and the LLCNPC to come up with a consensus and a plan for the boat issue.
 - Mr. Swan motioned we move on with agenda and set up meeting. This was seconded and approved. Mr. Stam will get with VFD and set up a convenient time for all concerned.
 - Mr. Sykes addressed the group – basically just observing as he is new to the assembly (six months.) He discussed commercial development funding and said Eileen Picket is our new contact. On the Comprehensive Plan he urged the committee to participate fully and put everything and anything we want into the plan. Also, if we want something to argue as forcefully as possible in the plan. It can hold legal weight for us. The Borough budget is a big subject and the roll out is April 1. There is a meeting May 5 and we can call in. Let him know about any budget issues we have. Another avenue for boat funds might be FEMA. We need to resolve our issues on the boat.

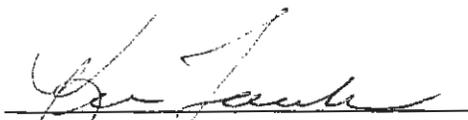
BREAK

- Boat – Between now and annual meeting it was decided that the Board will meet and come together with a plan with the VFD on the boat issues. This will be presented at the annual meeting of July 19th.

NEW BUSINESS:

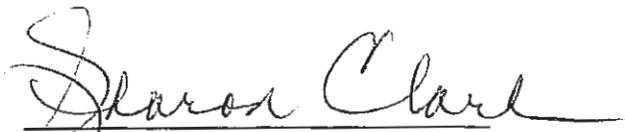
- Discussion on the best way to let everyone know how decisions were made; and it was decided that a mailout to everyone prior to the annual meeting would be best. All other mailings would only go to LLCNPC members.
- 2012-2013 grants – we have some money left over and need to come up with projects to send to the Borough to use up the rest of money. The Board is looking for suggestions for use of grant funds. We are buying a generator for the Wolf Pack with some of the funding. 2014 – revenue sharing grant of \$22,700. \$75K in grant money needs to be spent. One potential use would be a public parking area. The 2012 – 2013 funding needs to be used up by the end of 2014. Mr. Stam indicated we need to consolidate all funding records and accounts. We have too many accounts.
- Spring cleanup – MSB application needs to be done by April 13th for submission. We need to designate a day and they will supply the bags. It was suggested we do it for a month rather than just one day. Ms. Otte made a motion to participate and Mr. Fassler seconded. Motion passed.
- Goals and Mission Statement was discussed. We need to think about this for the next Board meeting. We need to add a question soliciting ideas from the community in the newsletter about goals.
- Budget – Board is preparing for the annual meeting.
- Membership Drive – Not many members signed up on 3/15/2014. Petty politics have interfered and we need to work on correcting that so more members will join.
- Newsletter – Ms. Delaquito stated many Board members are really busy and we need people to put a newsletter together. The Board will come up with one, but a volunteer to do this would be appreciated.
- The LLCNPC name – we might consider changing it to include Tyone and Susitna – maybe more people will be interested in joining.
- Bulletin Boards – need to be ordered.
- Mr. Fassler discussed the Wild Resource Harvest. A survey conducted by the Department of Fish and Game was started to set up a baseline for our area. Last time it was done was in 1987. It was suggested that this be added to our comprehensive plan. Ms. Delaquito stated that fishermen have had a hard time this winter and we need to preserve our catch and release program. Ms. Matthews suggested maybe we could use some of our expiring funds for a survey to supplement what the Department of Fish and Game did.
- Mr. Stam noted that our land use permit for 2014 needs updating. Also, all insurances required need to be reviewed and updated.
- Mr. Herman discussed dumpsters. The dumpsters we use are not adequate – they are full and sometimes difficult to toss trash into. If we have a set up like at Sutton, we would be much better off. Mr. Sykes may be able to help in this issue. Mr. Herman would like the Board to look into moving it to a better location and a better dumping situation.
- Mr. Holt discussed storage at Wolverine. Maybe the Wolfpack can work with the LLCNPC to have more storage. We should also look into digitizing all of our records to alleviate all the paperwork and boxes.
- The next meeting will be April 26 at 11:00 at the Matthews Safety Building.
- Ms. Clark made a motion to adjourn and Ms. Delaquito seconded. Meeting adjourned at 1315.

Respectfully Submitted,


KERIN FASSLER, Secretary
(from Mike Fassler's notes)

JANUARY 13, 2015

Date


SHARON CLARK, President

JANUARY 26, 2015

Date

LAKE LOUISE COMMUNITY NON-PROFIT CORPORATION (LLCNPC)

EXECUTIVE BOARD MEETING

MEETING MINUTES

Matthews Public Safety Building

RECEIVED
MAY 05 2015
CLERKS OFFICE

June 21, 2014

MEMBERS PRESENT:

Joe Stam, President

Aaron Bunker, Vice-President

Mike Fassler, Secretary

Yvette Delaquito – Treasurer

Tom Lohman, Member

Doug

Sharon Clark

Ann Otte (via phone), Member

MEMBERS NOT PRESENT:

None

GUESTS:

None

QUORUM: A quorum was established.

DISCUSSION:

- **Storage**
 - Building. Can't get a big enough building. Need a 12 x 16 building. Get bigger size than what you think you need to accommodate more than what you expect. A portable building would be best. Snowmachine club and fire department will need to use it as well. Buy twice the size.
 - EMS is giving only one bay out of Safety building to Fire Department.
 - Joe can get 5 drawer locking file cabinets for \$20 apiece from state surplus. In winter when quiet we can go through paperwork and get it organized. We could also digitize files.
 - Anchorage School District warehouse may also have files that can be purchased or free. Sharon will check availability before we commit to purchase.

- **Boat**

- (Joe Stam) A lot of correspondence and discussion has been made about the boat ownership and the disposition of the boat. Joe has worked on this a lot and what he has done with advice from our legal advisor and others is: this is something that we need to do. The boat remains under the control of the LLCNPC and stays under its control and the fire department will use it in the future.

"I would like to bring a motion to the floor of the Special Board of Director's Meeting stipulating that all issues regarding the boat, it's use and/or its affiliation with one or more organizations to an agreement with an existing fire department, any other fire department, the MatSu Borough, or any other organization be decided solely by the Board of Directors. This is necessary due to the complex nature of the underlying issues which include, but are not limited to: liability, insurance contractual or otherwise. Specifically, the disposition of the boat, whatever that may be, is a Board issue and shall not be subject to debate or decision by the general membership."

Mike Fassler seconded the motion.

DISCUSSION ON MOTION:

- Sharon Clark asked if it would interfere with fire department issues. No.
- All this is doing is making this a Board of Directors issue and not a general membership issue. Comments and debate from the general membership are welcomed to aid in the Board of Directors making the final decision on disposition of the boat.
- Mr. Stam iterated out of the by-laws (Article 3, Section 1) that decisions are to be made by the Board of Directors.
- Opening up to the general membership would be futile as there are too many opinions as to what the disposition should be and that's why we have a Board of directors – to make these decisions. If the membership doesn't like this procedure, then their venue for change is during the election at the annual meetings.
- All but one voted to pass the motion. Agreed by all parties to avoid chaos at the annual meeting.
- (At this point, one more attempt is made to connect with Ann for her vote on this issue via phone.) Connection was made and the motion was read to Ann by Sharon Clark. Ann voted Yes on the motion. A 6 to 1 vote.
- Question was raised as to why did we have to go to an Executive Session to decide this? It will be raised at the annual meeting, but getting together to have a consensus from the Board's perspective deemed necessary in order for all to be on the same page.

EMS ISSUES:

At this point, Mike brought up the fact that he missed telling during the last meeting on how to get a hold of EMS responders. If it comes up at the annual meeting, the answer is that you call 911 and ensure you are talking to the Palmer police. Palmer police has an order list that they call and if they get no response from Beverly Matthews (first), Judy Bertuca (Second), or Mike Fassler (third), they will automatically call Sutton and Sutton will respond. It is actually at Victory Bible Camp. If the nature of the call requires an ambulance, it will automatically be

dispatched. The call sets off a series of events to make sure that there is a response to the lakes area. That is the way it is supposed to work. Previously the 911 system didn't work. All the operators of all the systems know that we are to talk to Palmer police and we need to ensure that when we call we ask for Palmer police up front. If that isn't who answers, then they have the capability to transfer the call to Palmer police for dispatch. Joe said that it would be nice if he had something to put by his phone in case of emergency that would provide instructions on who to call and what to ask for when needing assistance. That information is not currently in our operating instructions and a handout at the annual meeting would be in order to accommodate this.

PROXY MANAGEMENT

- Proxy management at the annual meeting also needs discussion. It is hoped that no one shows up at the annual meeting at 10:30 with 50 proxies when the meeting starts at 11:00. New proxies will not be taken after 11:00. Aaron, Yvette, and Sharon will be able to assist in verifying proxies before the meeting. Mike has processed all of the proxies that have currently come in to date – approximately 90. They have been validated by current membership. Only two were kicked back. Per Sharon, there are more that haven't come in yet. Yvette will be the designated secretary for the meeting as Mike will not be at the meeting to verify any late-received proxies. The proxy process is well-published and in the by-laws so there shouldn't be any questions as to how it works. It is agreed that once the meeting starts it is too late to present new proxies for validation.
- A motion that Yvette be named Acting Secretary for the Annual Meeting was made and Sharon seconded. Motion passed. Special ballots for those proxies have been made so that the person voting will not have to do more than one ballot. It was noted that it isn't anyone's business who holds whose proxy. Some of the membership is concerned about that and it shouldn't be a concern. The information is available, but the proxies are held and controlled so that someone can't vote twice.
- According to Joe Stam, the original Robert's Rules of Order indicate that a proxy voting is non-existent. If you aren't at the meeting, then you don't get a vote.
- Sharon indicated that it would probably be a good idea to address the issue of having proxies in by a certain date prior to a meeting. It was indicated that there was going to be a review of the by-laws in the meeting this time in advance. We can put this issue as a change to our by-laws. For this annual meeting, the proxy has to be in by 11:00. The Board agreed that if Yvette received a proxy at 10:59, she can have an assistant who is not on the Board help verify the proxy as it was received prior to the start of the 11:00 meeting. She anticipates there will be a lot of them arrive at the last hour before the meeting.
- It was agreed after some discussion that for this derisive issue, it would be better to allow proxies up until the time the ballots have been handed out. Once the ballots have gone out to the general membership (including those who are holding proxies for others), then the admission of new proxy holders is unacceptable. Also, it was discussed that a disinterested person(s) should be the ones who count the ballots. So – when people check in, that's when they get their ballot. We will hold off on the proxy ones so they are as accurate as possible. This time we are only voting for officers even though there are times when there are more items on the agenda requiring votes. Yvette and Ann are the two that are up for vote and Ann has

decided to not run this time. Ann would like to work on the committee for the change of By-Laws.

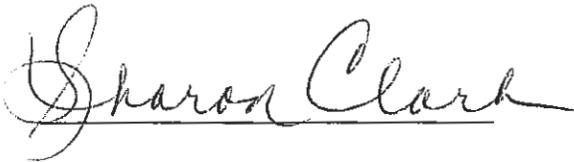
Respectfully submitted,



KERIN FASSLER, Secretary
(Per Mike Fassler notes)

JANUARY 13, 2015

Date



SHARON CLARK, President

JANUARY 26, 2015

Date

LAKE LOUISE COMMUNITY NON-PROFIT CORPORATION (LLCNPC)

EXECUTIVE BOARD MEETING MINUTES

Matthews Public Safety Building

15 July 2014

RECEIVED
MAY 05 2015
CLERKS OFFICE

The LLCNPC met for a special board meeting on 15 Jul 2014 at 11:00 hours.

MEMBERS PRESENT:

Sharon Clark, President

Joe Stam, Vice President

Mike Fassler, Secretary

Yvette Delaquito, Treasurer

Ann Otte, Member

MEMBERS NOT PRESENT:

Tom Lohman, Member

Aaron Bunker, Member

GUESTS:

None

NEW BUSINESS:

Joe and Sharon will be on location for the annual meeting by 0900 hours. There will be another meeting (Comprehensive Plan) at the Public Safety Building at 1500 that same day.

Yvette said there is quite a bit of interest in the Comprehensive Plan and she thinks there may be good attendance for the meeting; however, Joe feels that after the annual LLCNPC meeting and a picnic lunch there may not be many people up for a meeting afterwards. Yvette says the consensus is that the public wants a healthy community and everyone working together.

A questionnaire that went out indicates there is a lot of hostility in the community. A lot of issues with very negative comments. There seems to be a lack of forward-thinking. Complaints about a lot of things.

Draft Agenda for Annual Meeting:

Call to Order

Introduction of Board members

Pledge of allegiance

Establish a Quorum (20 members)

Introduction of Guests

(If any of the guess want to make political statements, they will need to remain after meeting ends to do so.)

Secretary's Report

Treasurer's Copy

Reports of Director's Permanently Established committees

Channel Committee

EMS Report (Handout)

Old Business

New Business

2015 budget

Project Worksheet – to be passed out (Looking for 6 clear projects.)

Name Change for LLCNPC

Volunteer Fire Department

Election of Board Members

Sara Jansen's Comments

Adjourn

Sharon – Certificates of appreciation handed out. Gene _____ and Bev Matthews.

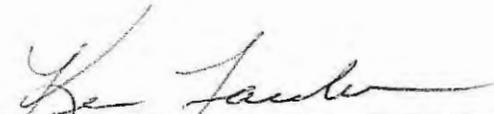
Joe made positive comments about the efforts and positive additions to the community by both Corky and Bev Matthews and wished that they would come to meetings again as in the past. Gary Swan is apparently the new Fire Chief.

Joe thanked Ann for being a member of the Board.

Sharon motioned for adjournment, Mike seconded.

There being no other business, the meeting was adjourned.

Respectfully submitted,

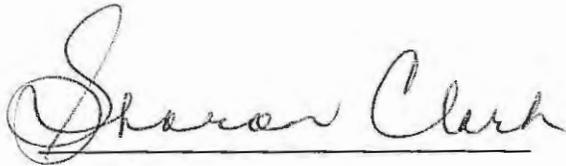


KERIN FASSLER, Secretary

From Mike Fassler's Notes.

JANUARY 13, 2015

Date



SHARON CLARK, President

JANUARY 26, 2015

Date

LAKE LOUISE COMMUNITY NON-PROFIT CORPORATION (LLCNPC)

ANNUAL MEETING MINUTES

July 19, 2014, 1100 Hrs, Lake Louise Lodge

RECEIVED
MAY 05 2015
CLERKS OFFICE

The LLCNPC met for their annual community meeting at Lake Louise Lodge at 11:00 am on July 19, 2014.

MEMBERS PRESENT:

Joe Stam, President

Aaron Bunker, Vice-President

Yvette Delaquito – Treasurer

MEMBERS NOT PRESENT:

Mike Fassler, Secretary

Tom Lohman, Member

Ann Otte, Member

GUESTS:

Sara Jansen - MatSu Borough Planner

Dennis Brodigan - MatSu Borough director, Emergency Services

Jim Sykes - District 1 Assembly Member

Eric Feige - District 12 Representative (Present?)

Warren Kiel - ??

QUORUM: A quorum was established.

Joe Stam:

1) Pledge of Allegiance

2) Agenda changes

3) Introduce Board Members, Joe Stam acting President - address as "Chair"

Election of Board Members

Ann Otte - Not running again

Yvette Delaquito - Seat up for vote

Size of LLCNPC From Glen Hwy, 3 miles either direction to Mile 14 of LL Rd,

36 miles North, 18 miles wide...approx 700 sq miles

Work thru issues & rift

Membership: May/2014 - 47 members. Now we have +/- 300 in LLCNPC

Ask for no rift. Susitna folks not interested in any takeover. If you know of one, point them out to me. No townies vs residents. Need to expand the boundaries of community.

Do not want to talk about rescue boat, but I will. VFD separated, did not follow process. Get by and move on. Corky resolve not agreed to.

People want VFD under LLC. No preference of separate/together - one FD.

Best interest in LLC is to follow agenda and move on.

4) 2013 Secretary report read by Sharon Clark, per her notes

- a) News letters not getting to community
- b) Copper Valley DSL/fiber optics option - & Electricity
- c) Community clipboard, RCA letters, need committee
- d) Update Bylaws
- e) Dates for Annual Meeting not adjusted, keep @ 3rd Sat in July.
- f) Committees by residents not recreation property owners.
- g) Clipboard signups
- h) Land use permit for channel (buoys) \$100/yr

* Corky Matthews: Bring Borough to be involved in boat.

* John Hicks: Should be an airboat, needed more discussion on type prior to purchase.

i) Call to 911 from Anc/Matsu phone - Palmer dispatch

From Local number in Glennallen - to Corky

Chan 11 on radio

Good Samaritan Law Applies

Apollo Insurance \$125/yr for family

Dumpsters remain as is

Door Prizes

Windsocks

End - Adjourn

Comments to Agenda - No Objection - Motion Passed

5) Treasury Report read by Yvette Delaquito

Treasury Report - \$79,718.74

2012 Grant scope: Transport boat, rescue equip, storage huts, dock, \$22,710 remaining. Grant amended in March to cover fire extinguishers, Insurance for VFD & boat, generator. \$26,506.81 remaining balance. Need feedback for spending Grant - New Projects. Remaining \$79,000 to be spent by end of 2014.

Extension can be filed. Project list posted for new ideas.

*Joe Stam: Grant process can be confusing.

*Question: Can cost of projects be posted? For discussion later.

Directors - Establish committee

Channel Committee: Set buoys on either end of channel, brush cutting.

John Hicks, Bob Rolley, Tom Alexander, Wayne Simmons, Corky Matthews removed buoys at end of season. Follow half-hour rule in Channel - Be Respectful. Already have reported collisions.

*Gene Moe - Any talk of opening up channel? Water too low.

DNR problem? Borough problem? LLC? Dig out ends
of channel. Talked about this in 1998, nothing
done. Need backhoe?

Joe Stam: DNR, BLM - Issues on project list. Talk of comprehension plans. Keep talking.

6) EMS Report

When calling 911, ask when calling if they are Glennallen or Palmer dispatch. Have coordinates of your cabin. Dispatched from Victory Bible Camp. Apollo services - \$125 per family.

*Question: Can we have coordinates in directory.

*Corky: I have coordinates of all or most cabins.

7) New Business 2015 Budget

Insurance, picnic, DSL Fees, etc., Channel maintenance, sign maintenance, tax prep., snow removal - estimates posted. Boat insurance is included in insurance.

No further discussion on 2015 Budget. Budget passed.

8) 2015 Project List. (Yr 2015 Starts July 1st 2014)

Mark six projects on printed list and turn in @ later time. Previous year Grant money can be used, need to amend for new projects to extend funds.

Wolfpack generator purchased w/ amended Grant.

Dumpster improvements - Ramp? Need ideas. Borough is supposed to be out to see what we have. Need easy access.

Wolfpack - New groomer \$30,000 delivered price. For recreation use but being also a safety issue we can use Grant funds.

Repair boat ramp in causeway. Tom Lohman estimate is \$6,500.

Boat ramp at Dinty Lake.

Channel Safety - Lighted buoys, Ideas?

LL Road/Glen Hwy Sign - \$1,000-\$26,000, if lighted *Question: Benefited by who? The lodges?

Water quality - Gene/Harry. Buoy portable testing. Do our own monitoring for bacteria/hydrocarbons. Cost of monitor ?? +/--\$15,000?

Army Pt. Parking - land issue, need parking/boat ramp. Purchase five additional fire huts, medical caches, air splints, etc.,

AED in place at Lake Louise, Evergreen, and The Point Lodges. \$2,500 each. Per Tom Lohman we need 4 for first responders.

Memorial bench at Army Point? SAT phones, need three @ \$1,200 each. Helispots needed.

Portable storage for LLC/Wolfpack/VFD. Borough will tax if not portable. Project list - volunteers needed.

Committee needed to update bylaws. Attorney costs money.

Audit of LLCNPC - Grant fund not available. Internal audit w/committee of locals with a CPA. Reason for audit - add to list if wanted.

Parking @ causeway needed. List of committee.

*Gary: Airforce camp to be returned to community, need to request it.

*Member: Cleanup of camp will be three more years by military. Order of availability 1) Feds 2) Native Corp. 3) Community

9) List of New Business

Name change of LLCNPC. May need legal assistance. Asked for comments.

*Patty Billman: Include all 3 big lakes.

*Sara Jansen: 32.8% for Louise/Susitna/Tyone

32.8% No opinion

25% Louise only

9.4% ? (not audible)

*Corky: Reference Big Lake issue. Should we call it East Lakes?

*Walt Arthur: Motion to change to LSTNPC

*Harry Holt: Put on back burner, too many issues.

*John Hicks: State Board of Registration - to change name of LLNPC: Get permit, 30 day notice, vote, then State decides.

*Joe Stam: Now is time to state if name change is wanted.

*Walt Arthur: Amend motion to change to Louise/Susitna/Tyone NPC.

Motion passed. Six nay votes.

Clean-up Day: Only the Delaquito family showed up. Give gift certificate to Delaquito boys - Coldstone \$25 each.

10) VFD. LL/VFD same entity until 9/2013. State Fire Marshall still has VFD in LLC. 35FD & 14 EMS on sign up sheet. John Hicks listed as Fire Chief per State Fire Marshall. 2nd fire department done because wrong process done. Procedures not followed.

*John Hicks: VFD changes done wrong, rules not followed. John filed proper papers to form new VFD with Marie Collins @ St of AK dept of public Safety.

1991 original VFD established correctly. Current VFD procedures not followed.

Interim new positions:

John Hicks - Interim Fire Chief

Mike Fassler - Train Officer

Tom Alexander - position? (not audible)

Mike Fassler - Deputy Chief Lake Louise

Bob Rolley - Deputy Chief Susitna Lake

Election at end of August to Elect officers

Training by Borough on August 2nd.

*Corky Matthews: Insurance and background checks required.

*Joe Stam: That's enough.

*Corky: To purchase insurance we had to incorporate. Legit(?)

4/20/14. Going ahead with court battle.

*Joe Stam: Corky asked Joe to be on the Board. Accusations to divide VFD. Motion at 1st meeting to negotiation stopped.

Memorandum of Understanding - Corky refused to sign.

Board of Directors feels no reason to fight.

*Bev Matthews: Separate. Board refused to insure the boat. Only way to do that was to put boat in their name. Board not right.

*Tim Sutter: Interrupt. (Told by members to sit down)

*Judy Bertuca: Spoke with Marie Collins. State approved existing VFD in 2007. Only thing needed was resolution from Borough, assume LLC ran VFD? State said LLC is separate entity. If LLC folded today VFD would still be in existence. Only incorporated in October. LLC manages their money only.

*Joe Stam: Wait until after meeting to clear up.

*Gary Swan: New Fire Chief voted last Saturday. Sign up sheet for existing VFD recognized by State. Grant states boat is for fire/rescue. Issue from Board - Memorandum of Understanding read. Always wanted new members. New VFD officers voted Saturday. LLC prevented use of boat. LLC trying to control VFD. Letter extreme directive- not necessary. VFD insured without LLC. Grant issued \$8,000 to equip boat. Community needs to pay attention, not divide VFD. My qualifications-40yr military air rescue in AK. Part time resident for 30 yr, now full time. No need for separate entity, VFD not aware of division.

*Joe Stam: How was Chief elected?

*Gary Swan: Elected by Board of VFD. Bylaws do not say members can not vote. VFD formed in 2007 - Boat issue was not handled properly but is being corrected, can correct bylaws.

*Joe Stam: Call for return of Orders of the day.

*Corky Matthews: All Fire departments - Enabling authority. Borough resolution of non-objection - different than enabling authority. Not interfering.

*Tom Alexander: Motion to move to election of Board Members.

*Joe Stam: Nominees: Ted Kinney, Bob Rolley, Yvette Delaquito and Gary Swan

Motion to end nominations.

Yvette: Nominee letter read.

Gary: Statement of interest in firefighters to unite community.

Ted: Statement about ??

Bob: Nominee letter read.

12:45 Voting Ballots Issued.

Votes being counted by non-members.

Door prizes: Burn Barrel- Gene Moe

Apollo subscription: Eileen Probasco (waived)

Apollo Subscription: to LaMae?

Cups: Dave Hardy

LLL T-shirt: Patty Billman

Misc items: John Delaquito, Harry Holt, Michele Rolley

etc., more followed.

Motion to keep existing VFD in existence.

Corky in favor?

*Joe Stam: Motion-those individuals from current VFD will be back into LLC. VFD still incorporated as separate entity.

*Aaron Bunker: Memorandum of Understanding must be adhered to.

*Gary Swan: Speaking on behalf of VFD who did not handle process properly.

(**Mass confusion, shout outs and arguing at this point**)

*Walt Arthur: Motioned to sign lease and MOU with VFD. Vote taken by show of hands. Vote not decisive. Decision to table issue for 30 days, elect new VFD officers.

*Bob Rolley: Motion to vote on old/new VFD, vote using proxies already cast today. Issue tabled. Use mediator?

*Corky Matthews: Speech on his history and a rescue story. Situation contentious. No volunteers will use their own boats. Emergencies: Judy Bertuca is no longer a responder. Gary Howard and Bev Matthews are the only responders.

*Gary Swan: Two issues in MOU that violate entities bylaws. Need to modify bylaws.

1) VFD officers elected by membership in November.

2) Election of Board of Supervisors of LLC

Voted to accept MOU with two amendments/corrections as noted above.

*Tom Alexander: Motion to postpone vote (of VFD). Results of Election for Board Members of LLCNPC:

Read by Sara Jansen of MatSu Borough

Yvette Delaquito: 213 votes

Bob Rolley: 196 votes

Gary Swan: 25 votes

Ted Kinney: 8 votes

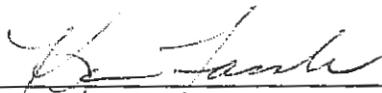
*Corky Matthews: Corky yelled "Ballot was rigged! I had nine proxies not eight." Votes were verified and explained.

Outcome of election not changed with or without his two questioned proxies/votes. Corky threw down his folder/ briefcase in anger and yelled "Typical Borough Woman Vote." He then stomped out of the meeting.

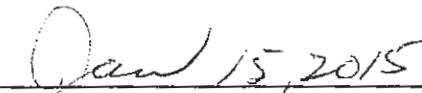
Motion to Adjourn. Seconded and passed.

Minutes taken by Michele Rolley

Respectfully submitted,



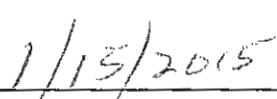
KERIN FASSLER, Secretary



Date



JOE STAM, President



Date

LAKE LOUISE COMMUNITY NON-PROFIT CORPORATION (LLCNPC)

BOARD MEETING MINUTES

Matthews Public Safety Building

4 October 2014

RECEIVED
MAY 05 2015
CLERKS OFFICE

The LLCNPC met for a regular board meeting on 4 Oct 2014 and called to order at 11:12.

MEMBERS PRESENT:

Joe Stam, President

Aaron Bunker, Vice-President

Mike Fassler, Secretary

Yvette Delaquito, Treasurer

Tom Lohman, Member (via teleconference)

Sharon Clark, Member

MEMBERS NOT PRESENT:

None

GUESTS:

Jim Sykes, Assembly Member, District No. 1, MatSu Borough

John Hicks

Patti Billman

SECRETARY'S REPORT:

The Secretary's Report of the Minutes from the Annual July 19, 2014, 11:00 meeting was read. Minutes for the Annual Meeting were a conglomeration of several people's notes. Mike Fassler will clean them up and put them on the website. Tabling until next meeting a motion to approve said minutes.

Mr. Stam asked if there are any additions to the agenda before the Treasurer's Report and Ms Clark wanted to talk about dissemination of membership personal information. Also, Mr. Stam wanted to discuss the Board workload and an update on the name change process.

TREASURER'S REPORT:

Ms. Delaquito presented the treasurer's report. Checkbook ending balance is \$3,395.91. Itemization of expenses (see attached listing) was presented. Three certificates totaling \$37,643.61 and a performance bond (CD) totaling \$1,000.00 brings the total on all accounts and certificates to \$80,551.55. Remaining balance of 2012 revenue sharing grants is \$22,710.00. The balance of 2013 revenue sharing grants is \$26,506.81. 2014 Revenue Sharing grant scope is \$20,200 and we are waiting final approval from the Grantee. Copies of Treasurer's report attached with additional details. Motion by Sharon Clark to approve the treasurer's report and seconded by Mike Fassler. Ms. Clark asked about who is on the signatory at the bank. Motion passed.

Jim Sykes, Assembly Representative for District 1

Conveyed condolences about Bill Jaidinger and wish to convey condolences to the community and the family.

He took some pictures of the building and its status. A contractor came out to drill samples down to 24 feet and they never got out of the ice. The building should have been put on a pad two years old when in fact it was only one and we now see the result. It was a federal government grant and, more specifically, with the Corps of Engineers. Discussions about the status of this land being wetland for four years on a five year grant caused the building to be built on the pad after only one year instead of two. That is why the building is the way it is now. It wasn't just a last minute affair ignoring the community's advice. They just ran out of time. \$50,000 is available for a fix on the design. Two most likely options are:

- Build another pad and move the building over after the pad sits properly. We run into the issue with the wetlands with this option.
- Raise the building up and put a proper foundation and stabilize it as best they can.

RFP is likely to go out in 3-4 weeks. Hopefully, we will get feedback on what will be workable and most cost effective. The Borough intends to save the structure and it is an on-going process to keep it viable.

He has been attending Comprehensive Plan meetings. Next one is Thursday (Oct 9th) night. I hope this process is very useful. This is just over a year I have made it to your meetings and appreciate the kindness and cooperation from this community. Don't hesitate to call on me when you feel a need to talk to me. My number is 354-6962.

NEW BUSINESS:

Liability Insurance increase

Cost to increase liability insurance and general liability. We have \$1M with a \$2M aggregate currently, which is not very much. If we increase the Director's and Officer's insurance to \$2M with a \$4M

aggregate, it will be \$1,430/year. General liability which covers everything basic from \$1M to \$2M and \$2M to \$4M aggregate, it will be \$1,200/year. This is not a bad cost and would be worth doing for the organization. Sharon Clark motioned to increase our insurance and _____ seconded the motion. Small amount of discussion regarding overall insurance coverage for the LLCNPC was made. Motion passed.

ETT Training

Mike Fassler said we are doing ETT training from 3-12 Oct, 2014. Four people in the valley area are interested and he is considering having an additional class early in the spring and one more possibly in June.

Fire Training

John Hicks said that a borough rep came up and discussed the huts and the different items that needed to be in them in order to make them the most efficient for our community. Future training plans are to start in the May timeframe and go hut to hut and train whoever is at that location on how to use the equipment. You would only have to be at one hut to get the training, not all of them since they should all be stocked the same. At the same time, the fire department will do inventory on the huts. The fire department is going to review the locations of all the huts and verify that they are in the best locations. A map will be made with the hut coordinates by the fire department.

Snow Plowing at the Public Safety Building

Ms Delaquito indicated that Mike Carsons is willing to plow to the gate for \$100 each time. He is using a front end loader which causes some difficulty in disposing of the snow. Mike Fassler made a motion to take Mike's offer and Sharon Clark seconded. Discussion included how often he would plow and the snow within the fencing. It would be the Borough's responsibility to maintain within the fence line. Mike Fassler is taking on that part of the snow removal. Motion passed.

Sharon Clark asked about the LLCNPC purchasing a snow blower that could be used for snow removal within the fence line. Yvette Delaquito is going to research through the grants to see if that is a legitimate use of the funds available. Discussion resulted in a modification to the previous motion to include the entire lot and increase the cost to \$200. Motion made by Mike Fassler. Seconded. Motion passed.

Workload

Three officers last year did most of the workload. Everyone needs to help. Lately there is an increase in help which is appreciated.

Name Change

It isn't hard to change the name as anticipated. We file an Article of Amendment to change the name of the LLC and give them \$25. At the last annual meeting the name change was discussed and the issue was unresolved. 32% wanted the change, but the remaining members were undecided or had another name in mind. The new name would be the Louise/Susitna/Tyone Non-Profit Corporation. Aaron Bunker motioned to make the change and Sharon Clark seconded. Motion passed. Joe Stam will do paperwork.

OLD BUSINESS

Yvette discussed the grader issue. Finalization on continuation of grading on the lake and the issue of snowplowing as well will be addressed by Yvette with Rowdy. Discussion on trading our grader to Rowdy for free services was made. Joe and Yvette will come up with some options.

Buoys

Channel buoys were pulled and stored at Bob Rolley's. In spring they will be pulled out and replaced. We need to have a new chair for the Channel Committee. Budget of \$250 to replace buoys and any other materials needed motion was made by Sharon Clark and seconded by Yvette Delaquito. Motion passed.

Fire Department

John Hicks discussed with the Fire Marshall the VFD. The Fire Marshall needed a written copy of the by-laws signed and dated, authorization from the LLCNPC recognizing the new fire department, and the new name of Louise / Susitna / Tyone Volunteer Fire Department to change the name. This will all be taken to the Fire Marshall and this should be a done deal. A letter from Marie Collins requesting additional material which is easily accomplished will facilitate the name change. LLCNPC Resolution recognizing Louise/Susitna/Tyone Volunteer Fire Department was read by Mike Fassler. (Attached) Aaron Bunker motioned to pass the resolution and Sharon Clark seconded. Motion passed unanimously.

Subsequent to motion passing, John Hicks was thanked for his endeavors to make this change happen. It was also mentioned that anyone can be a member of the new fire department. Once the resolution is signed, the Board now has the authority to assign a fire chief. Joe Stam signed the resolution and the necessary documents were gathered by John Hicks to take to the Fire Marshall. A motion was made by Mike Fassler to appoint John Hicks as Fire Chief. Seconded by Sharon Clark. Motion passed. There will be three Assistant Fire Chief's; Mike Fassler at Louise, Ken Perkins at Tyone, and Bob Rolley at Susitna.

Project List Update

Top 5 projects:

Dumpster Improvements

Repair to Boat Ramp at the Causeway

Safety Improvements at the Channel

Water Quality Monitoring

Additional Fire Huts and Equipment

Dumpster Improvements – How do we approach? Tom Lohman gave a detailed update on dumpster issues. Terry Dolan with the Borough has good ideas on dumpster and Jim Sykes will talk with him. The main issues are that the dumpsters are overfilled and the steps are physically challenging to some people.

During this discussion it was brought up that these items may not be able to use the expiring funds by the end of the year. Purchase of other items, i.e., AEDs, would spend the money quickly. It was brought up that the community picked these five items and if we deviate from this, then we are not listening to what the community wants. For AEDs specifically, Jim Sykes recommended we try to expand the scope of our Borough purchase that is currently being made. Aaron Bunker noted that we can't always do what the community wants due to time restraint, but if we put forth the effort to research and determine that we can't do it in the timeframe allotted, we put it forward and try to spend the money on what we can accomplish before the end of the year.

Tom Lohman made a motion to purchase 2 AEDs this year and possibly 2 next year. Sharon Clark seconded. Motion passed. Tom Lohman will purchase.

Causeway Repairs

The Borough built the causeway, but we are responsible for it. Jim Sykes will see if the Borough can look at it with no guarantee of funds. We need an engineer to look at it to determine need.

Channel Safety

This will be turned over to the Channel Committee.

Water Quality Monitoring

No information available.

Fire Huts

This is for the VFD to research, plan, and address. We have money to do four more. We are going to move away from the plastic ones.

Rescue Boat

Boat is insured. By spring we will have an operating plan on whether we will keep it or get rid of it. Also, the fire truck – keys will be located by Tom Lohman. Fire truck needs to be winterized.

Grants

Previously discussed under separate items.

By-Laws Committee

Aaron Bunker agreed to chair a By-Laws Committee to review and update the by-laws. Specific suggestions made in the past prompted a review. Sharon Clark has the paperwork and will bring to the committee.

Weather Station

Bill Fair continues to monitor it. It keeps kicking off and we are trying to find out why. Bill will look at it and see if he can figure out why. It will be kept up and going even though Lake Louise Lodge will be shut down for a few months.

Website

It is being kept updated. Bill Fair is doing it for us. We can send him a PDF and he will upload. Yvette is POC for contacting Bill.

Notice Boards

Never authorized to get them yet per Sharon Clark. Want them at the three lodges so that we can post all information as it becomes available. They run about \$100 each and they lock. The boards would be very good for posted information especially for boaters. Possibly they could be posted at the mailboxes for those that don't use the lodges. Mike Fassler made a motion to purchase 4 notice boards, one at each lodge and one at the mailboxes with a price not to exceed \$500 total. Sharon Clark seconded. Motion passed.

Personal Information

One of the members of the community sent a request to the Board to obtain a copy of the membership list. Membership lists includes personal information. There may be people who don't want their

information handed out. We need to decide whether we are going to provide that list with just the names of the active members? This was discussed previously. We need to add the names and the year to the website, not any other information.

Resignation

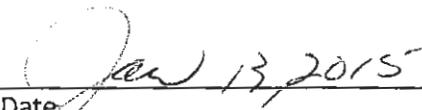
Mike Fassler submitted a resignation and submitted Kerin Fassler's name to replace him as he felt he had a conflict of interest being an Assistant Fire Chief. Sharon Clark made a motion to accept Kerin Fassler to fill Mike Fassler's position on the Board. Aaron seconded. Motion passed.

Sharon Clark motioned to adjourn. Yvette seconded. Motion passed. Meeting ended at 12:57.

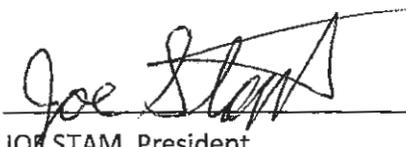
Respectfully submitted:



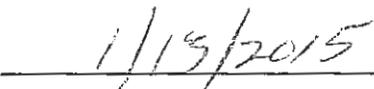
KERIN FASSLER, Secretary



Date



JOE STAM, President



Date



RECEIVED
OCT 13 2014
CLERKS OFFICE

P.O. Box 1027 - Willow - AK 99688
907-495-6633
www.waco-ak.org

Meeting Minutes

Date: September 8th, 2014

Occasion: Board/General Meeting

Called to Order: 7:05 pm

Quorum: Board Quorum present, Community Quorum present

Agenda: Approved as written.

Minutes: August 4th, 2014 minutes approved as written.

Assembly Report: Vern Halter

Officers Reports

Secretary: No report

Treasurer: Reported WACO has about \$90,000.00.

Vice Chair: Private trash has been being dumped in Community Center trash receptacles and expressed desire for whoever is doing this to take their trash to the borough transfer site instead.

Chair: No report

Past Chair: Reported heat pump still on track

Committee Reports

1. Carnival: Raffle tickets are available for Octoberfest \$50.00 each with only 200 total that will be sold, raffle will be held at the Octoberfest dinner on October 11th . New members have joined the committee and the next meeting September 15th will be at the community center at 7pm. A four wheeler has been purchased for the carnival raffle and other items on the ticket are being aquired.

2. Trails: Working on Sunday drive trail work is almost complete. Still working on bridge for Lucky Shot trail.

3. CERT: Had 16 people sign up for and complete the CERT training.

4. 40 acre park: Looking for someone to cut trees must be insured and licensed. It was suggested for them to contact forestry.

Unfinished Business

None

New Business

None

At-Large Representative Reports

Brenda McCain - None

Val Schachle - None

Jamie High - None

Bill Arterburn - Spoke to value of standing committees.

Persons to be heard - Willow Ice requested to be a recognized as a group of WACO.

A motion was made by the vice chair as follows "I move that we recognize Willow Ice as a committee. " The motion passed unanimously.

Local Groups

1. **Chamber of Commerce** - None
2. **Lion's Club** -The safety vests that were put out at different locations during the summer Kid's Don't Float program have been gathered up for the winter. Family Skate night will start on September 19th. WACO was thanked for the revenue share money to help with the Kid's don't float program a new kiosk will be put up next spring with the money to make a total of 3 locations that will have safety vests available. Welcome to Willow kits are available through the library and the elementary school. The Lion's Club meets on the second and fourth Thursday's at 7pm upstairs in the community center.
3. **Community Enrichment** - Thanked WACO for revenue share money.
4. **Dog Musers** - None
5. **Emergency Services** - 9 calls, 7 cancelled in route, 1 long search for a mission person and 1 medic assist. Crystal lakes has experienced costs overruns and is on temporary hold until more funds are obtained. Possibility of getting 3 warm storage buildings a standard design for all three is the preferable method for that project. Not ready to start on Nancy Lake yet. A new tanker truck is being built for Willow and should have delivery by spring. They offered to help with community projects.
6. **Garden Club** - None
7. **Library** - Thanked WACO for revenue share funds. Grandparents Day will be on September 13th from 1-3pm. Over 200 kids participated in the summer reading program. Talkeetna had a groundbreaking for their new library. The first Saturday in October the Mat-Su Community band will be performing and the second Saturday is the Octoberfest and the third Saturday is the Murder in Margaritaland dinner party 35 tickets are available at \$25.00 each. The library will be donating their copy machine to WACO.
8. **PTA** - None
9. **Recycling** - Saturdays at the Borough Transfer Site
10. **Willow Health Org** - Only two more weeks of Friday Farmer's Market left for the year.

Announcements:

Tom Phillips said that Waldron Pond cemetery project has applied for a permit for a new driveway and four acres of ground were cleared by prisoners from Point McKenzie. He also thanked Senator Dunleavy for his help with obtaining over \$200,000.00 in grants for both the cemetery and geothermal projects. It was also noted that he helped

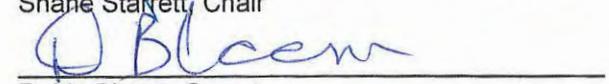
Members of the community expressed concerns over pipeline projects affecting the Willow Area, Senator Dunleavy addressed some of those concerns and a group of community members agreed to meet and write a letter in regards to their concerns.

Adjourned: 8:14pm
Next Meeting: October 6th, 2014 at 7pm
SUBMITTED:

APPROVED:



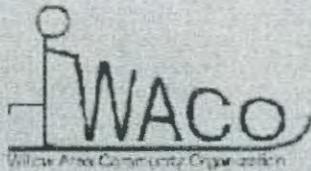
 Shane Starrett, Chair



 Debie Bloom, Secretary

10/6/14
 Date

10/13/14
 Date



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P.O. Box 1027 - Willow - AK 99688
907-495-6633
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Meeting Minutes

Date: October 6th, 2014

Occasion: Board/General Meeting

Called to Order: 7:09 pm

Quorum: Board Quorum present, No Community Quorum present

Agenda: Approved as written.

Minutes: September 8th, 2014 minutes approved as written.

Assembly Report: Vern Halter will be on personal leave October 8th - October 22nd. Nancy Lake fire station money is being secured and WACO is no longer involved.

Officers Reports

Secretary: Reminded everyone of Open Meetings Act.

Treasurer: Revenue Share checks are pending still waiting on grant funding.

Vice Chair: Explained what the board committees do. She also reminded everyone about Octoberfest. It was also reported that the hand-washing sink in the kitchen needs to be replaced.

Chair: No report (vice-chair sitting for chair)

Past Chair: Reported on heat pump status. It was noted that the management agreement with the borough will need to be updated per Glenda Smith. He also stated that a letter would be drafted by the subcommittee to withdraw the heat pump from the wetlands project.

Committee Reports

1. Carnival: We now have someone to do the Kid's Games. We still need people to help man the gate and someone to organize the WACO table. Next meeting on October 20th at 7pm. Third Monday

2. Trails: Took a field trip to Shirley Creek site. Have been awarded grant money and encouraged everyone to register their ATV's and snow machines as this helps fund the trail grooming. Also hope to have new signs up soon.

3. CERT: No Report

4. 40 acre park: Working with volunteer group to accept overburden from parking lot. Hope to start taking down trees soon and have parking lot done by spring.

5. Willow Ice: No Report

Unfinished Business

None

New Business

None

At-Large Representative Reports

Brenda McCain - None

Val Schachle - Reported on concerns of residents about hunters shooting close to residential structures from the edge of the highway. It is becoming a problem and is asking for any input about how to proceed to address the issue.

Jamie High - None

Bill Arterburn - Saturday the 11th is Volunteer Day for parking lot project. (John Harris from the borough addressed this project, handed out copies of the project plan, and answered questions concerning the project.)

Bill Arterburn also made a motion "To review and reconsider the 2004 Willow Community Center Land Use Master Plan." The motion was seconded and passed unanimously and will be put on November agenda.

Persons to be heard - None

Local Groups

1. **Chamber of Commerce** - None
2. **Lion's Club** - The Lion's Club meets on the second and fourth Thursday's at 7pm upstairs in the community center.
3. **Community Enrichment** - None
4. **Dog Musers** - None
5. **Emergency Services** - 15 calls, 4 cancelled in route, 2 no incident, 2 rescue, 3 medical, 1 vehicle call, 1 tree on powerline, 1 structure fire and 1 standby. They will have a donation can at the Octoberfest dinner for the family of the structure fire. Fire Service Board meeting is on October 16th at 7pm
6. **Garden Club** - None
7. **Library** - The Borough has submitted the application for the Willow Library to go to pre-development. The event Murder in Margaritaville is going to be in two weeks still have tickets available. On Halloween there will be a "Trunk or Treat" in the community center parking lot.
8. **PTA** - None
9. **Recycling** - Saturdays 11am to 1:30pm at the Borough Transfer Site
10. **Willow Health Org** - Farmer's market ended was a good year.

Announcements:

Adjourned: 8:21pm
Next Meeting: November 3rd, 2014 at 7pm

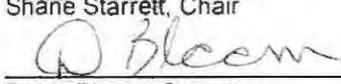
SUBMITTED:

APPROVED:



Shane Starrett, Chair

11-3-14
Date



Debbie Bloom, Secretary

4/28/15
Date



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APR 29 2015
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907-495-6633
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Meeting Minutes

Date: November 3rd, 2014
Occasion: Board/General Meeting
Called to Order: 7:01 pm
Quorum: Board Quorum present, No Community Quorum present
Agenda: Approved as written.
Minutes: October 6th, 2014 minutes approved as written.

Assembly Report:

Officers Reports

Secretary: Reported on monthly correspondence

Treasurer: Not Present

Chair: Shared Mat-Su Senior Services flyer on "The Cop and Heroes Committee" to help identify Seniors who are eligible to receive a gift delivered on Christmas Day by a uniformed law enforcement officer or emergency personnel and a Christmas dinner, courtesy of Christmas Friendship Dinner.

Vice Chair: Not Present

Past Chair: Not Present

Committee Reports

1. Carnival: October meeting was cancelled next meeting was set for the third Monday of November 17th at 7pm. The Children's events are now covered.

2. Trails: Received funding for all three trail systems. They are still updating the signs for the trails. Windssock trail received funds from WACO for upgrades, and the Lucky Shot trail bridge project should start this winter. Monthly meetings are at the community center on the third Wednesday of each month.

3. CERT: None

4. 40 acre park: Thanked the tree cutting crew and reported on the ongoing improvements to the park and possible future funding options that will be pursued.

5. Willow Ice: None

Unfinished Business: Bill Arterburn spoke to the need to review and reconsider the 2004 Willow Community Center Land Use Master Plan. *He made the following motion that was discussed, seconded and passed - "I ask that the plan be reviewed and that the chair appoint an ad hoc committee to review and make recommendations how to proceed and report back in writing to the WACO board"*

New Business: Letter written by Steve Charles to Alaska Energy Authority to include the lower Susitna-Watana Hydroelectric Project was tabled until the December meeting.

Persons to be heard - Carrie Smoldon, Steve Charles and Dan Thomas put on a slide presentation on the historical, recreational and conservation aspects of the Willow area recreation sites as they relate to the ASAP.

Bill Arterburn made a motion that was seconded, discussed and passed that was as follows:

"Motion to appoint an ad hoc committee to report on pipeline projects to WACO board with the intent of providing public comment opportunities."

At-Large Representative Reports

Brenda McCain - None

Val Schachle - MVFCU is having a Thanksgiving food drive for the Willow Food Bank.

Jamie High - None

Bill Arterburn - Asked Jim Houston about the parking lot project and was told that several people volunteered to help resulting in 200 truckloads of dirt hauled to the 40-acre park and a fuel cost of \$1,300.00.

Local Groups

1. **Chamber of Commerce** - Reported that MEA has buried the power lines that crossed the Parks Highway by The Willow Hardware Store that had obstructed the view of Mt. McKinley.
2. **Lion's Club** - The 2015 calendar has gone to the printers and the lion's club requested to use the Willow bulk mailing to mail them out. **Val Schachle proposed a motion that was seconded and discussed and passed as follows: "motion to let Lion's Club use bulk mailing."** Skate Night is coming up on the 14th of November from 5pm to 7pm. The Lion's club also reminded everyone of the Pig Raffle ticket sales. It was also reported that the Willow Elementary School 5th&6th graders gave the Lion's Club a dinner in thanks for Dictionaries and other reference books given to every student in the school. The Giving Tree starts at the Bizarre on the 22nd of November.
3. **Community Enrichment** - None
4. **Dog Musers** - Will be hosting a presentation by a Denali Park Service representative on November 14th, meeting starts at 6:30pm.
5. **Emergency Services** - 20 calls 5-dispatches canceled in route, 2-mva with injuries, 1-dump fire, 1-co monitor, 6-medical assists, 3-standby to cover area and 2-structure fires in Caswell. Basic Firefighter class has one Caswell recruit and four Willow recruits. Caswell station is slated to be open for our use by the middle to end of January. The warm storage buildings for Willow are on hold for right now. It was decided to do a hybrid approach and send them out for RFP sometime this winter.
6. **Garden Club** - None
7. **Library** - Report given by Brenda McCain- Trunk or Treat was a success.
8. **PTA** - None
9. **Recycling** - Saturdays at the transfer site 11:00am to 1:30.
10. **Willow Health Org** - None

Announcements:

The Chamber of Commerce and the Lion's Club have both picked up Waldron's pond the cemetery as a project.

Adjourned: 8:42pm

Next Meeting: December 1st, 2014 at 7pm

SUBMITTED:

APPROVED:

Shane Starrett, Chair

Debie Bloom, Secretary

12-1-14
Date

4/28/15
Date



P.O. Box 1027 - Willow - AK 99688
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Meeting Minutes

Date: ~~November~~ 3rd, 2014

Occasion: Board/General Meeting

Called to Order: 7:01 pm

Quorum: Board Quorum present, No Community Quorum present

Agenda: Approved as written.

Minutes: ~~October~~ 6th, 2014 minutes approved as written.

Assembly Report:

Officers Reports

Secretary: Reported on monthly correspondence

Treasurer: Not Present

Chair: Shared Mat-Su Senior Services flyer on "The Cop and Heroes Committee" to help identify Seniors who are eligible to receive a gift delivered on Christmas Day by a uniformed law enforcement officer or emergency personnel and a Christmas dinner, courtesy of Christmas Friendship Dinner.

Vice Chair: Not Present

Past Chair: Not Present

Committee Reports

1. **Carnival:** October meeting was cancelled next meeting was set for the third Monday of November 17th at 7pm. The Children's events are now covered.

2. **Trails:** Received funding for all three trail systems. They are still updating the signs for the trails. Windsock trail received funds from WACO for upgrades, and the Lucky Shot trail bridge project should start this winter. Monthly meetings are at the community center on the third Wednesday of each month.

3. **CERT:** None

4. **40 acre park:** Thanked the tree cutting crew and reported on the ongoing improvements to the park and possible future funding options that will be pursued.

5. **Willow Ice:** None

Unfinished Business: Bill Arterburn spoke to the need to review and reconsider the 2004 Willow Community Center Land Use Master Plan. *He made the following motion that was discussed, seconded and passed - "I ask that the plan be reviewed and that the chair appoint an ad hoc committee to review and make recommendations how to proceed and report back in writing to the WACO board"*

New Business: Letter written by Steve Charles to Alaska Energy Authority to include the lower Susitna-Watana Hydroelectric Project was tabled until the December meeting.

Persons to be heard - Carrie Smoldon, Steve Charles and Dan Thomas put on a slide presentation on the historical, recreational and conservation aspects of the Willow area recreation sites as they relate to the ASAP.

Bill Arterburn made a motion that was seconded, discussed and passed that was as follows:

"Motion to appoint an ad hoc committee to report on pipeline projects to WACO board with the intent of providing public comment opportunities."

At-Large Representative Reports

Brenda McCain - None

Val Schachle - MVFCU is having a Thanksgiving food drive for the Willow Food Bank.

Jamie High - None

Bill Arterburn - Asked Jim Houston about the parking lot project and was told that several people volunteered to help resulting in 200 truckloads of dirt hauled to the 40-acre park and a fuel cost of \$1,300.00.

Local Groups

1. **Chamber of Commerce** - Reported that MEA has buried the power lines that crossed the Parks Highway by The Willow Hardware Store that had obstructed the view of Mt. McKinley.
2. **Lion's Club** - The 2015 calendar has gone to the printers and the lion's club requested to use the Willow bulk mailing to mail them out. **Val Schachle proposed a motion that was seconded and discussed and passed as follows: "motion to let Lion's Club use bulk mailing."** Skate Night is coming up on the 14th of November from 5pm to 7pm. The Lion's club also reminded everyone of the Pig Raffle ticket sales. It was also reported that the Willow Elementary School 5th&6th graders gave the Lion's Club a dinner in thanks for Dictionaries and other reference books given to every student in the school. The Giving Tree starts at the Bizarre on the 22nd of November.
3. **Community Enrichment** - None
4. **Dog Musers** - Will be hosting a presentation by a Denali Park Service representative on November 14th, meeting starts at 6:30pm.
5. **Emergency Services** - 20 calls 5-dispatches canceled in route, 2-mva with injuries, 1-dump fire, 1-co monitor, 6-medical assists, 3-standby to cover area and 2-structure fires in Caswell. Basic Firefighter class has one Caswell recruit and four Willow recruits. Caswell station is slated to be open for our use by the middle to end of January. The warm storage buildings for Willow are on hold for right now. It was decided to do a hybrid approach and send them out for RFP sometime this winter.
6. **Garden Club** - None
7. **Library** - Report given by Brenda McCain- Trunk or Treat was a success.
8. **PTA** - None
9. **Recycling** - Saturdays at the transfer site 11:00am to 1:30.
10. **Willow Health Org** - None

Announcements:

The Chamber of Commerce and the Lion's Club have both picked up Waldron's pond the cemetery as a project.

Adjourned: 8:42pm

Next Meeting: December 1st, 2014 at 7pm

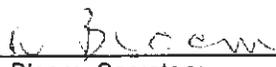
SUBMITTED:

APPROVED:



Shane Starrett, Chair

12-1-14
Date



Debbie Bloom, Secretary

9/25/15
Date



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Meeting Minutes

Date: January 5th, 2015
Occasion: Board/General Meeting
Called to Order: 7:04 pm
Quorum: Board Quorum present, No Community Quorum present
Agenda: Approved as written.
Minutes: December 1st, 2014 minutes approved as written.

Assembly Report: None

Officers Reports

Secretary: Thanked Library for copier

Treasurer: Applied for non-profit status for Willow Ice.

Chair: Reported he has done maintenance on equipment in building and is building dry erase boards.

Vice Chair: Reported that the status of the new chairs and new dry erase boards. Also that plumbing maintenance had been done on building and explained why there was a drainage issue due to sand.

Past Chair: None

Committee Reports

1. **Carnival:** Raffle tickets are \$5.00 each or 5 for \$20.00 and we need volunteers to help sell them, tickets will also be available at Newman's Hilltop, Willow Hardware, Sully's and Roni's Deli. Big schedule is being printed and signs for parking lot are needed. Last meeting will be on the 12th. An MC for the event is still needed for 2nd weekend. Gold Pan awards nominations due by Friday January 9th.
2. **Trails:** Snow Cat is working and grooming has been started on the trails.
3. **CERT:** Will have organizational meeting on 17th of January, 2015 all are welcome to attend.
4. **40 acre park:** None
5. **Willow Ice:** Bought a machine and are working on obtaining more funds.

Unfinished Business: None

New Business: None

Persons to be heard - None

At-Large Representative Reports

Brenda McCain - Resigning from the board and asked Chair to appoint a replacement for her until the position can be put on local board election ballot in April.

Val Schachle - None

Jamie High - None

Bill Arterburn - None

Local Groups

1. **Chamber of Commerce** - None
2. **Lion's Club** - Calendars are in the mail. Skate Night will be on January 16th from 5-7pm. They thanked the community for helping 120 families through the "Giving Tree" program.

The Blood Bank will be at the Carnival on the first Saturday from 10am to 3pm. The Holiday Dinner was a success and the kids that helped got tips for their school trip to Denali.

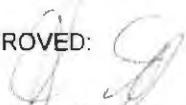
3. **Community Enrichment** - Movie Night on Friday is cancelled Girl Scouts will be meeting then. New classes will be added to the calendar of events.
4. **Dog Musers** - None
5. **Emergency Services** - 19 calls, 7 building fires, medical assists, code greens. The fire department helped with 3 deliveries for "Santa Assist for Seniors." Willow has 8-10 active responders and Caswell has 4. Red Cross has funding to start a fire awareness program and Willow will be one of the target areas for the program. The hours available for service and training was discussed as far as how the responders hours [29.9] are divided between training, responding and the different services and why the limit of hours per responder.
6. **Garden Club** - None
7. **Library** - None
8. **PTA** - None
9. **Recycling** - 2nd Saturdays at the transfer site 11:00am to 1:30.
10. **Willow Health Org** - Health fair coming up.
11. **Ad Hoc Pipeline Committee** - Nothing will potentially effect Willow at this time.

Announcements: Sunshine Transit reported that medicaid rides have doubled since last year. There will be 2 trips to Wasilla per week. They offered to help with transportation for carnival.

Adjourned: 7:48pm
Next Meeting: February 16th, 2015 at 7pm

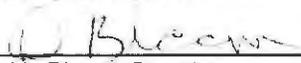
SUBMITTED:

APPROVED:



Shane Starrett, Chair

2-11-15
Date



Debie Bloom, Secretary

4/28/15
Date



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P.O. Box 1027 - Willow - AK 99688
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Meeting Minutes

Date: February 16th, 2015

Occasion: Board/General Meeting

Called to Order: 7:05 pm

Quorum: Board Quorum present, No Community Quorum present

Agenda: Approved as written.

Minutes: January 5th, 2015 minutes approved as written.

Assembly Report: None

Officers Reports

Secretary: Not present

Treasurer: Preliminary carnival report shows an increase in revenue over last year.

Chair: Inquired if WACO has a benevolence fund for people in need. Treasurer stated that gaming account could be used for that purpose and vice chair said there was no set fund.

Vice Chair: None

Past Chair: Thanked Vice-Chair for all her work on the Carnival. We have a four year lease agreement with the Ididarod. All permits for the Carnival were obtained and there were no violations on the lake.

Committee Reports

1. Carnival: This year's carnival was a success and Vice-Chair thanked everyone for their help.

2. Trails: Trails are in great shape and all 72 miles of the West Gateway Trail System have been groomed and marked. The trail committee now has a Facebook page titled Willow Trail Committee. Contractor for Lucky Shot Bridge should start construction at end of this week hopefully will be done in 3 weeks. Monthly meeting is Wednesday the 18th at the community center.

3. CERT: None

4. 40 acre park: None

5. Willow Ice: Ice rink in good shape and waiting on attachment for equipment.

Unfinished Business: 1. Carrie Smolden appointed to be interm rep. 2. Kashwitna trail trespass letter was given to borough that stated WACO wanted gate to be locked and WACO did not support the violation of any laws.

New Business: Jane Newman and Miriam Charles requested support for working with the Borough to obtain containers for recycling at the Willow Transfer Site.

A resolution supporting the project was read and a motion was made by John Anderson to support it and was seconded by Roni Widner - motion passed unanimously.

Persons to be heard - None

At-Large Representative Reports

Val Schachle - None
Jamie High - None
Bill Arterburn - None

Local Groups

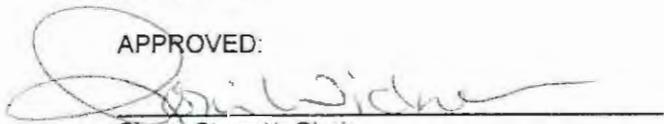
1. **Chamber of Commerce** - None
2. **Lion's Club** - None
3. **Community Enrichment** - Movie Night will be once a month.
4. **Dog Musers** - None
5. **Emergency Services** - 13 calls, 4 call cancelled, 3 medical assist, 5 chimney fires, 1 MVA. Working with Willow Ice to help with putting water on the rink for ice. Bids came in for Crystal Lake warm storage building and were lower than expected should start on that as soon as breakup gets here. Land needs to be purchased for Nancy Lake warming station. Four Mile Road project is in the land swap stage. Meetings for fire board is on second Thursday of every month at 7pm at station 12-1.
6. **Garden Club** - None
7. **Library** - Four Acre Group and library staff working together collecting data to fulfill Willow Library needs. February 17th Dr. Bruce Edwards will be speaking on C. S. Lewis and J. R. Tolkien. In March Colony Jazz Band will be performing. The bird rehabilitation people will be bringing another bird. Both will be on Thursdays see Willow Breeze for details. Currently selling raffle tickets for Charles Gauze art print for \$5.00 tickets available at the Willow Library and at Roni's Deli. There is also a bookmark available to show how you can help supprt the Willow Library.
8. **PTA** - Marianne Shotmeyer thanked the Willow Ice. The school district provided 36 additional laptops in a mobile lab for testing the fourth, fifth and sixth graders had to take. Willow Elementary now has siding project possibly will be done by end of the month. Sixth grade will be offered as an option at Su Valley next year. School Drama Club asking for feedback. PTA breakfast was a success during carnival. PTA meetings first Thursdays at 3:30pm.
9. **Recycling** - 2nd Saturdays at the transfer site 11:00am to 1:30. Linda VanWallinga needs volunteers to help out.
10. **Willow Health Org** - None
11. **Ad Hoc Pipeline Committee** - Posted information on bulletin board but nothing will potentially effect Willow at this time.

Announcements: Reminder of Boeve fund raising dinner Friday February 20th at the community center at 5pm.

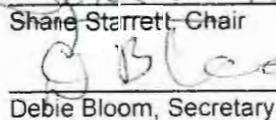
Adjourned: 8:35pm
Next Meeting: March 2nd, 2015 at 7pm

SUBMITTED:

APPROVED:



Shane Starrett, Chair



Debie Bloom, Secretary

3/2/15

Date

4/28/15

Date

SUBJECT: Reporting of conclusion of contract for Bid No. 12-032 to Angayuk Construction Enterprises, Inc. for the Hatcher Pass Access Road and Transit Facilities, for the final contract amount of \$3,013,796.73.

AGENDA OF: May 26, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: For information only.

APPROVED BY *for* JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>esc RA 5/6</i>	
	Capital Projects Director	<i>MB 5/1/15</i>	
	Finance Director	<i>JW</i>	<i>5/11/15</i>
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>[Signature]</i>	<i>5-15-15</i>

ATTACHMENT(S): None

SUMMARY STATEMENT: Pursuant to MSB Code, 3.08-170(F), the following is a summary of Bid Solicitation No. 12-032, Hatcher Pass Access Road and Transit Facilities.

The MSB engaged in a contract with Angayuk Construction Enterprises, Inc. on March 15, 2012 for Bid Solicitation No. 12-032, Hatcher Pass Access Road and Transit Facilities. The original contract amount of \$3,427,415.40 was approved through Assembly Action in AM No. 12-017 presented on February 21, 2012. The project required three (3) change orders, two of which extended the completion date of the contract and one increased the contract by \$181,784.70 for additional required work.

Construction on the project concluded in the fall of 2014 and through negotiations and quantity reconciliation \$595,403.37 remained on the contract for work that was not performed. These remaining funds were liquidated into the project account and re-encumbered to cover additional construction management costs, survey services for plat finalization and paving of the project.

SUBJECT: Reporting of conclusion of contract for Bid No. 13-118B to FE Contracting Inc. for Mat Su Day School Construction, for the contract amount of \$9,112,000.00

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: For information only.

APPROVED BY *for* JOHN MOOSEY, BOROUGH MANAGER: *George [Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>JM</i>	
	Capital Project Director	<i>MB 5/13/15</i>	
	Purchasing Officer	<i>MB 5/13/15</i>	
	Finance Director	<i>JW</i>	<i>5/14/15</i>
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>[Signature]</i>	<i>5-15-15</i>

ATTACHMENT(S): Fiscal Note: Yes No

SUMMARY STATEMENT: Pursuant to MSB Code, 3.08-170(F), the following is a summary of Bid Solicitation #13-118B, Mat Su Day School Construction.

The MSB engaged in a contract with FE Contracting Inc. on June 18, 2013. The original contract amount of \$9,112,000.00 with ten percent change order authority, was approved through Assembly Action AM No. 13-079 presented on June 4, 2013. The project required twelve (12) change orders totaling \$633,801.00 (seven percent) for a revised total final contract amount of \$9,745,801.00.

Change orders included additional landscaping, culvert, asphalt, improvements in gymnasium finishes, installation of appliances, ladder cages, communication conduit, door hardware changes, security system upgrades and a leach field relocate.

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>JMM</i>	<i>4/27/15</i> JD

ATTACHMENT (S): Ordinance Serial no. 15- *0106* (*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.

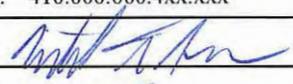
RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of \$82,000 from Meadow Lakes Road Service Area No. 27 fund balance, Fund 281, to Fund 410, Project No. 30047, for Meadow Lakes Road Service Area No. 27 Capital Projects.

**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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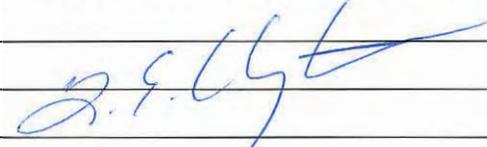
FUNDING: (Thousands of Dollars)

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

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
0R15-098

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

Im15-098
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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 15-0216

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

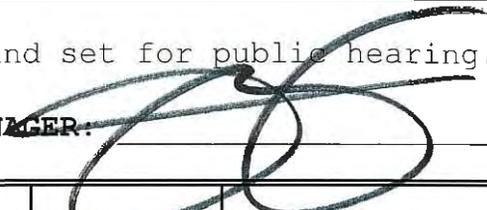
(SEAL)

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>JB</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> 

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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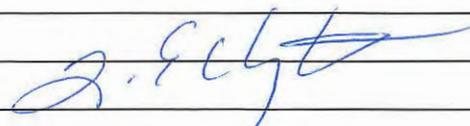
FUNDING: (Thousands of Dollars)

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;

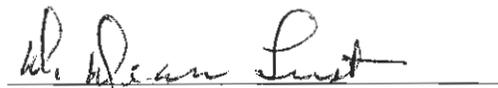
NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #31, Alpine Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of \$40,000 from Fund Balance 285.272.000 to Capital Improvements Project 30051.6600

APPROVED by the Road Service Area #31, Alpine Board of Supervisors:



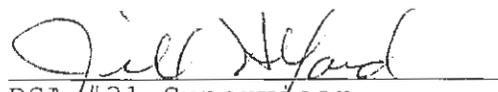
RSA #31 Supervisor

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

100-5120
 011-21111

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>TAD</i>	<i>21 APR 15</i>
	Finance Director	<i>JKL</i>	<i>4/22/15</i>
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JMN</i>	<i>4/27/15</i> JK

ATTACHMENT (S): Ordinance Serial no. 15- 068 (2 pp)
 Fiscal Note: Yes x No
 Resolution 15-01 from the Road Service Area No. 26,
 Board of Supervisors. (1 pp)
 Road Maintenance & Repair Capital Projects List for
 RSA 26. (3 pp)

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

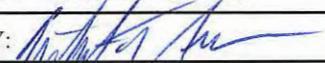
\$50,000 from Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Fund 410, Project No. 30046, for Greater Butte Road Service Area No. 26 Capital Projects.

**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 RSA Fund Balance				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:

Michael A. Alameda
RSA #26 Supervisor

9/9/15
Date

R. Wolf
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
CR15-008

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
 BR15-068

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: *George D. Moosey*

Route To:	Department/Individual	Initials	Remarks
	Originator	JN	For Assemblymember Mayfield
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>gmm</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. du TE</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>gmm</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

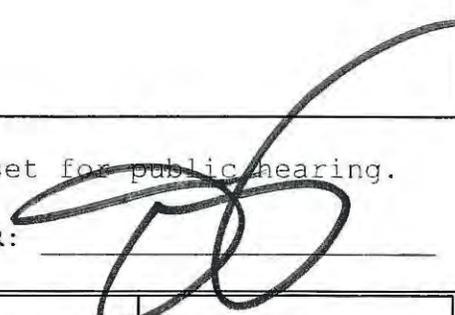
(SEAL)

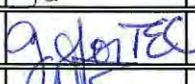
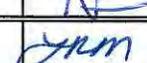
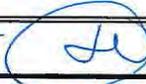
SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING THE BUSINESS INVENTORY TAX.

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 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

Replacement
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 ARA/NAR/Service Areas
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : 100/200.000.000.311.200	PROJECT #
VERIFIED BY: <i>Chryenne Hendt</i>	CERTIFIED BY:
DATE: 4/27/15	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						
---------	--	--	--	--	--	--

REVENUE				950		
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FUNDING: (Thousands of Dollars)

General Fund				XXX		
State/Federal Funds						
Other <i>NAR/ES/RS/SSA</i>				XXX		
TOTAL				950		

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: *[Signature]* DATE: 5/5/15

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)

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO REQUEST SUPPORT FROM THE GOVERNOR, STATE LEGISLATORS AND THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGARDING THE USE OF RECYCLED BIOSOLIDS ON BOROUGH FARMLANDS.

AGENDA OF: MAY 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: For information only.

APPROVED BY *John Moosey* JOHN MOOSEY, BOROUGH MANAGER: *John Moosey*

Route To:	Department/Individual	Initials	Remarks
	Originator	LD/rr	
	Finance Director	<i>JW</i>	5/14/15
	Borough Attorney	<i>JS</i>	
	Borough Clerk	<i>(BAM)</i>	5-15-15

ATTACHMENT (S): Fiscal Note: NO YES
 Resolution Serial No. 15-052 (2 pp)

SUMMARY STATEMENT: This request is coming forward from Mayor Larry DeVilbiss to request support from the Governor, State Legislators and the Department of Environmental Conservation (DEC) to use recycled biosolids on Borough farmlands.

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-052**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO REQUEST SUPPORT FROM THE GOVERNOR, STATE LEGISLATORS AND THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGARDING THE USE OF RECYCLED BIOSOLIDS ON BOROUGH FARMLANDS.

WHEREAS, The U.S. Environmental Protection Agency (EPA) and the Water Environment Federation (WEF) promote biosolids recycling as an environmentally safe and cost effective solution for managing wastewater residuals; and

WHEREAS, once heavily treated, these biosolids can be used as organic fertilizer for all types of farms; and

WHEREAS, the use of biosolids can improve crop production, increase the sparse organic matter in our geologically "young" soils, reduce soil erosion, raise the pH levels on Alaska's acidic soil, provide topsoil for recreational areas, reclaim strip-mined lands, enrich forestland, conserve landfill space; and

WHEREAS, the largest component of biosolids is organic matter that works as a soil conditioner to promote necessary bacterial activity, loosening clay and improving consistency which promotes dense, healthy root growth, allowing plants to take up nutrients better; and

WHEREAS, additional organic structures in the soil help to add moisture in draught conditions.

NOW, THEREFORE, BE IT RESOLVED, The Matanuska-Susitna Borough Assembly supports the use of recycled biosolids on Borough Farmlands.

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 of a contract amendment for Purchase Order 2015-2788 in the amount of \$396,954 to Matanuska Telephone Association for the Big Lake Intersection Improvement, Project No. 35404.

AGENDA OF: May 26, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY ^{for} JOHN MOOSEY, BOROUGH MANAGER 

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Capital Projects Director	WB 5/11/15	
	Finance Director	JAL	5/14/15
	Borough Attorney	NS	
	Borough Clerk		

ATTACHMENT(S): Fiscal Note: Yes No
Exhibit A (1 pp)

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 Telephone Association (MTA) 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 \$396,954 for

relocation. The original contract with MTA (PO 2015-2788) provided \$10,000 for utility design services.

If approved, this change order will increase the total contract amount to \$406,954.

RECOMMENDATION OF ADMINISTRATION: Recommend approval of a **CONTRACT AMENDMENT** for **PURCHASE ORDER 2015-2788** in the amount of **\$396,954** to **MATANUSKA TELEPHONE ASSOCIATION** for **BIG LAKE INTERSECTION IMPROVEMENT**, Project No. 35404.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

AGENDA DATE: May 26, 2015

SUBJECT: Approval of a contract amendment for Purchase Order 2015-2788 in the amount of \$396,954 to Matanuska Telephone 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>\$ 396,954</u>	FUNDING SOURCE <u>state leg. grant</u>
FROM ACCOUNT # <u>430.000.000.4XX XXX</u>	PROJECT # <u>35404-9100-9102</u>
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>Barbara Baumgart</u>	CERTIFIED BY:
DATE: <u>5/12/15</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>396.9</u>			
---------	--	--	--------------	--	--	--

REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds			<u>396.9</u>			
Other						
TOTAL			<u>396.9</u>			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: 5/14/15
 APPROVED BY: [Signature] DATE: 5/14/15

EXHIBIT "A"
SUMMARY OF ESTIMATE FOR ADJUSTMENT OF FACILITIES REQUIRED BY ROAD CONSTRUCTION

The **MATANUSKA TELEPHONE ASSOCIATION INC**, estimate of work and materials required in connection with Project No.: **35404**,
Project Name: **Big Lake Road/Northshore Drive Intersection** Utility Work Order No. **21658**,
Agreement No. **35404-2015-03**

	BOROUGH PARTICIPATION	UTILITY COST NON-REIMBURS.	TOTALS
PART I. UTILITY WORK			
RIGHT OF WAY (Acquisition Only)	-	-	-
Preliminary Engineering	41,921		41,921
Preliminary Engineering Overhead	-		-
TOTAL PRELIMINARY ENGINEERING	41,921	-	41,921
Construction Engineering	4,673		4,673
Construction Engineering Overhead	-		-
TOTAL CONSTRUCTION ENGINEERING	4,673	-	4,673
Construction Labor	259,528		259,528
Materials & Supplies	45,833		45,833
Materials Handling Charges	6,105		6,105
Transportation & Equipment	-		-
Contract Construction	53,165		53,165
DOL Fee 1% of Contract Construction	532	-	532
Miscellaneous Expenses	115		115
Construction Subtotal	365,277	-	365,277
Construction Overhead	-		-
GROSS CONSTRUCTION COSTS	365,277	-	365,277
(Credits)			-
Betterments	-		-
Non-Reimbursable	(14,917)		(14,917)
TOTAL CREDITS	(14,917)	-	(14,917)
NET CONSTRUCTION COSTS	350,360	-	350,360
TOTAL UTILITY WORK	396,954	-	396,954

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)	396,954	-	396,954

UTILITY CONCURRENCE, BY: _____ SUBMITTED BY: _____

DATE: _____, 20____

TITLE: _____

Am 15-062

Agreement No. 35404-2015-03
EXHIBIT "A"
Page 1 of 10

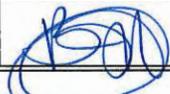
SUBJECT: ASSEMBLY APPROVAL FOR THE MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH THE OWNER OF TRACT 4, NANCY LAKE MARINA SUBDIVISION (MSB TAX PARCEL 5237000T004), TO PURCHASE LAND AND THE IMPROVEMENTS THEREON FOR THE NANCY LAKE WARM STORAGE FIRE STATION, STATION 12-6, NOT TO EXCEED \$200,000 (MSB006906).

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY ^{for} JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator	MSC	
	Community Development Director	EP	
	Emergency Services Director	per	5/14/15
	Finance Director	LS	
	Borough Attorney	LS	
	Borough Clerk		

ATTACHMENT (S): Fiscal Note: Yes No
 Vicinity Map (1 pp)
 Public Comments (30 pp)
 Resolution No. 15-029 (3 pp)

SUMMARY STATEMENT:
 Assembly Resolution Serial No. 15-029 approved a loan from the Fire Service Area Revolving Loan Fund, Fund 605, in the amount of \$200,000 to the Willow Fire Service Area, Fund 258 to allow for purchase of property identified as Tract 4, Nancy Lake Marina Subdivision, for the new Nancy Lake warm storage fire station.

DISCUSSION:

In 2014, the Assembly approved Ordinance Serial No 14-167 accepting and appropriating a grant in the amount of \$600,000 from the Alaska State Department of Commerce, Community, and Economic Development for the purpose of building a new warm storage and fire building in the Nancy Lake area. The grant does not cover cost of land acquisition; therefore, the loan from the FSA Revolving Fund was approved.

The current Willow Fire Station office and training building is located approximately five miles north of the new site and is in major disrepair. Like many older borough-owned facilities, renovation costs, safety, and building obsolescence weigh in when deciding on a facility's disposition and determining what is in the public's best interest.

The subject parcel, Tract 4, Nancy Lake Marina Subdivision is located at approximate MP 64.4 of the Parks Highway. The Willow Fire Service Area and borough staff identified this location as suitable based on good access to the Parks Highway, adequate land space to construct the warm storage apparatus facility next to the existing turn-key building, training and office needs, on-site utilities that are in place, and a below market value price. All add up to significant savings on infrastructure needs and expenses. Further, the property location and amenities it offers will meet the needs of the Willow Fire Service Area and Nancy Lake residents for years to come.

The boiler unit in the building requires minor work to properly install and bring the boiler piping up to code. Cost for this work is \$3,368 and the owner of Tract 4 has agreed to lower the property sale price to \$196,632 to accommodate the repair work. The total loan amount of \$200,000 will cover both the repair work and sale price and is to be repaid in accordance with MSB 5.15.020, commencing with payments beginning in fiscal year 2017. Payments will be due annually over a 5-year term with a zero rate of interest, as approved by the Assembly.

Public notice was initiated in accordance with MSB 23.05.025 wherein 84 notices were sent to individual residents and businesses, the Borough Assembly, State of Alaska Department of Fish and Game Sportfish Division, Willow Area Seniors, Willow Chamber of Commerce, Willow Area Community Organization, Willow FSA, MSB Parks, Recreation & Trails Advisory Board, Willow Post Office, Willow Library and posted on the borough web page and twice in the Frontiersman newspaper. Twenty four favorable responses to the noticing were received, with four received in opposition. Additionally, inter-department review and comment was sent to all borough departments with no objections or concerns received.

AUTHORITY:

MSB 23.10.270 allows for implementation via agent, notwithstanding MSB 3.08, acquisition under this procedure may be accomplished through direct negotiation with a qualified individual or firm, solicitation process.

RECOMMENDATION OF ADMINISTRATION: The Administration recommends the Assembly approve the Manager to enter into the Purchase Agreement with the owner of Tract 4, Nancy Lake Marina Subdivision, to purchase land and the improvements thereon for the Nancy Lake warm storage fire station, Station 12-6, in an amount not to exceed \$200,000.

**MATANUSKA-SUSITNA BOROUGH.
FISCAL NOTE**

Agenda Date: May 27, 2015

ORIGINATOR: Community Development

SUBJECT: Assembly approval for the manager to enter into a Purchase Agreement with the owner of Tract 4, Nancy Lake Marina Subdivision (MSB tax parcel 5237000t004), to purchase land and the improvements thereon for the Nancy Lake warm storage fire station, Station 12-6, not to exceed \$200,000 (MSB006906).

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED \$200,000	FUNDING SOURCE Fund 258 Revolving Loan
FROM ACCOUNT # 258.000.000.4xx.xx	PROJECT #
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>Barbara Bunn</i>	CERTIFIED BY:
DATE: 5/13/15	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	200					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	200					
TOTAL	200					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: 5/14/15

MSB 006906 27 APR 15

This building is not needed!
 We have a \$600,000.00 grant to build a beautiful warm storage building to our own specifications.

This parcel is too small and has no room for expansion. It has many right of way problems and the septic system would have to be moved which would add an extra expense.

There are other parcels much larger less than a half mile from this site. One is right across the highway and one 40 acre parcel with an asking price of \$140,000 with electricity on hand.

Right north at mile 65 a 56 acre Mental Health Parcel could be purchased or a small 3 to 5 acre parcel could be leased for \$2,500 to \$3,000 a year for 30 years. This would allow the entire 600K to be used for the warm storage building.

Many people have voiced concern over the need for this building. Please examine this site closely before we waste \$200,000 and then have to spend more to make it usable.

Noyle E. Holmes

APR 08 2015

J. B. Friderici
P.O. Box 1205
Willow, Alaska 99688

907-495-5033

April 6, 2015

Land Management Division
Mat-Su Borough
350 E. Dahlia Ave.
Palmer, Alaska 99645

Re: Land Acquisition (MSB006906)
Tract 4, Nancy Lake Marina subdivision

Dear Sirs:

I am writing to comment on the proposed purchase of Tract 4, Nancy Lake Marina subdivision for use by the Willow Fire Department. Please include this letter in the public comments for the proposed purchase. I support improved fire services for Willow but am opposed to this acquisition since it is a poor choice.

As a predicate we live on Nancy Lake and have owned property here for over twenty years. I am familiar with the property at issue which is on Mike Ardaw Road, the access road to the former Nancy Lake Marina, and is visible from the Parks Highway when driving south from Willow.

The property is a poor choice for a future fire station if the goal is to expand coverage of Nancy Lake. Mike Ardaw Road intersects the Parks Highway at milepost 64.4 and fronts the property at issue. The road crosses the railroad tracks and provides access to a limited number of houses on the east shore of Nancy Lake. The marina is gone and replaced by a subdivision which has only one house occupied full-time. Other structures across the railroad tracks are mostly weekend only use.

Most full-time residents on Nancy Lake live on the peninsula and its extensions which is accessible by Buckingham Palace Road

Frontiersman ltr
Apr 6, 2015
Page 2

at approximately milepost 66.7 of the Parks Highway.¹ This leads to a network of roads providing access to Nancy Lake. There are also a number of full time residents on Hardship Lane which is accessed from Nancy Lake Parkway. If the purpose of this new station location is to service Nancy Lake, it is a poor choice for location. If the purpose is to service the Parks Highway towards Houston, then it is a good choice.

There is a second problem with the location. The road access is at a large curve on the Parks Highway. Southbound on the Parks Highway the road alignment provides good visibility of Mike Ardaw Road. However, northbound on the Parks Highway the visibility of Mike Ardaw Road is limited. This will present a safety hazard for fire trucks leaving this station and heading northbound on the Parks Highway. Given the proposed location, it is likely the majority of the fire calls will require driving north on the Parks Highway.

The building in question was built on speculation. During construction locals wondered how a business could ever succeed in this location. Time has proven the validity of the question since no business has managed to stay open for long.

The purchase looks like a bailout of a land developer who made a mistake in what he built. Alaska has a long history of politicians bailing out land speculators, but there is no reason for the Borough to do so. To add insult to injury according to Borough tax records the owner has moved and is now living in Kissmee, Florida. There is no shortage of empty land along the Parks Highway including parcels which have been for sale for decades.

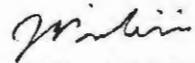
The Borough should decide what area is going to be served by the new proposed fire station and make a decision accordingly. This land acquisition is simply not the correct choice and should be rejected.

¹The Parks Highway mileage in this area is off. When the highway at Whites Crossing was rebuilt to remove the grade level railroad crossing, a large S curve was deleted which shortened the Parks Highway mileage. However, the Parks Highway mileage was not adjusted so the correct mile marker is uncertain.

Frontiersman ltr
Apr 6, 2015
Page 3

If you have any questions, please contact me.

Respectfully yours,



J.B. Friderici

(frontiersman4.ltr)



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

U.S. POSTAGE PITNEY BOWES
 ZIP 99645 \$ 000.
 02 1W
 0001399405 MAR 25

56860000L006 10
 BUSH HAWK INVESTMENTS LLC
 PO BOX 92306
 ANCHORAGE AK 99509-2306

Tim Schrage & Jennifer

**one in the same person/business (submitted same comment X2)*
 APR 20 2015 FIRST CLASS
 Anchorage, Alaska
 Post Office 99509-2306

PUBLIC NOTICE

23503#2306 2030

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB006906)

Tax ID: 52375000T004

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received a request from MSB Department of Emergency Services to acquire land and the improvements thereon for purpose of the new Nancy Lake Warm Storage Fire Station. The request is supported by Mat-Su Borough Resolution Serial No. 15-029 which approved funding specific to the acquisition of Tract 4, Nancy Lake Marina subdivision. The property is located at Mile 64.4 of the Parks Highway, and provides an existing building suitable for much needed offices and training rooms for Willow firefighters. This acquisition is in support of improved fire and emergency services for the Willow area.

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 **April 27, 2015**. If you have questions about this request: call Nancy Cameron at 861-7848 between 8:00-5:00 M-F, or you may send an e-mail to: LMB@matugov.us (PLEASE REFER TO MSB006906 WHEN SUBMITTING COMMENTS).

Comments: I AM OPPOSED TO THE TRANSACTION. THIS ACQUISITION WILL NOT IMPROVE PUBLIC SAFETY. THE FIRE SERVICE BOARD IS THE APPROPRIATE AGENCY TO MAKE THROUGH. A SMALL LOCAL GROUP DOES NOT REPRESENT THE ENTIRE FIRE SERVICE AREA.

Signature: _____ Phone: 907 244-0354

(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.

ANCHORAGE AK 99509

17 APR 2015 4:48 PM

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



Matanuska-Susitna Borough

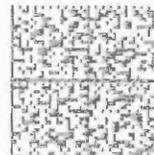
APR 20 2015

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*This public notice & request for comments is in compliance with MSB Code 23.05.025
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 Community Development
 Land Management Division
 350 East Dahlia Avenue
 Palmer, Alaska 99645



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 MARLEY DE WAYNE H
 MARLEY NORMA JEAN
 18457 E MAUD RD
 PALMER AK 99645-8648

FIRST CLASS

PLEASE FORWARD TO:
 DEVAYNE & NORMA MARLEY
 500 N. OLD WOODRUFF RD.
 SNOWFLAKE, AZ 85937-5730

APR 27 2015

PUBLIC NOTICE

99645-8648 H004

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Public Use Easement (MSB007043)

Tax ID: 17N03E07B001

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received a request for a public use easement across borough land from Maud Road to the section line easement in order to provide access to land to the north and east. McRoberts Creek flows through both the section line easement and Maud Road making continued easterly access within the section line easement impossible. A bridge crossing is constructed over Maud Road just as it leaves the section line easement which is authorized and controlled by the state department of natural resources; however, construction of an additional creek crossing within the section line easement at basically the same location as the Maud Road Bridge is disallowed as such a secondary bridge would be too close to the current one. A public easement placed approximately 600 feet east of the bridge would not only allow access to the northern property, but also to the east via access within the section line easement. The borough land located between Maud Road and both existing and proposed easement areas would provide for future right-of-way expansion if and when Maud Road is upgraded, and could provide additional future parking directly across from the Plumley-Maud Trailhead.

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 **May 1, 2015**. If you have questions about this request: call Nancy Cameron at 861-7848 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (PLEASE REFER TO MSB007043 WHEN SUBMITTING COMMENTS).

Comments: Yes, we are all for this!

Signature: DeWayne Marley & Norma Marley Phone: 928 536-7982

(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 861-4801.

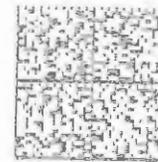
MATANUSKA-SUSITNA BOROUGH
 Community Development
 Land Management Division
 350 East Dahlia Avenue
 Palmer, Alaska 99645



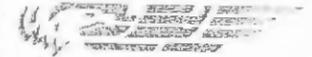
*This public notice & request for comments is in compliance with MSB Code 23.05.025
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APR 29 2015

FIRST CLASS

49
 HATLEY JUSTIN
 18401 E MAUD RD
 PALMER, AK 99645

Community Development

PUBLIC NOTICE

99645#8648 HD04

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Public Use Easement (MSB007043)

Tax ID: 17N03E07B001

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Comments: I Fully Support the proposed action -

Signature: [Signature] Phone: 907-351-7766

(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 861-4801

28 APR 2015 PM 1 L

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 Community Development
 Land Management Division
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Matanuska-Susitna Borough

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ACTION MEMORANDUMS

Am15-06395



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

APR 23 2015

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB006906)

Tax ID: 52375000T004

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received a request from MSB Department of Emergency Services to acquire land and the improvements thereon for purpose of the new Nancy Lake Warm Storage Fire Station. The request is supported by Mat-Su Borough Resolution Serial No. 15-029 which approved funding specific to the acquisition of Tract 4, Nancy Lake Marina subdivision. The property is located at Mile 64.4 of the Parks Highway, and provides an existing building suitable for much needed offices and training rooms for Willow firefighters. This acquisition is in support of improved fire and emergency services for the Willow area.

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 April 27, 2015. If you have questions about this request: call Nancy Cameron at 861-7848 between 8:00-5:00 M-F, or you may send an e-mail to: LMB@matsugov.us (PLEASE REFER TO MSB006906 WHEN SUBMITTING COMMENTS).

Comments: I support the acquisition for the Nancy Lake Warm Storage Station

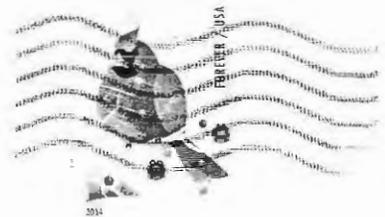
Signature: David R Gonzalez Phone: 907-538-7675

(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.

ANCHORAGE AK 995

23 APR 2015 PM 1 L

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



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Matanuska-Susitna Borough

APR 23 2015

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

APR 23 2015

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB006906)

Tax ID: 52375000T004

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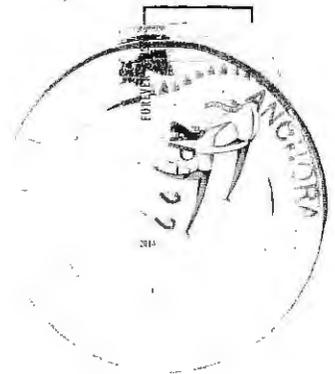
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Comments: I live at 8656 W. Nancy Creek Circle Willow, AK.
I am in total agreement and fully supportive in
the acquisition of Tract 4, Nancy Lake Marina subdivision.
Our Fire Service area is in critical need of the Nancy Lake Warm
Storage Fire Station.
 Signature: R. J. Danyaly Phone: (907) 495-2095

(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



*This public notice & request for comments is in compliance with MSB Code 23.05.025
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Matanuska-Susitna Borough

APR 23 2015

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AM15-063



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 Land Management Division
 350 East Dahlia Avenue
 Palmer, Alaska 99645

APR 23 2015

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB006906)

Tax ID: 52375000T004

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Comments:

Yes, I support the rezoning.

Signature:

Paul D. Gonzalez
 Paul D. Gonzalez

Phone:

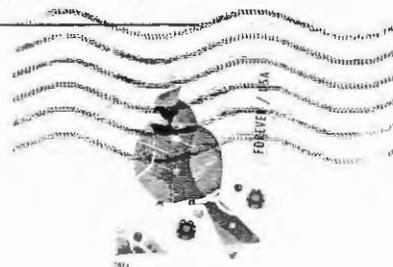
(907) 374-6916

(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.

ANCHORAGE AK 995

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

Matanuska-Susitna Borough

APR 23 2015

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*This public notice & request for comments is in compliance with MSB Code 23.05.025
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 350 East Dahlia Avenue
 Palmer, Alaska 99645

NOT RECORDED

APR 22 2015

Community Development

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB006906)

Tax ID: 52375000T004

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received a request from MSB Department of Emergency Services to acquire land and the improvements thereon for purpose of the new Nancy Lake Warm Storage Fire Station. The request is supported by Mat-Su Borough Resolution Serial No. 15-029 which approved funding specific to the acquisition of Tract 4, Nancy Lake Marina subdivision. The property is located at Mile 64.4 of the Parks Highway, and provides an existing building suitable for much needed offices and training rooms for Willow firefighters. This acquisition is in support of improved fire and emergency services for the Willow area.

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Comments:

I support the improvements to the Willow fire service area includes a mill tax increase to pay for the services

Signature:

Kristen A. Green

Phone:

907 748-4885

owner: 28537 Buckingham Palace Dr; Willow

(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.



Ms. Kris Green
 1770 Morningtide Ct.
 Anchorage, AK 99501-5722

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 Land Management Division
 350 East Dahlia Avenue
 Palmer, Alaska 99645

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Comments: I support tax increase for improved Fire Service in Nancy Lake Area

Signature: Anne S. Jensen Phone: 907-345-6656

(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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AM15-063



I Support a Mill Rate Increase to 2.75 to Improve our Willow Fire Service Area

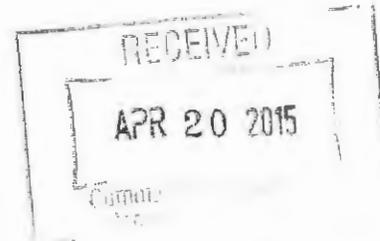


	Printed Name	Signature	Physical Address (No Post Office Box)
1	Anne P. Lamer	Anne P. Lamer	2611 Shepherdia Dr. And Ak 99508
2			Buckingham Place Road, Willow
3			
4			
5			
6			
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AM15-003



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 Land Management Division
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PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB006906)

Tax ID: 52376000T004

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Comments: I support this land acquisition.

Signature: Robert H. Cornilli Phone: 907-529-9108

(If you need more space for comments please attach a separate sheet of paper.)
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MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

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Tax ID: 52375000T004

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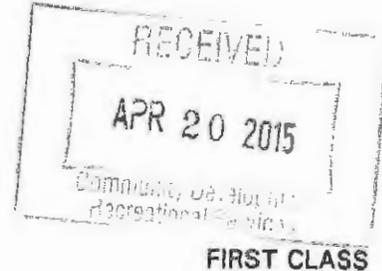
Comments: I SUPPORT THIS LAND ACQUISITION.

Signature: Russell L. Faugh Phone: 907-6034

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

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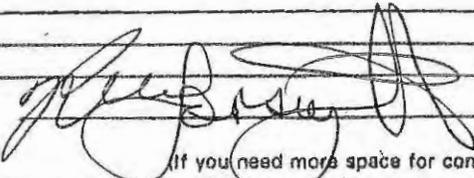
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Comments: I SUPPORT THIS LAND ACQUISITION.

Signature:  Phone: 495-6034

(If you need more space for comments please attach a separate sheet of paper.)
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 READ JEFFREY M
 8637 CROSS POINTE LOOP
 ANCHORAGE, AK 99504

PUBLIC NOTICE

99504-2272-0072

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB006906)

Tax ID: 52375000T004

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Comments: I am in favor of proposal including mill rate increase.

Signature: *J. M. Read* Phone: 907-244-3020

(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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APR 13 2015

April 8, 2015

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

Sirs:

Writing in response to: MSB 006906

I am a current property owner at Nancy Lake, lots 3 & 4A, Kime Lane Subd., Addition #1, Block 1. I purchased this property in 1970 when Gene Markel created the subdivision from the John Hale holdings. The property is currently titled to the Hamm Family Trust, I am the sole trustee of this Trust. Our cabin has been insured by the same company for all the years since it was built in 1971. What began as a deluxe home owner's policy was arbitrarily changed by the carrier to a "Fire Only" policy because the cabin is slightly past their 5 mile limit from the current Willow Fire Station. By terms of my current policy I pay more for Fire coverage on this cabin than I pay for a deluxe home owner's policy on my residence in Anchorage. Provided that the proposed Nancy Lake (Ardaw) station is finalized, I expect a substantial reduction in my insurance premiums. I am unconditionally in favor of the proposed Nancy Lake station, and I have affirmed my support for an increase to a 2.75 Mill rate for the Willow area fire service program.

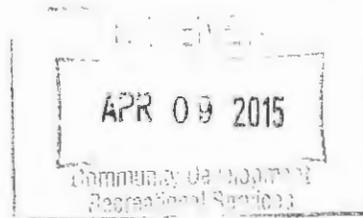
Yours truly,



Ernest A Hamm Jr
P O Box 509
Willow 99688
residence: 2612 Arlington Drive, Anchorage, AK 99517
PH 272-5768, e'mail: riehsewnvac@msn.com



MATANUSKA-SUSITNA BOROUGH
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PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

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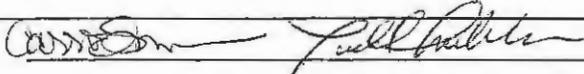
Tax ID: 52375000T004

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Comments: We fully support this purchase via the \$200K revolving loan.

Todd & Carrie Smolton PO Box 410 Willow AK 99688

Signature:  Phone: (907) 947-9835

(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.

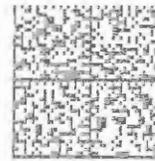
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* This public notice & request for comments is in compliance with MSB Code 23.05.025
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 WALDRON ARTHUR L & DONNA L
 PO BOX 287
 WILLOW, AK 99688-0287

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PUBLIC NOTICE

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MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB006906)

Tax ID: 52375000T004

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Comments: MSB006906 THIS WILL BE THE FIRST MOVE TOWARDS A MODERN AND EFFICIENT FIRE SERVICE FOR THE ENTIRE WILLOW AREA. THE POPULATION'S STEADY INCREASE DEMANDS IT.

Signature:  Phone: 495-642.3

(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.

PHOENIX AZ 850

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APR 08 2015

Matanuska-Susitna Borough

APR 08 2015

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Am15-063

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Comments: I support this resolution. landowners must pay for improvements that provide for better emergency services and thus reduce insurance premiums. We discussed such warm storage when developing Willow Camp Plan. This area was one and another is center Crystal Lk Rd and Shirley Lake Drive.
 Signature: Nancy E. Cameron Phone: 495-5267

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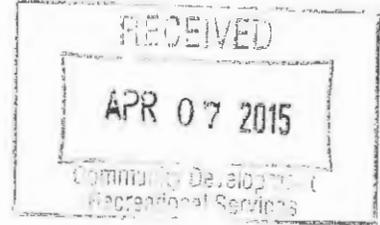
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Comments:

Would enhance Willow Fire Service dramatically and prevent loss of lives and for property while improving drawing storage and response time.

Signature:

Ann [Signature]

Phone:

907 952-2886

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

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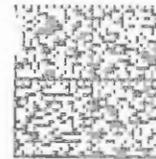
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 Palmer, Alaska 99645



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 GONZALEZ RENE J & ANNE L
 PO BOX 429
 WILLOW AK 99688-0429

APR - 6 2015

Community Development

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PUBLIC NOTICE

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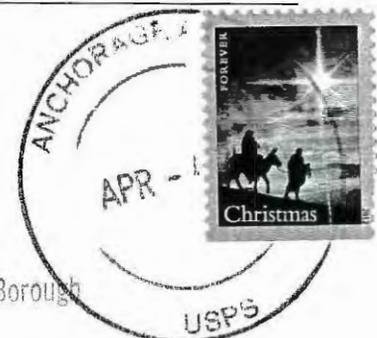
Comments: We live on property adjacent to Nancy Lake
and have property interests on a total of eight (8)
lots on Nancy Lake. We highly support the acquisition
of Tract 4, Nancy Lake Marina subdivision for the Warm Storage
 Signature: René J. Gonzalez Phone: (907) 495-2095 Fire Station

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

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MATANUSKA-SUSITNA BOROUGH
 Community Development
 Land Management Division
 350 East Dahlia Avenue
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Matanuska-Susitna Borough



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MAR 31 2015

COMMUNITY DEVELOPMENT

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PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

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Comments: I support the purchase of this building. I am a home
owner and a registered voter in Willow. My physical address is
20008 Willow Freshbrook Rd, Willow AK 99688. Faith Kolean

Signature:

[Handwritten Signature]

Phone:

315-2149

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

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MATANUSKA-SUSITNA BOROUGH
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 Land Management Division
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MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB006906)

Tax ID: 52375000T004

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received a request from MSB Department of Emergency Services to acquire land and the improvements thereon for purpose of the new Nancy Lake Warm Storage Fire Station. The request is supported by Mat-Su Borough Resolution Serial No. 15-029 which approved funding specific to the acquisition of Tract 4, Nancy Lake Marina subdivision. The property is located at Mile 64.4 of the Parks Highway, and provides an existing building suitable for much needed offices and training rooms for Willow firefighters. This acquisition is in support of improved fire and emergency services for the Willow area.

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 **April 27, 2015**. If you have questions about this request: call Nancy Cameron at B61-7848 between 8:00-5:00 M-F, or you may send an e-mail to: LMB@matsugov.us (PLEASE REFER TO MSB006906 WHEN SUBMITTING COMMENTS).

Comments: This purchase would be wonderful for the WVF0 and for our community. The old meeting rooms/office are in very poor condition and this is a fiscally responsible upgrade. Additionally, with the purchase of this property - we will be able to utilize the available \$600,000 grant.

Signature: Jamara J. Bauer Phone: 495-0744

(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
Here

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
 PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP



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

RECEIVED

APR - 1 2015

Community Development

FIRST CLASS

PUBLIC NOTICE

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Tax ID: 52375000T004

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Comments: I would like to show my support for the purchase of this property.

Signature: *David P. Bore* Phone: 495-0744

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

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 Palmer, Alaska 99645

25-11-10-D

APR - 1 2015

Community Development

FIRST CLASS

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Tax ID: 52375000T004

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Comments: I feel this acquisition will be good for the whole community of Willow, not just the residents of Nancy Lake.

Signature: Leech W. Bowe Phone: 907-495-0744

(If you need more space for comments please attach a separate sheet of paper.)
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Comments: I do not live near Nancy Lake but I feel the acquisition of this property is a crucial step in increasing fire service in the Willow area and will have community wide benefits. Including but not limited to - safer offices and training rooms for current responders and higher recruitment and retention of future responders.

Signature: Walter W. Kere Phone: 1-907-495-0744

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

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 Community Development
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 Palmer, Alaska 99645



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Community Development

FIRST CLASS

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Comments: I SUPPORT THE LAND PURCHASE FOR THE VIDEO
NEEDED FIRE STATION.

Signature: Stephanie Ruggieri Wilkins Phone: 495-6090

(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.

SCATTERED HAIRS
 Stephanie Ruggieri Wilkins
 PO Box 1172
 8796 N. Mike Ardaw Rd
 Willow, AK 99688

ANCHORAGE AK 995

31 MAR 2015 PM 1 T

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



Matanuska-Susitna Borough

APR 01 2015

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

Registered

MAR 31 2015

Community Development

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB006906)

Tax ID: 52375000T004

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received a request from MSB Department of Emergency Services to acquire land and the improvements thereon for purpose of the new Nancy Lake Warm Storage Fire Station. The request is supported by Mat-Su Borough Resolution Serial No. 15-029 which approved funding specific to the acquisition of Tract 4, Nancy Lake Marina subdivision. The property is located at Mile 64.4 of the Parks Highway, and provides an existing building suitable for much needed offices and training rooms for Willow firefighters. This acquisition is in support of improved fire and emergency services for the Willow area.

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Comments: I support the purchase of the building - I'm a voter.

Signature: Eva Edy Phone: 907-775-4557

(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

Matanuska-Susitna Borough
 MAR 31 2015
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AM 15-063

Adopted: 03/17/15

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-029

Copy

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A LOAN FROM THE FIRE SERVICE AREA REVOLVING LOAN FUND, FUND 605, IN THE AMOUNT OF \$200,000, TO THE WILLOW FIRE SERVICE AREA, FUND 258, TO PROVIDE THE FUNDS NECESSARY TO PURCHASE PROPERTY FOR THE NEW NANCY LAKE WARM STORAGE FIRE STATION.

WHEREAS, on December 2, 2014, with Ordinance Serial No. 14-167, the Matanuska-Susitna Borough Assembly accepted and appropriated a grant in the amount of \$600,000 from the Alaska State Department of Commerce, Community, and Economic Development for the purpose of building a new warm storage/fire station in the Nancy Lake area of Willow; and

WHEREAS, the land purchase is not included in the grant or the scope of work; and

WHEREAS, the Willow Fire Service Area does not have adequate funding in their fund balance to support utilizing those funds for land purchase; and

WHEREAS, the Willow Fire Service Area and several Borough staff members have identified a suitable location to purchase that includes a building and land at Mile 64.4 of the Parks Highway that would meet the needs of the Willow Fire Service Area and the Nancy Lake warm storage project; and

WHEREAS, the current Willow Fire Station office and training room building located at Mile 69.5 of the Parks Highway

AM15-063

is in major disrepair and it has been recommended that the building be demolished due to its age and potentially dangerous condition; and

WHEREAS, the Nancy Lake property at Mile 64.4 of the Parks Highway has a building that is suitable to inhabit and utilize as a temporary office and training rooms for Willow firefighters; and

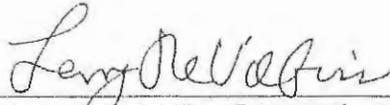
WHEREAS, without the necessary funding required to purchase a suitable location, the Nancy Lake warm storage fire station grant project will continue to be stalled.

NOW, THEREFORE, BE IT RESOLVED, that the Willow Fire Service Area, fund 258, shall borrow \$200,000 from the fire service area revolving loan fund.

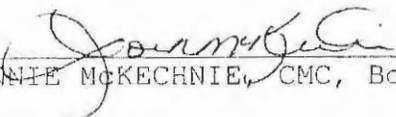
BE IT FURTHER RESOLVED, that the amount borrowed shall be repaid by the Willow Fire Service Area, fund 258, up to the amount actually loaned in accordance with MSB 5.15.020, commencing with repayments beginning in fiscal year 2017 and due annually for a 5-year term with an annual interest rate of zero as approved by the Assembly.

AM15-063

ADOPTED by the Matanuska-Susitna Borough Assembly this
17 day of March, 2015.


LARRY DeVLBISS, Borough Mayor

ATTEST:


LONNIE McKECHNIE, CMC, Borough Clerk
(SEAL)

PASSED UNANIMOUSLY: Sykes, Beck, Arvin, Colligan, Mayfield,
Doty, and Halter

AM 15-063

SUBJECT: Award of Proposal 15-107P, Willow Area Community Center Geothermal Heating System Design-Build to B.C. Excavating, LLC in the contract amount of \$142,000.00.

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY *for* JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Capital Projects Director	MB	5/13/15
	Finance Director	JW	5/14/15
	Borough Attorney	KS	
	Borough Clerk		

ATTACHMENT (S): Fiscal Note: Yes No
 Advertising: (1P)

SUMMARY STATEMENT: On April 13, 2015, the Matanuska-Susitna Borough issued solicitation 15-107P, soliciting proposals from qualified firms to design, furnish and install a geothermal heating system utilizing a ground source heat pump for the Willow Area Community Center Building and Library. The intent is the project is net energy cost savings realized to supplanting fuel oil costs with that of electrical power to operate the heat pumps.

In response to the advertising the Borough received one proposal which has been reviewed by the Capital Projects Department, Project Management Division and determined to be reasonable and within budget.

This contract will be monitored and administered by the Department of Capital Projects, Project Management Division. The project is expected to be completed by October, 2015.

RECOMMENDATION OF ADMINISTRATION: Award of **PROPOSAL 15-107P, WILLOW AREA COMMUNITY CENTER GEOTHERMAL HEATING SYSTEM DESIGN-BUILD** to **B.C. EXCAVATING, LLC** in the contract amount of **ONE HUNDRED FORTY TWO THOUSAND AND NO/100 DOLLARS (\$142,000.00)**.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 27, 2015

SUBJECT: Award of Proposal 15-107P, Willow Area Community Center Geothermal Heating System Design-Build to B.C. Excavating, LLC in the contract amount of \$142,000.00.

ORIGINATOR: PURCHASING

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT: <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$142,000	FUNDING SOURCE NAR Funds Grant
FROM ACCOUNT # 435,000.000.463.312	PROJECT # 10060
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>[Signature]</i>	CERTIFIED BY:
DATE: 5/14/15	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		142				
---------	--	------------	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		142				
TOTAL		142				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: **5/14/15**

MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645

ADVERTISEMENT

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Alaska Dispatch News		MATA 0070	APRIL 13, 2015
Frontiersman		CONTRACT	APRIL 14, 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
PROPOSAL #15-107P

WILLOW AREA COMMUNITY CENTER – GEOTHERMAL HEATING SYSTEM DESIGN/BUILD

The Matanuska-Susitna Borough is soliciting proposals from interested contractors to design, furnish and install a geothermal heating system utilizing a ground source heat pump for the Willow Area Community Center Building and Library located at 23557 W. Willow Community Center Circle at Milepost 70 of the Parks Highway. The intent of the project is net energy cost savings realized by supplanting fuel oil costs with that of electrical power to operate the heat pumps.

Proposal documents: are available **beginning APRIL 13, 2015** from the Purchasing Division, Matanuska-Susitna Borough, 350 Dahlia Ave., Palmer, AK 99645. Info: (907) 861-8601 Fax: (907) 861-8617, e-mail Purchasing@matsugov.us. (Magnitude of project: \$150,000.00) A document fee of \$5.00 will be charged for materials picked-up and \$10.00 for materials mailed. The proposal document may be available on the internet at www.matsugov.us.

Proposal closing: APRIL 27, 2015 @ 2:30 PM IN THE PURCHASING DIVISION

Proposal must be received in the Purchasing Division prior to the time fixed for closing of the proposal to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Disabled persons needing reasonable accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687 at least one week in advance of the meeting.

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 10, 2015	Requested by: SIGNATURE ON FILE	Approved by: SIGNATURE ON FILE
-------------------------	--	---------------------------------------

DEPARTMENT ACCOUNT NO.: 435.000.000.463.312 ~ 10060-1900-1910

SUBJECT: Award of Bid 15-142B, MSBSD HVAC Upgrades; 8 Schools to Wirtanen Commercial LLC, in the contract amount of \$2,838,995.00

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY *John Moosey* **JOHN MOOSEY, BOROUGH MANAGER:** *George DeLong*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>JM</i>	
	Capital Projects Director	<i>MB 5/13/15</i>	
	Finance Director	<i>DC 5/14/15</i>	
	Borough Attorney	<i>AS</i>	
	Borough Clerk	<i>PSM</i>	

ATTACHMENT (S) : Fiscal Note: Yes X No _____
 Advertising: (1p)
 Bid Analysis: (2p)

SUMMARY STATEMENT: On April 17, 2015, the Matanuska-Susitna Borough issued solicitation 15-142B, MSBSD HVAC Upgrades; 8 Schools, requesting bids from qualified contractors for upgrades to HVAC systems in Butte Elementary, Cottonwood Creek Elementary, Finger Lake Elementary, Goose Bay Elementary, Pioneer Peak Elementary, Snowshoe Elementary, Tanaina Elementary, and Willow Elementary Schools.

The advertising resulted in five bids being received to accomplish this work. The low responsive bid was submitted by Wirtanen Commercial LLC.

The contract for this work will be monitored and administered by

Capital Projects Department, Project Management Division. Work is expected to begin shortly after school year dismissal and be substantially complete by September 1, 2016.

In accordance with MSB Code 3.08.170.C.4, Administration seeks contract amendment authority of ten percent.

RECOMMENDATION OF ADMINISTRATION: Award of BID 15-142B, MSBSD HVAC UPGRADES; 8 SCHOOLS to WIRTANEN COMMERCIAL LLC in the contract amount of TWO MILLION EIGHT HUNDRED THIRTY EIGHT THOUSAND NINE HUNDRED NINETY FIVE AND NO/100 DOLLARS (\$2,838,995.00).

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: May 27, 2015
 SUBJECT: Award of Bid 15-142B, MSBSD HVAC Upgrades; 8 Schools to Wirtanen Commercial LLC in the contract amount of \$2,838,995.00

ORIGINATOR: PURCHASING

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT: YES <input checked="" type="radio"/> NO <input type="radio"/>
AMOUNT REQUESTED \$2,838,995	FUNDING SOURCE Bonds
FROM ACCOUNT # 400.000.000.4XX.XXX	PROJECT # 40199
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>Barbara Gungor</i>	CERTIFIED BY:
DATE: 5/14/15	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		2,839				
---------	--	-------	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		2,839				
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: *[Signature]* PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: _____ DATE: 5/14/15

**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 17 & 22, 2015
Frontiersman		CONTRACT	APRIL 21, 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 #15-142B
MSBSD HVAC UPGRADES; 8 SCHOOLS**

The Matanuska-Susitna Borough is soliciting bids to construct modifications to building controls systems and mechanical equipment at eight MSB schools. Schools included in this solicitation are Butte Elementary, Cottonwood Creek Elementary, Finger Lake Elementary, Goose Bay Elementary, Pioneer Peak Elementary, Snowshoe Elementary, Tanaina Elementary and Willow Elementary Schools. Work is to begin immediately after Notice to Proceed has been issued and shall be substantially complete by July 29th, 2016.

Bid documents are available **beginning APRIL 17, 2015** from the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For information call (907) 861-8601, Fax (907) 861-8617. This bid document may be available on the internet at www.matsugov.us. Cost of bid documents picked up \$5.00; if mailed, \$10.00.

Pre-bid/Site Visit: April 27, 2015 @ 10:00 AM in the P2 Conference Room

Bids opens: MAY 4, 2015 at 2:00 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 16, 2015	Requested by: Signature on File	Approved by: Signature on File
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DEPARTMENT ACCOUNT NO.: 400.000.000.463.940 ~ 40199-1000-1004

PRELIMINARY RESULTS

**MATANUSKA-SUSITNA BOROUGH
 BID #15-142B
 MSBSD HVAC UPGRADES; 8 SCHOOLS**

ANALYSIS SHEET

BIDDER		Ameresco	Wirtanen Gen	Electrical/Int'l.
Signed Bid Form		✓	✓	✓
Receipt of Addendum (#2)		✓	✓	✓
Bid Guarantee		BB	BB	BB
LINE ITEM	DESCRIPTION	BID PRICE	BID PRICE	BID PRICE
1.	Base Bid	\$ 1,603,169.84	\$ 1,594,320.00	\$ 1,765,700.00
Alt 1	Auxiliary Air Handlers	\$ 853,061.71	\$ 875,500.00	\$ 1,041,600.00
Alt 2	Fan Coils, Four Box Schools	\$ 480,211.27	\$ 449,275.00	\$ 429,700.00
Alt 3	Finger Lake Replacement of Hydronic Piping	\$ 167,410.78	\$ 235,600.00	\$ 334,500.00
Alt 4	Three Ramp Schools	\$ 918,437.40	\$ 795,400.00	\$ 1,219,300.00

RECOMMENDATION: All Bids taken under advisement

PURCHASING OFFICER	ASST PURCHASING OFFICER	BUYER	CONST PROCUREMENT SPECIALIST
DATE	WITNESS	WITNESS	WITNESS

Am15-065

PRELIMINARY RESULTS

**MATANUSKA-SUSITNA BOROUGH
 BID #15-142B
 MSBSD HVAC UPGRADES; 8 SCHOOLS**

ANALYSIS SHEET

ATS

BIDDER		<i>Frawner Corp.</i>	<i>Jacob Noel</i>	
Signed Bid Form		✓	✓	
Receipt of Addendum (#2)		✓	✓	
Bid Guarantee		<i>BB</i>	<i>BB</i>	
LINE ITEM	DESCRIPTION	BID PRICE	BID PRICE	BID PRICE
1.	Base Bid	\$ 1,567,043.00	\$ 1,783,698.00	
Alt 1	Auxiliary Air Handlers	\$ 802,322.00	\$ 965,183.00	
Alt 2	Fan Coils, Four Box Schools	\$ 399,507.00	\$ 357,080.00	
Alt 3	Finger Lake Replacement of Hydronic Piping	\$ 297,475.00	\$ 279,032.00	
Alt 4	Three Ramp Schools	\$ 978,085.00	\$ 980,971.00	

RECOMMENDATION: All Bids taken under advisement

Am 15-065

 PURCHASING OFFICER
5/11/15
 DATE

[Signature]
 ASST PURCHASING OFFICER

[Signature]
 WITNESS

[Signature]
 BUYER

[Signature]
 CONST PROCUREMENT SPECIALIST

 WITNESS

SUBJECT: THE REQUEST IS TO VACATE PUBLIC RIGHTS-OF-WAY (ROWS) RECORDED AT BOOK 85 PAGE 85-86; BOOK 94 PAGE 886-888; BOOK 202, PAGES 583-584; BOOK 203, PAGE 379 -381; BOOK 795, PAGE 411-416; AND SOUTH WAY (AKA HANKS CIRCLE); AND FOUR UTILITY EASEMENTS DEDICATED ON HANKS SUBDIVISION (PLAT #72-61). ALL THE ABOVE LYING WITH THE PROPOSED GRANITE RIDGE SUBDIVISION, SECTION 19, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA. ASSEMBLY DISTRICT 1: JIM SYKES

AGENDA: JUNE 2, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY ^{for} JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator	JP	
	Planning Director	GP	
	Borough Attorney	JS	
	Borough Clerk		

ATTACHMENT (S) : Fiscal Note: Yes _____ No X
 Minutes (2 pages)
 Notification of Action (8 pages)
 Vicinity Map (1 page)
 Vacation Map (1 page)

REASON FOR REQUEST: *The request is to vacate the public right of ways (ROW) and eliminate utility easements within the proposed Granite Ridge Subdivision to excise unused easements and dedications on the property and allow for equal or better access via ROW dedications and utility easements to serve the proposed lots and adjacent properties.*

SUMMARY STATEMENT: On May 7, 2015 (written decision May 10, 2015), the Platting Board approved the preliminary plat of Granite Ridge Subdivision and the vacation of six public ROWs and elimination of four utility easements located on the property. Some of the ROWs were for Center Street which will be replaced by dedications on the plat. Other ROW easements provided access to waiver parcels which are being platted as lots within the proposed Granite Ridge Subdivision plat. The ROWs and utility easements will be replaced with equal or better access via dedications on the Granite Ridge plat, as required by MSB 43.15.035(A)(1)(c).

RECOMMENDATION OF ADMINISTRATION: Staff recommends the assembly approve the ROW vacations and utility easement eliminations as the Platting Board's decision to vacate is consistent with MSB 43.15.035(A)(1)(c) as equal or better access will be provided by the plat of Granite Ridge and MSB 43.15.032, the Platting Board consented to the elimination of the utility easements and findings of fact support the eliminations. Vacations are pursuant to AS 29.40.120 through 29.40.160 and MSB 43.15.032 and 43.15.035.

D. GRANITE RIDGE

Sloan Von Gunten (Secretary)

- Stated that 68 public hearing notices were mailed out on April 16, 2015, to this date there has been 2 returns, no objections, no non-objections, and 1 concern.

Peggy Horton (Platting Technician)

- Gave an overview on the case.
- Would like to remove recommendation C2.

Diana Sorensen (Chairman)

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

Philip Somervell (Owner of Lot 1 in Whispering Hills N.)

- Concerned on the rural area and the changes that will take place when the subdivision is being developed.
- Concerned on the gravel pit in the area and if it will be extended.
- Concerned on buffers for the lots.

Kaarle Strailey (Resident on Center Street)

- Concerned on the building of the subdivision, would like to see more wooded area.

Ellen VandeVisse (Owner of C2, Township 18 North, Range 02 East, Section 19)

- Concerns on the wildlife in the area.
- Concerns of the increasing density and the building of new subdivisions in the area.
- Talked about the wetlands on the surrounding property area.
- Concerned that the gravel pit will expand.

Diana Sorensen (Chairman)

- Closed the public hearing.

Gary LoRusso (Petitioner's Representative) & Ken Kincaid (Petitioner)

- Answered previous concerns and questions on the subdivision and gave a brief explanation on the design of the plat.
- Has been working with DOT and capital projects on the design of the subdivision plat.
- Agrees with the changes to the recommendations.

MOTION:

- Dr. Buck moved to approve to change the road name to Granite Ridge Road on that portion of Center Street west of the proposed four-way intersection with the new Granite Ridge Road, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 6 findings.

10F2

MOTION:

- Mr. Zimmerman moved to approve the vacation of public rights-of-way recorded at Book 85, Page 85-86; Book 94, Page 886-888; Book 202, Page 583-584; Book 203, page 379-381; Book 795, Page 411-416; and South Way (aka Hanks Circle), dedicated on Hanks Subdivision (Plat #72-61) for Granite Ridge, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 7 findings.

MOTION:

- Mr. Marty Van Diest moved to approve the preliminary plat of Granite Ridge, variance to MSB 43.15.140, Physical Access, SCM A13.3(b)(2), to allow the intersection spacing between the proposed Granite Ridge Road and the existing Center Street to be less than 330', and the elimination of utility easements granted on Hanks Subdivision (plat #72-61) for Granite Ridge, seconded by Dr. Buck. Remove recommendation #C2 and Add C16.

RECOMMENDATIONS:

- Remove #C2.
- Add #C16: Renumber blocks to follow block definition protocol.

DISCUSSION:

- Mr. Marty Van Diest talked about the rural area and how the valley is growing.

VOTE:

- The motion passed with all in favor. There are 18 findings.

TIME: 10:02 A.M.

CD: 01:26:51

BREAK

TIME: 10:13 A.M.

CD: 01:38:12

E. THE TERRACE AT THE RANCH

Sloan Von Gunten (Secretary)

- Stated that 90 public hearing notices were mailed out on April 16, 2015, to this date there has been 3 returns, 1 objection, 2 non-objections, and no concerns.

Peggy Horton (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.

Beth Fread (Owner of A2 in Duterrow Subdivision)

2072



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

May 12, 2015

NOTIFICATION OF ACTION

Ken Kincaid
PO Box 2444
Palmer, AK 99645

RE: GRANITE RIDGE

CASE: 2015-068

Action taken by the Platting Board on May 7, 2015 is as follows:

THE ROAD NAME CHANGE TO GRANITE RIDGE ROAD ON THE PORTION OF CENTER STREET WEST OF THE PROPOSED FOUR WAY INTERSECTION WITH THE NEW GRANITE RIDGE ROAD, AND
THE VACATION OF PUBLIC RIGHTS-OF-WAY RECORDED AT BOOK 85, PAGE 85-86; BOOK 94, PAGE 886-888; BOOK 202, PAGE 583-584; BOOK 203, PAGE 379-381; BOOK 795, PAGE 411-416; AND SOUTH WAY (AKA HANKS CIRCLE), DEDICATED ON HANKS SUBDIVISION (PLAT #72-61) AND
THE PRELIMINARY PLAT OF GRANITE RIDGE, VARIANCE TO MSB 43.15.140, PHYSICAL ACCESS, SCM A13.3(B)(2), TO ALLOW THE INTERSECTION SPACING BETWEEN THE PROPOSED GRANITE RIDGE ROAD AND THE EXISTING CENTER STREET TO BE LESS THAN 330', AND THE ELIMINATION OF UTILITY EASEMENTS GRANTED ON HANKS SUBDIVISION (PLAT #72-61) FOR GRANITE RIDGE, WAS APPROVED, AND WILL EXPIRE ON MAY 12, 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

Gary LoRusso, PLS
Keystone Surveying
Palmer, AK 99645

Julie Real
10900 E. Yarrow Rd
Palmer, AK 99645

Philip Somervell
4700 N. McKean Dr.
Palmer, AK 99645

Kaarle Strailey
PO Box 396
Palmer, AK 99645

Ellen VandeVisse
PO Box 2905
Palmer, AK 99645

Eric Siebels
1945 N. Salem Dr.
Anchorage, AK 99508

David & Yolond Ward
PO Box 378
Palmer, AK 99645

Edward Hanks
2933 N. Kobuk Ave.
Fairbanks, AK 99709

CONDITIONS of APPROVAL for ROAD NAME CHANGE:

The Platting Board approved the road name change to Granite Ridge Road on that portion of Center Street west of the proposed four-way intersection with the new Granite Ridge Road, contingent upon the following:

A1. Install street signs at the intersection of Granite Ridge Road and Center Street to indicate the road name change.

FINDINGS for ROAD NAME CHANGE:

A1. The road name change request is pursuant to MSB 11.20.120(B)(2), the street alignment is changed by new construction, which is the case with the realignment of Center Street to end at a four-way intersection with the proposed Granite Ridge Road.

A2. Per MSB 11.20.120(A)(1)(b) a street name may be changed by petition from the owners of a majority of the number of lots adjacent to a street and Mr. Kincaid petitioned the borough for the road name change.

A3. Staff calculated there are 13 parcels containing some sort of frontage on the portion of Center Street that will have a name change. Mr. Kincaid owns 7 of those parcels; therefore he is owner of a majority of the number of lots adjacent to the street.

A4. There are no objections to the road name change from borough departments, outside agencies or the public.

A5. Noticing of the street name change was published as required in MSB 11.20.120(C).

A6. Platting Staff will prepare a letter notifying the appropriate agencies of the road name change.

CONDITIONS of APPROVAL for RIGHT-OF-WAY VACATIONS:

The Platting Board approved the vacation of public rights-of-way recorded at Book 85, Page 85-86; Book 94, Page 886-888; Book 202, Page 583-584; Book 203, page 379-381; Book 795, Page 411-416; and south Way (aka Hanks Circle), dedicated on Hanks Subdivision (Plat #72-61) for Granite Ridge, contingent upon the following:

B1. Obtain assembly approval of the vacations within 30 days of Platting Board's written Notification of Action.

B2. Record a vacation resolution of the public use easements. Graphically show on the final plat, the vacation of South Way.

B3. Submit recording fee, payable to the State of Alaska, DNR.

FINDINGS for RIGHT-OF-WAY VACATIONS:

B1. The vacations are pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035 *Vacations*.

B2. The vacations are consistent with MSB 43.15.035(A)(1)(c), the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.

B3. The following vacations were requested and reviewed by the Platting Board:

- a. ROW recorded at Book 85, Pages 85 & 86.
- b. ROW recorded at Book 94, pages 886-888.
- c. ROW recorded at Book 202, Pages 583 & 584.
- d. ROW recorded at Book 203, Page 379-381.
- e. ROW recorded at Book 795, Pages 411-413.
- f. ROW recorded at Book 795, Pages 414-416.
- g. South Way, aka Hanks Circle, dedicated on Hanks Subdivision (Plat 72-61).

B4. Ralph Hulbert, owner of Parcel C6, objects to the vacation of right-of-way which provides access to the northern boundary of his parcel (South Way, aka Hanks Circle and Book 94, Page 888). He states the northern portion of his property is inaccessible from the south due to topography but is easily accessed from the north.

B5. MSB 43.15.035, *Vacations*, states the assembly shall not routinely approve any vacation of a public interest in land where objections to the vacation are made by persons with an interest in land adjacent to or affect by the vacation, excepting if the beneficiary of an easement refuses to authorize a vacation, the assembly may approve the vacation if the following conditions are met: (a) there are currently no existing improvements within the subject easement of the easement beneficiary or a portion of the easement will remain which includes the improvements; (b) if necessary a substitute easement is provided by document on the plat; and (c) findings of fact support granting the vacation. Staff notes the easement is not constructed, construction is limited by topographical constraints, and access to C6 is available via Buroker Circle, a 50' wide public use easement granted in 1979. Staff also notes MSB 43.20.100, *Access Required*, states access to adjoining lands does not have to be provided where legal and constructible alternative access is available.

B6. Assembly approval of the vacation is required per MSB 43.15.035, *Vacations*.

B7. Appeals from decision of the platting board may be made under the provisions of MSB 15.39 per MSB 43.35.015(A).

CONDITIONS of APPROVAL for PRELIMINARY PLAT, VARIANCE AND UTILITY EASEMENT ELIMINATIONS:

The Platting Board approved the preliminary plat of Granite Ridge, variance to MSB 43.15.140, Physical Access, SCM A13.3(b)(2), to allow the intersection spacing between the proposed Granite Ridge Road and the existing Center Street to be less than 330', and the elimination of utility easements granted on Hanks Subdivision (plat #72-61) for Granite Ridge, contingent upon the following:

C1. Obtain assembly approval of the utility easement eliminations within 30 days of Platting Board's written Notification of Action.

C2. Construct Granite Ridge Road and the realignment of Center Street to residential standard. Submit construction cost estimate, schedule pre-construction meeting with Capital Projects Engineer, pay inspection fee, and obtain Notice to Proceed. 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.

- C3. Provide evidence that the roads are constructed within the rights-of-way as required by MSB 43.20.140.
- C4. Obtain the borough's final acceptance of all the road improvements required.
- C5. Provide utility easements to allow for utility service to all lots.
- C6. Relocate Lot 2, Block 4 driveway from Farm Loop to a lesser standard road. Obtain a driveway permit prior to reconstruction of the driveway.
- C7. Apply for an approach road review from ADOT&PF for Farm Loop intersection with Granite Ridge Road.
- C8. Move the curve return dedication on the west end of Granite Ridge Road to the eastern boundary of the section line easement.
- C9. Record a resolution for the elimination of the utility easements.
- C10. Submit final plat in full compliance with Title 43.
- C11. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat per 43.15.053(A).
- C12. Provide updated Certificate to Plat executed within 90 days, prior to recording plat per MSB 43.15.053(E).
- C13. 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.
- C14. Submit recording fee, payable to the State of Alaska, DNR.
- C15. Renumber blocks to follow block definition protocol.

FINDINGS for PRELIMINARY PLAT, VARIANCE AND UTILITY EASEMENT ELIMINATIONS:

- C1. The plat of Granite Ridge is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.015 Preliminary Plat with the submittal of a variance from MSB 43.20.140, *Physical Access*, SCM A13.3(b)(2).
- C2. Mr. Giddings stated, "Based on the test hole data and my observation of topography, 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 lots in conformance with Matanuska Susitna Borough Subdivision Regulations, Title 43.20.280."
- C3. The internal roads will be constructed to residential standards.
- C4. Center Street will be realigned to meet a 4-way intersection with the proposed Granite Ridge Road.

C5. A variance from MSB 43.20.140, *Physical Road Access* was submitted and presented to the Platting Board to allow the intersection spacing on Farm Loop between the proposed Granite Ridge Road and the existing Center Street to be less than 330'.

- A. The granting of the variance shall not be detrimental to the public health, safety, welfare or to adjacent property because:

To the contrary, the granting of this variance will be beneficial to the general public and neighboring properties. The public is benefited by a new and upgraded approach onto Farm Loop Road at a location that provides for greater sight distance views. A part of this subdivision request is the proposal to change the name of the approximate west 2/3rd of Center Street to the Proposed Granite Ridge Road. This westerly section which is now built to "Pioneer Standards" will be upgraded to "Residential Standards". In addition, a 660' long portion of existing Center Street PUE is only 30' wide. With the approval of this variance, the subdivision can proceed and the full 60' wide PUE can be obtained to correct this inadequacy. If this variance is not granted it is unlikely that any upgrades or redevelopment will take place.

As to the question of impact to adjacent properties, the house on Lot 1C Block 1 Hanks Subdivision is built only 15' away from this ROW. The removal of through traffic from Center Street in the area will significantly reduce the dust and air quality in their front yard. The owner of Lot 1 Block 2 (adjacent owner) sold me the easement to locate this proposed new road and the owners of Lot 3 Block 2 provide the utility easement to allow this to happen. So clearly the adjacent property owners support this proposal. In addition, I have agreed to provide every one of the existing lot owners with a new mail box in the proposed Cluster Mail Boxes I will locate at the beginning of this new road. Providing mail boxes will ensure that virtually all of the subdivision home owners will opt for taking the new Granite Ridge Road to check their mail. This will significantly reduce the amount of traffic on the Center Street and that intersection with poor sight distance.

- B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought because:

What we are pointing out are particular conditions unique to this request. Center Street was constructed to Pioneer Standards and was poorly placed from a sight distance visibility standpoint on the curve of Farm Loop Road. With the addition of potentially 22 new homes on this street, the sight distance will be an even greater concern. This is why the State of Alaska DOT prefers the proposed Granite Ridge Road intersection with Farm Loop Road and once completed The State DOT will view Center Street as more of a driveway serving less than 4 homes. As mentioned above, by connecting Granite Ridge Road with the westerly section of Center Street it will remove virtually all of the existing and proposed traffic away from the Center Street/Farm Loop intersection and instead direct it to the proposed Granite Ridge/Farm Loop intersection. The State of Alaska prefers the traffic going to a safer intersection rather than funneling even greater traffic onto an already inadequate Center Street Intersection.

- C. 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 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.

The undue substantial hardship to the property, which I define as the proposed subdivision is the lack of adequate access. While it is true this property has legal access, it is physically limited for the reasons discussed above. And the inadequate sight distance visibility at the existing Center Street/Farm Loop intersection is caused by the curve of Farm Loop Road.

When we first proposed this subdivision, one of our first steps was to get with the State of Alaska DOT to determine the best way to handle to increased traffic and how that interacts with Farm Loop Road (State Road). After several meeting, it was determined that acquiring a new entrance point into the subdivision with a superior sight distance was the best solutions for all parties involved. The State of Alaska would view the old Center Street traffic as more like a driveway serving 4 or less homes. Given that we are also offering to provide mail boxes on Granite Ridge Road, all of the homeowners will take the new road over the old one. In fact I suspect that once the proposed Granite Ridge Road is completed only two homes will continue to use the Old Center Street for access to their homes. That is huge benefit to the public safety.

C6. Center Street and the proposed Granite Ridge Road are approximately 250 feet apart, center line to center line.

C7. Staff's support of the variance is contingent upon removal of the Lot 2, Block 4 driveway from Farm Loop.

C8. Farm Loop is managed by ADOT&PF, who did not object to the variance and requested no direct access to Farm Loop from Lot 2.

C9. The Capital Projects engineer objected to approval of the variance based on safety concerns, but deferred to ADOT&PF.

C10. The speed limit on N. Farm Loop in this area is 45 MPH.

C11. Access points to streets are the main source of accidents and congestion. Limiting or, where possible, eliminating driveways within the functional area of an intersection (upstream and downstream) helps reduce the number of decisions motorists must make while traveling through an intersection and improves safety in the vicinity of an intersection according to the U.S. Department of Transportation, Access Management in the Vicinity of Intersections Technical Summary, dated Feb 2010.

C12. Assembly approval of the utility eliminations is required per MSB 43.15.035, *Vacations*.

C13. The following utility easement eliminations were requested and reviewed by the Platting Board.

- a. Utility easement recorded at Book 85, Page 85 & 86
- b. Utility easement recorded at Book 94, Page 886-888
- c. Utility easement and anchor easement granted on Hanks Subdivision (Plat 72-61) within the dedication area of Granite Ridge Road at the intersection with Farm Loop.
- d. Utility easement and anchor easement granted on Hanks Subdivision (Plat 72-61) adjoining South Way.

- e. Utility easement granted on Hanks Subdivision (Plat 72-61) within the dedication of the curvilinear realignment of Center Street.

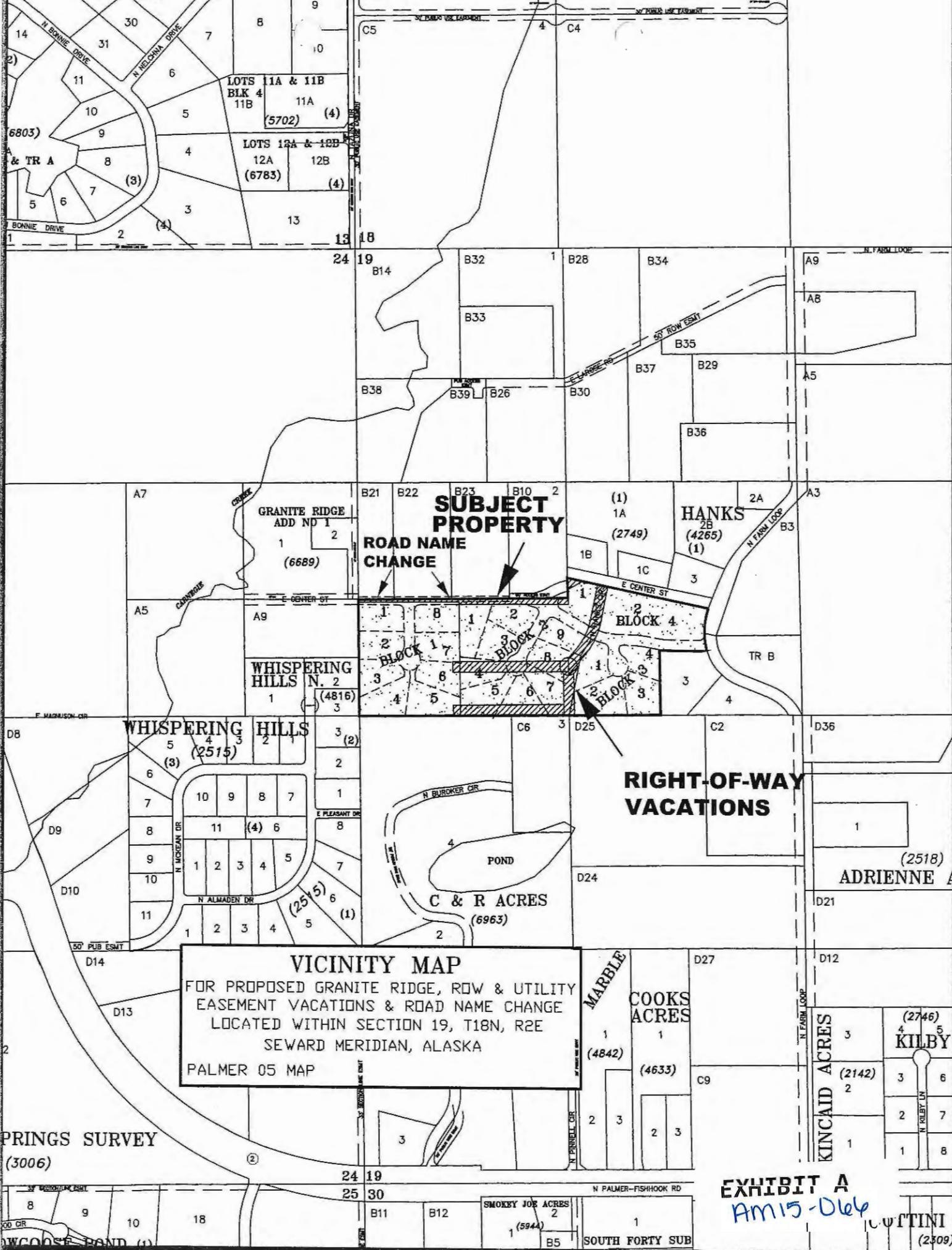
C14. The utility easements being eliminated do not contain any utilities or structures.

C15. Utility easements are being eliminated only within the boundary of Granite Ridge Subdivision, not on adjoining properties.

C16. New 15' utility easements are being granted adjoining new roads

C17. Eric Siebels, (owner of Tax Parcel B35) is concerned about the development on the lots and would rather see single family homes on 3 to 5 acre lots rather than high density housing. Staff notes development of the lots is not addressed in Title 43.

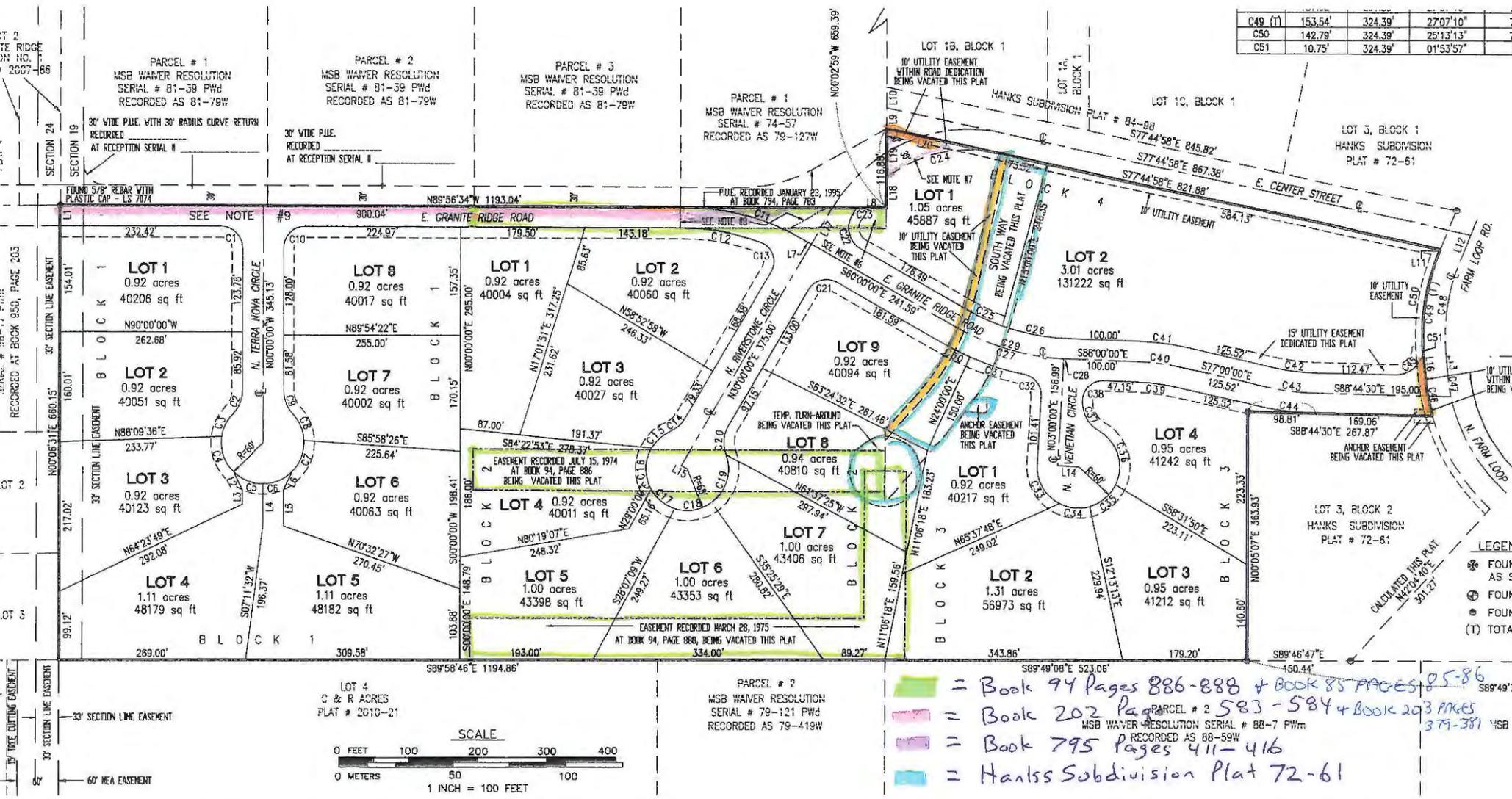
C18. David & Yolond Ward (owners of Tax Parcel B22) request that the road plan include periodic speed bumps appropriate to enforce the posted speed limit of 25 MPH. Staff notes speed bumps are not a requirement of the Subdivision Construction Manual.



VICINITY MAP
 FOR PROPOSED GRANITE RIDGE, ROW & UTILITY
 EASEMENT VACATIONS & ROAD NAME CHANGE
 LOCATED WITHIN SECTION 19, T18N, R2E
 SEWARD MERIDIAN, ALASKA
 PALMER 05 MAP

EXHIBIT A
Am 15-064

C49 (T)	153.54'	324.39'	2707'10"	7
C50	142.79'	324.39'	25'13'13"	7
C51	10.75'	324.39'	01'53'57"	7



- = Book 94 Pages 886-888 + Book 85 Pages 85-86
- = Book 202 Pages 583-584 + Book 203 Pages 379-381
- = Book 795 Pages 411-416
- = Hanks Subdivision Plat 72-61
- = Utility easement vacations (HANKS SUBDIVISION PLAT 72-61)

EXHIBIT D-8
 PM 15-0100

SUBJECT: Award of Bid 15-124B, Roof Replacements/Modifications; 4 Schools, to Consolidated Enterprises, Inc. in the contract amount of \$2,537,860.00.

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY *for* JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Capital Projects Director	MB	5/13/15
	Finance Director	JCL	5/14/15
	Borough Attorney	NS	
	Borough Clerk		

ATTACHMENT (S): Fiscal Note: Yes X No _____
 Advertising: (1P)
 Bid Analysis: (2p)

SUMMARY STATEMENT: On April 13, 2015, the Matanuska-Susitna Borough issued solicitation 15-124B seeking bids from qualified contractors to replace or modify roofs, roof drains, parapets and flashings at Palmer High School, Cottonwood Creek Elementary School, Palmer Junior Middle School, and Pioneer Peak Elementary School. As a result of the advertising, the Borough received four bids. The lowest bidder discovered an error in their bid, so the award recommendation is being made to the next low, responsive bidder, Consolidated Enterprises, Inc.

This contract will be monitored and administered by the Capital Projects, Project Management Division. Work is expected to begin as soon as school is dismissed with substantial completion

scheduled for August 11, 2015 and final completion obtained by September 1, 2105.

In accordance with MSB Code 3.08.170.C.4, Administration seeks contract amendment authority of ten percent.

RECOMMENDATION OF ADMINISTRATION: Award of **BID 15-124B, ROOF REPLACEMENTS/MODIFICATIONS; 4 SCHOOLS to CONSOLIDATED ENTERPRISES, INC.** in the contract amount of **TWO MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND EIGHT HUNDRED SIXTY AND 00/100 DOLLARS (\$2,537,860.00).**

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 27, 2015

SUBJECT: Award of Bid 15-124B, Roof Replacements/Modifications; 4 Schools, to Consolidated Enterprises, Inc. in the contract amount of \$2,537,860.00.

ORIGINATOR: PURCHASING

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
AMOUNT REQUESTED: \$2,537,860	FUNDING SOURCE: Bonds
FROM ACCOUNT # 400.000.000.463.312	PROJECT # 40177-1000-1004
TO ACCOUNT:	PROJECT #
VERIFIED BY: <i>Barbara Bunge</i>	CERTIFIED BY:
DATE: 5-14-15	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		2,537				
---------	--	-------	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		2,537				
TOTAL		2,537				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: *[Signature]* DATE: 5/14/15

**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 13 & 15, 2015
Frontiersman		CONTRACT	APRIL 14, 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 #15-124B
ROOF REPLACEMENTS/MODIFICATIONS; 4 SCHOOLS**

The Matanuska-Susitna Borough (MSB) requests bids from interested contractors to construct roofing systems at Palmer High, Cottonwood Creek Elementary, Palmer Junior Middle, and Pioneer Peak Elementary within the Mat-Su Borough School District. Contractors will conduct work per the specifications and drawings provided.

Bid documents are available **beginning April 13, 2015** from the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For information call (907) 861-8601, Fax (907) 861-8617. This bid document may be available on the internet at www.matsugov.us. Cost of bid documents picked up \$10.00; if mailed, \$15.00.

Bids open: **April 30, 2015 at 2:00 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: 4-10-15	Requested by: Signature on File	Approved by: Signature on File
---------------	------------------------------------	-----------------------------------

DEPARTMENT ACCOUNT NO.: 400.000.000.463.312 ~40177-1000-1004

Am15-067

AM 15-067

MATANUSKA-SUSITNA BOROUGH
BID #15-124B
Roof Replacements/Modifications; 4 Schools

ANALYSIS SHEET

BIDDER		<i>Wolverine Supply</i>	<i>Earhart Roofing</i>	<i>Consolidated Ent</i>
Signed Bid Form		✓	✓	✓
Receipt of Addendum (#) <i>1-7</i>		✓	✓	✓
Bid Guarantee		<i>BB</i>	<i>BB</i>	<i>BB</i>
LINE ITEM	DESCRIPTION	BID PRICE	BID PRICE	BID PRICE
1.	Base Bid:	<i>\$ 1,587,000.00</i>	<i>\$ 2,100,000.00</i>	<i>\$ 1,928,670.00</i>
Add Alt #1	Pioneer Peak Elementary School	<i>\$ 517,000.00</i>	<i>\$ 675,000.00</i>	<i>\$ 609,190.00</i>

RECOMMENDATION: All Bids taken under advisement

PURCHASING OFFICER

ASST PURCHASING OFFICER

BUYER

CONST PROCUREMENT SPECIALIST

DATE

WITNESS

WITNESS

WITNESS

AM 15-067

MATANUSKA-SUSITNA BOROUGH
BID #15-124B
Roof Replacements/Modifications; 4 Schools

ANALYSIS SHEET

BIDDER		<i>Rain Proof Rating</i>		
Signed Bid Form		✓		
Receipt of Addendum (#) <i>1-7</i>		✓		
Bid Guarantee		<i>BB</i>		
LINE ITEM	DESCRIPTION	BID PRICE	BID PRICE	BID PRICE
1.	Base Bid:	<i>\$ 2,481,000.00</i>		
Add Alt #1	Pioneer Peak Elementary School	<i>\$ 725,000.00</i>		

RECOMMENDATION: All Bids taken under advisement

PURCHASING OFFICER

DATE

5/11/15

[Signature]

ASST PURCHASING OFFICER

WITNESS

[Signature]

BUYER

WITNESS

[Signature]

CONST PROCUREMENT SPECIALIST

WITNESS

SUBJECT: Approval of a contract amendment for Purchase Order 2014-4340 in the amount of \$200,008.98 to Matanuska Telephone Association for the Bogard Road Extension East, Project No. 35299.

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY *for* JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Capital Projects Director	UMB	5/13/15
	Finance Director	JCM	5/14/15
	Borough Attorney	MS	
	Borough Clerk		

ATTACHMENT (S) : Fiscal Note: Yes No
 Attachments Cost Estimate(1 pp)

SUMMARY STATEMENT: Assembly approval of contract amendments (change orders) is required by MSB 3.08.170(C). For contracts with an original award value greater than \$100,000 up to \$500,000; a contract amendment or change order, or cumulative contract amendments or change orders, that will cause the total contract amount, as amended, to exceed 125 percent of the original contract award, or to increase the original contract by \$100,000, whichever is less.

On June 18, 2014, the Matanuska-Susitna Borough approved a contract to construct the Bogard Road Extension East, Phase I project. In order to facilitate this construction, existing telephone, cable and other utilities require relocation.

On June 27, 2014, the Matanuska-Susitna Borough approved a

contract to with Matanuska Telephone Association (MTA) to relocate their utilities for the project. The original contract with MTA, PO 2014-4340, provided \$406,326.00 for utility relocation services for Phase I.

Staff now requests Change Order No. One (1) which includes an estimated total cost to the Matanuska-Susitna Borough of \$200,008.98 for Phase II relocation services near the Colony High and Colony Middle Schools.

If approved, this change order will increase the total contract amount to \$606,334.98 for both Phases of the project.

RECOMMENDATION OF ADMINISTRATION: Recommend approval of a **CONTRACT AMENDMENT** for **PURCHASE ORDER 2014-4340** in the amount of **\$200,008.98** to **MATANUSKA TELEPHONE ASSOCIATION** for **BOGARD ROAD EXTENSION EAST**, Project No. 35299.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: May 27, 2015

SUBJECT: SUBJECT: Approval of a contract amendment for Purchase Order 2014-4340 in the amount of \$200,008.98 to Matanuska Telephone Association for the Bogard Road Extension East, Project No. 35299.

ORIGINATOR: Pierre Stragier

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$200,008.98	FUNDING SOURCE State Grant
FROM ACCOUNT # 430.000.000.4XX.XXX	PROJECT # 35299
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>Barbara Brought</i>	CERTIFIED BY:
DATE: 5-14-15	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		200				
---------	--	-----	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds		200				
Other						
TOTAL		200				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *S.E. Lyt* DATE: 5/14/15

MATANUSKA TELEPHONE ASSOCIATION, INC. COST ESTIMATE

TO: MSB
FROM: Robbie Nash
DATE: May 8, 2015
SERVICE ORDER #: _____
WORK ORDER #: 21898
WORK ORDER DESCRIPTION: Bogard Relocate Ph II

<u>LABOR</u>	<u>Total Cost</u>
Placing	90,341.61
Splicing	25,530.11
Engineering	27,329.82
Other:	40,703.72
TOTAL LABOR	\$183,905.26
<u>MATERIALS</u>	
Placing & Splicing	16,103.72
TOTAL MATERIALS	\$16,103.72
ROW COST	0.00
TOTAL COST	\$200,008.98

RIGHT OF WAY INFORMATION

- MTA TO OBTAIN
- CUSTOMER TO OBTAIN PRIVATE R/W
- MTA TO OBTAIN FOR CUSTOMER

TYPE OF PLANT: _____

SUMMER CONSTRUCTION YES NO

ADDITIONAL COMMENTS: This work order is to relocate MTA facilities in conflict with the proposed MSB Bogard Rd Extension Phase II.

SUBJECT: Approval of a contract amendment for Purchase Order 2014-1773 in the amount of \$162,898.13 to Matanuska Telephone Association for the Trunk Road Extension South project, Project No. 35402.

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY *for* JOHN MOOSEY, BOROUGH MANAGER: *George [Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator: Bob Walden	B.W. 5/13/15	
	Capital Projects Director	MB 5/13/15	
	Finance Director	JCL	5/14/15
	Borough Attorney	NS	
	Borough Clerk	<i>[Signature]</i>	

ATTACHMENT(S): Fiscal Note: Yes No
 Attachments (6 pp)

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.

On February 8, 2007, the Matanuska-Susitna Borough issued a contract to design an access road to Machtetanz School, known as the Trunk Road Extension South project. In order to facilitate the construction, existing telephone, cable and other utilities require relocation. The Matanuska Telephone Association (MTA) has agreed to relocate their utilities for the project in accordance with the attached Cost Estimate, which includes an estimated total cost to the Matanuska-Susitna Borough of

\$162,898.13 for relocation. The original contract with MTA (PO 2014-1773) provided \$5,000 for utility design services.

If approved, this change order will increase the total contract amount to \$167,898.13.

RECOMMENDATION OF ADMINISTRATION: Recommend approval of a **CONTRACT AMENDMENT** for **PURCHASE ORDER 2014-1773** in the amount of **\$162,898.13** to **MATANUSKA TELEPHONE ASSOCIATION** for the **TRUNK ROAD EXTENSION SOUTH PROJECT, Project No. 35402.**

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: May 27, 2015

SUBJECT: SUBJECT: Approval of a contract amendment for Purchase Order 2014-1773 in the amount of \$162,898.13 to Matanuska Telephone Association for the Trunk Road Extension South project, Project No. 35402.

ORIGINATOR: Bob Walden

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED \$162,898.13	FUNDING SOURCE Bond
FROM ACCOUNT # 430.000.000.4xx.xxx	PROJECT # 35402
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>Barbara Baunget</i>	CERTIFIED BY:
DATE: 5/14/15	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		162.9				
---------	--	-------	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		162.9				
TOTAL		162.9				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: 5/14/15

MATANUSKA TELEPHONE ASSOCIATION, INC. COST ESTIMATE

TO: MSB
FROM: Robbie Nash
DATE: May 12, 2015
SERVICE ORDER #: _____
WORK ORDER #: 17026
WORK ORDER DESCRIPTION: Trunk Rd Ext NoB

<u>LABOR</u>	<u>Total Cost</u>
Placing	46,213.87
Splicing	30,515.92
Engineering	16,347.68
Other:	51,824.70
 TOTAL LABOR	 \$144,902.17
 MATERIALS	
Placing & Splicing	7,995.96
TOTAL MATERIALS	\$7,995.96
 ROW COST	 10,000.00
 TOTAL COST	 \$162,898.13

RIGHT OF WAY INFORMATION

- MTA TO OBTAIN
- CUSTOMER TO OBTAIN PRIVATE R/W
- MTA TO OBTAIN FOR CUSTOMER

TYPE OF PLANT: _____

SUMMER CONSTRUCTION YES NO

ADDITIONAL COMMENTS: _____

RW

Am 15-069

OSP Work Order Cover Sheet

WO #: **745-17026**
 Project Description: **Trunk Rd Ext NoB**
 *Purpose:
MSB Capital Relo: Trunk Road Extension South Parks Highway to Nelson Road - Phase 1. Project No. 35007. (RELATED WO 745-22006)

Eng: **HLA**
 CLI: **MDVY**
 Bud#: **345**
 Exch: **745**
 Acct. Code: **UFO**



Work Order Tracking

OSP Engineer <u>05/12/15</u> <u>SP</u>	To ROW <u> </u> <u> </u>	To Construction <u> </u> <u> </u>	Testing Comp <u> </u> <u> </u>
OSP Ntwrk Engr <u> </u> <u> </u>	Out of ROW <u> </u> <u> </u>	To Contract <u> </u> <u> </u>	Final Post <u> </u> <u> </u>
OSP E&C MGR <u> </u> <u> </u>	Permit Req'd (Y/N) <u> </u>	Contract Comp <u> </u> <u> </u>	OSP Engr Review <u> </u> <u> </u>
ECO DIR <u> </u> <u> </u>	Verbal (Y/N) <u> </u>	Placing Comp <u> </u> <u> </u>	OSP Ntwrk Engr <u> </u> <u> </u>
	Time <u> </u>	Plac Rem Comp <u> </u> <u> </u>	OSP E&C MGR <u> </u> <u> </u>
	Date <u> </u> <u> </u>	SPL Comp <u> </u> <u> </u>	
	AGENCY <u> </u>	SPL Rem Comp <u> </u> <u> </u>	
	Per <u> </u> Initials <u> </u>	F/O SPL Comp <u> </u> <u> </u>	

Template: **ADOT DB Rate**

Original
Change Orders:
Number / Date / Initial
/ /
/ /
/ /
/ /
/ /
/ /
/ /
/ /
/ /
/ /

Estimate Summary	Hours	Dollars
Engineering	107.87	\$ 13,474.52
Engineering addtl hrs	23.00	\$ 2,873.16
Survey - Crew	0.00	\$ -
Inspector	0.00	\$ -
Placing	264.36	\$ 42,857.99
Mobilization & Staging - Placing	20.70	\$ 3,355.88
Splicing	167.82	\$ 27,844.61
Mobilization & Staging - Splicing	16.10	\$ 2,671.31
Sub Contract		0.00
ROW Permits/Easements/Fees		10,000.00
Materials		7,056.09
Material Overhead		939.87
Boring - Contractor		51,824.70
Clearing - Contractor		0.00
Lodging		0.00
Per Diem		0.00
Meals/Mileage		0.00
Other		0.00
Aid to Construction		0.00
	Material + Overhead:	\$ 7,995.97
	Labor Sub Total:	\$ 93,077.48
	Other Sub Total:	\$ 61,824.70
	TOTAL Work Order:	\$ 162,898.15

NOTES: NO BETTERMENTS (NoB):
 MTA BETTERMENTS REMOVED (635' BM 60 (2ea 1.25) DP, 260' BM 92-1.25, 2532' BM 92-1.25D, 181' BM 92-16.0mmOR, 970' UD1-1.25-V)

Warehouse Pick List

WO#: 745-17026
 Name: Trunk Rd Ext NoB
 Exch: 745
 CLLI: MDVY



Employee Name: _____
 Employee #: _____
 Staging Area: _____
 Expected Pickup Date: _____

IM #	Qty	Unit	DESCRIPTION	Reel#	DEPT	Material Cost	DB Labor Hours
	635	BM 60 (1.25) DP	BORED Duct Plastic, 1.25"		Contract	28,956.00	0
	465	BM 60 (2) DP	BORED Duct Plastic, 2"		Contract	22,868.70	0.00
1601	1	BA 22	POSTWOODRECT3.5x4.5IN x 8FT		PLC	14.00	0.58
23994	1	BD-4 AH	PEDESTAL,CABLE,CAD8,GLV ST (MAX 400PR)		PLC	86.20	3.45
23995	1	BD-5 AH	PEDESTAL,CABLE,CAD12,GLV ST (MAX 900PR)		PLC	151.98	3.45
16879	482	BFC 200-24T	CABLE 200-24 TRENCH		PLC	2,109.52	33.26
16864	115	BFC 25-24	CABLE 25-24 PLOWED		PLC	86.53	2.65
16864	417	BFC 25-24T	CABLE 25-24TRENCH		PLC	313.75	28.77
22595	2	BHF-2 KIT	HANDHOLE3FTx4FTx36IN, steel plate cover & knockouts w/accessories		PLC	1,634.54	18.40
1601	2	*Includes BA 22	POST, WOOD, RECT, 3.5x4.5IN x 8FT		PLC	28.00	1.15
16008	2	*Includes BM 11	MARKER,PEDESTAL, YLW,4FT,CLAMPS		PLC	14.26	0.69
1610	2	*Includes BM 2 5/8	ROD,GROUND,5/8IN x 8FT,BLACK-		PLC	29.27	1.15
8251	2	*Includes BM 53-1	SIGN WARNING F/O BURIED CABLE		PLC	43.00	0.69
17096	20	*Includes BM 92-1.25T	INNERDUCT,1.25IN,BLK/ORG STRIP		PLC	6.89	1.38
16008	1	BM 11	MARKER,PEDESTAL, YLW,4FT,CLAMPS		PLC	7.13	0.35
1610	1	BM 2 5/8	ROD,GROUND,5/8IN x 8FT,BLACK-		PLC	14.64	0.58
	160	BM 72	CUT AND PATCH ASPHALT, Labor for cut/remove (BOM Patch)		PLC	-	61.33
17096	786	BM 92-1.25T	INNERDUCT,1.25IN,BLK/ORG STRIP		PLC	270.62	54.23
24344	1	NID-25G	NTWK INTER DEV 25 PR EQUIPPED		PLC	316.77	1.73
17096	485	UD1-1.25-V	1X1.25 INNERDUCT IN CONDUIT		PLC	171.84	11.155
22970	1750	UFO 96	CABLE F/O 96 -Dbl Jkt, Sngl-Armor,Underground in Conduit *Labor rate is for Blowing Fiber		PLC	1,324.23	16.10
	3	WBD C	PEDESTAL REARRANGEMENT		PLC	-	2.59
	3	WBH	HANDHOLE REARRANGEMENT		PLC	-	17.25
	4	WC	REARRANGE CABLE ATTACHMENT		PLC	-	2.30
	2	XBD	REMOVE PEDESTAL (3 4 OR 5)		PLC	-	1.15
	485	XBM 92-1.25	ABANDON DUCT, 1.25"		PLC	-	0.00
	4	BM 2D	NEW PED EXISTING CABLE BOND		SPL	-	1.38
	1	BM 30-(25)	PC STUB 25 PR		SPL	-	0.58
22422	1	HBFO 6.5	FO SPL CLOSURE (1-4 CABLES)(BOM FOR TRAYS)		SPL	248.63	5.175
	10	HC-1	CABLE SPLICING W/INDIV. CONN.		SPL	-	0.23
	455	HC-3	CABLE SPLICING W/MOD		SPL	-	5.23
	96	HO-1	FUSION, ONE FIBER (FO)		SPL	-	27.60
	3	PEDS-C	SPL SET-UP BD3,4,5,&8		SPL	-	1.73
	5	WHC-1	CABLE THROW W/INDIV. CONN 100 PR		SPL	-	0.46
	443	WHC-3	CABLE THROW W/MOD 100 PR		SPL	-	30.57
	48	WHO-1	Fiber Optic Cutover rearrange		SPL	-	55.20
	1	WHUO	UG FO SPL CASE REARR(BOM REQ)		SPL	-	6.90
	2	WSEB	REARRANGE BURIED DROP		SPL	-	1.15
	1	XBM 30	REMOVE PC STUB		SPL	-	0.29
	318	XSEB	REMOVE BURIED DROP		SPL	-	0.00
16360	5	HUO-TRAY	TRAY, SPLICE, F/O		SPL	184.32	1.44
	1	WHUO	REARRANGE UG CLOSURE FO		SPL	-	6.90

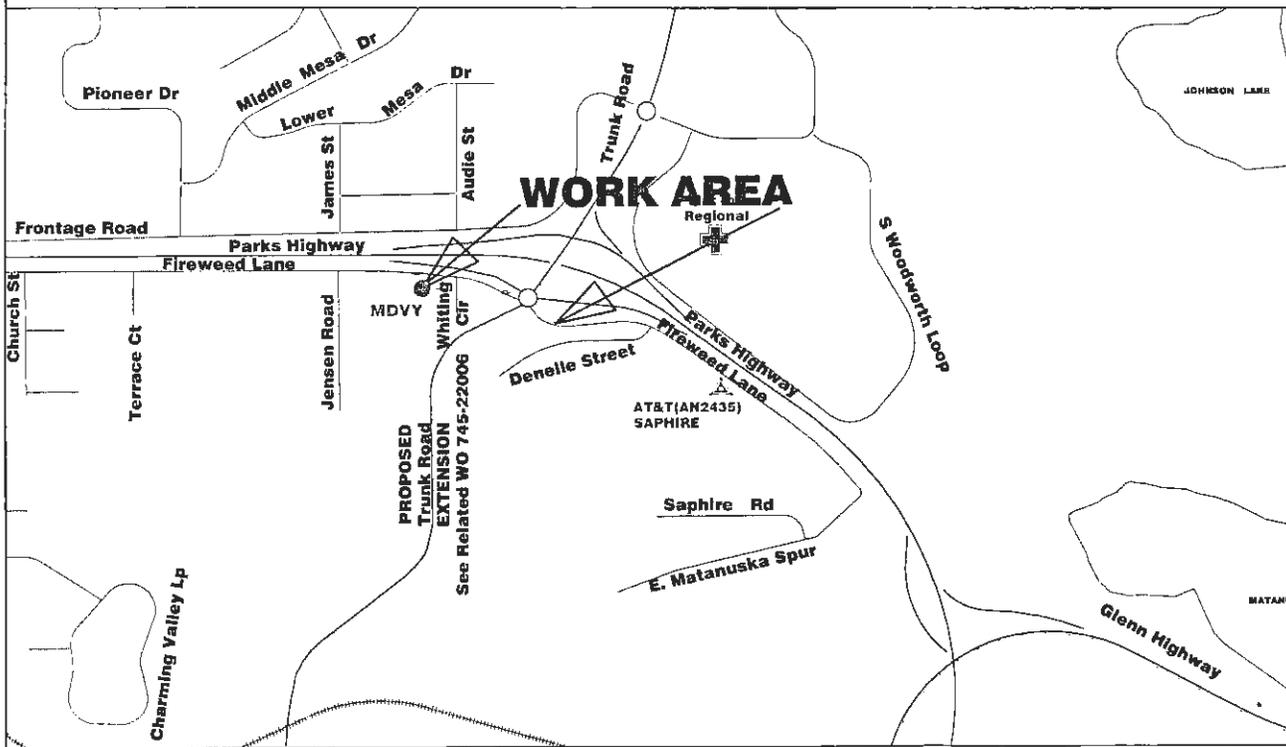
LEGEND:

CABLE PLACEMENT DEPTHS:	COPPER	FIBER
PUBLIC UTILITY EASEMENT:	36" MIN	42" MIN
ROAD ROW (OUTER 5')	36"	42"
ROAD CROSSINGS	48"	48"
AERIAL CABLE		
BURIED CABLE		
NEW PEDESTAL		
EXISTING PEDESTAL		
MUNICIPALITY OF ANCHORAGE:		
PUBLIC UTILITY EASEMENT:	COPPER	FIBER
ROAD ROW (OUTER 5')	42" MIN	42" MIN
ROAD CROSSINGS	42"	48"

W.O. OVERVIEW

MSB Capital Ref: Trunk Road Extension South Parks Highway to Nelson Road - Phase 1. Project No. 35007.

VICINITY MAP



CALL BEFORE YOU DIG!!!	
ALASKA Digline INC 1-800-478-3121 - (813) COMPANY PROVIDED LOCATES	
GOLDEN VALLEY ELECTRIC	
ASSOCIATION	
CANTWELL - CLEAR:	452-1151
PARKS SERVICE	
MAINTENANCE DEPT:	683-2294
MATANUSKA - SUSITNA BOROUGH	
PUBLIC WORKS:	745-9802
CITY OF PALMER PUBLIC WORKS	
PUBLIC WORKS:	745-3925
DOI TRAFFIC SIGNALS	
ER-KNIK:	373-7081
VALLEY:	745-2102
STREET LIGHTS	
ER-KNIK:	338-1436
VALLEY:	745-2102

CONSTRUCTION NOTES:

- CAUTION: LOCATE ALL UNDERGROUND FACILITIES IN AREA BEFORE START OF CONSTRUCTION - LOCATIONS ON PRINTS ARE APPROXIMATE. DRAWINGS ARE NOT TO SCALE. EXPOSE ALL CROSSINGS OF EXISTING BURIED FACILITIES BY HAND. USE EXTREME CAUTION WHILE WORKING AROUND HIGH VOLTAGE POWER LINES AND GAS MAINS.
- SIGN AND/OR FLAG WORK LOCATION WITHIN ROAD ROW WHERE VISIBILITY IS LESS THAN 500 FT. BOTH DIRECTIONS. OBSERVE ALL APPLICABLE SAFETY PROCEDURES FROM ADOT, BOROUGH, MTA, MUNICIPALITY OF ANCHORAGE AND AREA.
- PROJECT WILL BE STAKED - NO DEVIATIONS WILL BE PERMITTED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEERING DEPT. CONTACT ENGINEERING 48 HRS PRIOR START OF CONSTRUCTION FOR STAKES - IF REQUIRED. ALL MTA STAKING, LATH AND FLAGGING WILL BE REMOVED AT COMPLETION OF THE WORK ORDER.
- A COPY OF APPROPRIATE PERMITS MUST BE ON SITE DURING CONSTRUCTION.
- USE CAUTION WHEN DIGGING NEAR POWER POLES - SUPPORT IF NECESSARY.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION. DO NOT DISTURB LOT PINS OR SURVEY MARKERS.
- ALL OPEN CUT ROAD CROSSINGS SHALL BE RECONTRACTED PER PERMIT REQUIREMENTS.
- THE FOLLOWING WORK WILL BE REQUIRED AT ALL INNERDUCT JOINTS: A MINIMUM 12" LENGTH OF HEAT SHRINK TUBING TO BE APPLIED EQUALLY OVER BOTH SIDES OF THE INNERDUCT COUPLING TO MAKE AN AIRTIGHT SEAL.

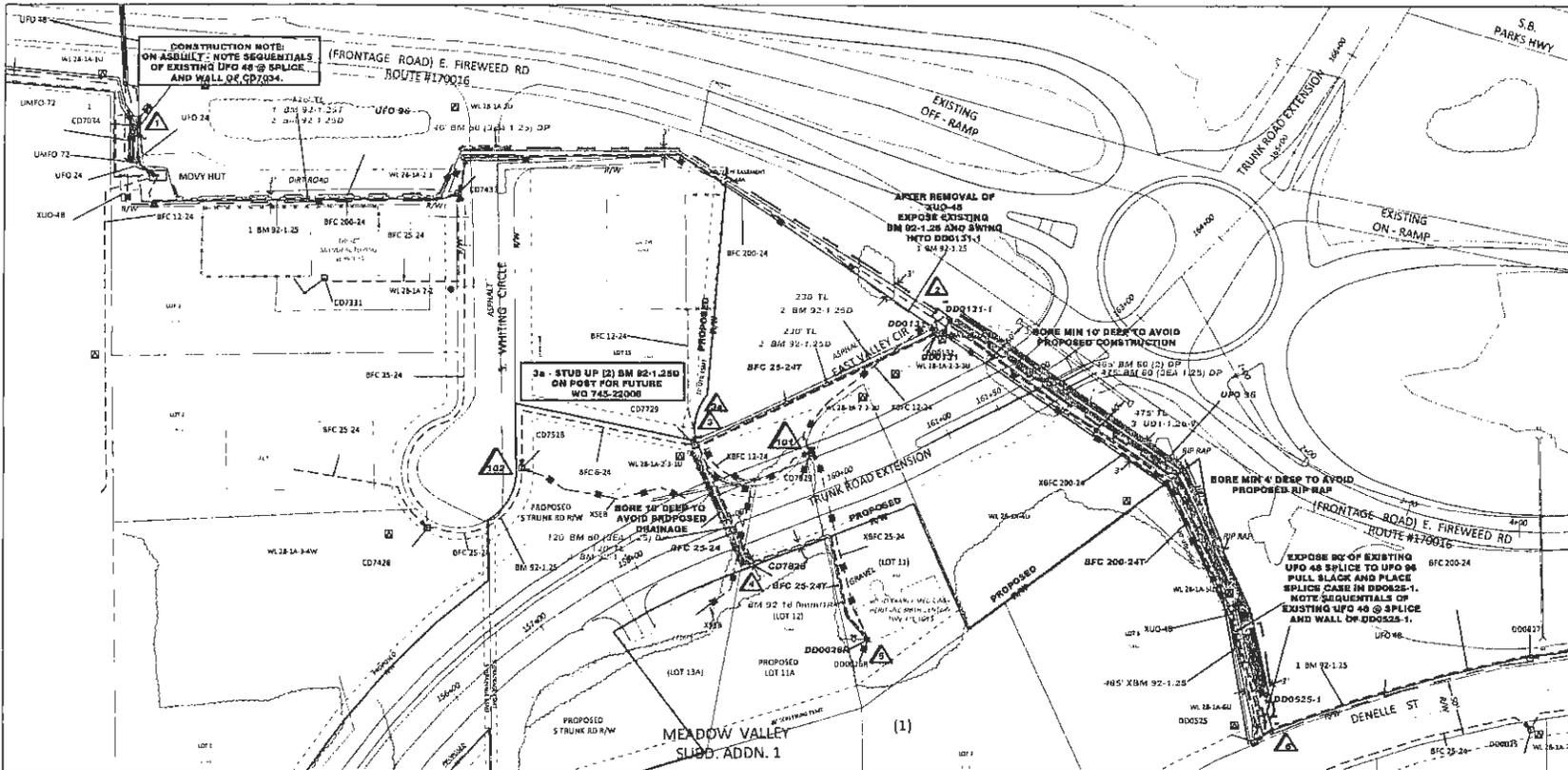
<input type="checkbox"/> CLEARING REQUIRED	<input checked="" type="checkbox"/> CREEK/LAKE
<input checked="" type="checkbox"/> PIPE PUSH/BORE	<input type="checkbox"/> CUT SHEETS REQUIRED
<input checked="" type="checkbox"/> CONST SURVEY ONLY	<input type="checkbox"/> CAT REQUIRED (COPPER)
<input checked="" type="checkbox"/> SWAMP	<input type="checkbox"/> LANE CLOSURE REQUIRED
<input type="checkbox"/> CO & HUT MDF JUMPERS CABLE	
<input checked="" type="checkbox"/> R.O.W. REQ REVIEW	ALL SHEET(S)
	MILEPOST
	ROUTER

OSP ENGR & CONST. MNGR: <i>Robert Noh</i>	DATE: 5/12/15
NETWORK PLANNER:	DATE:
DIRECTOR ECO:	DATE:
R.O.W AGENT:	DATE:
RELATED WO: 745-22006	CLU: MDVY
WDW: 745-17026	ENG: H.Anderson07-242-5186
DATE: 4/14/2015	FILE: CV_SS_SHT 1 OF 2



SHT 1 OF 2

AM15-0169



WO NUMBER:
745-17026

ENGINEER:
H.Anderson907-242-3186

CLU: MDVY

TWN: 17N

RNG: 1E

SEC: 15, 21, 16, 22

GRID: NE3405

MSB or MOA: WA09, WA10, WA15, WA16

CREATION DATE: 4/14/2015

NOTES:
Scale: 1 TO 100

WL	UNIT DESC	QUANTITY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY
101	XBFC 12-24	165'	0	0	0	0	0	0	0	0	0	0
102	XSEB	198'	0	0	0	0	0	0	0	0	0	0
3	XSEB	120'	0	0	0	0	0	0	0	0	0	0
3	BFC 25-24T	240'	BM 72 160	0	0	0	0	0	0	0	0	0
3	XBFC 12-24	96'	0	0	0	0	0	0	0	0	0	0
4	BFC 25-24	115'	0	0	0	0	0	0	0	0	0	0
5	BFC 25-24T	177'	0	0	0	0	0	0	0	0	0	0
5	XBFC 25-24	162'	0	0	0	0	0	0	0	0	0	0
6	XBFC 200-24	485'	0	0	0	0	0	0	0	0	0	0
6	BFC 200-24T	482'	0	0	0	0	0	0	0	0	0	0
7	XBD	1	0	0	0	0	0	0	0	0	0	0
7	BD-5 AH	0	BA 22 1	BM 11 1	BM 2 5/8 1	BM 2D 1	WB0C 1	WC 2	0	0	0	0

Filename: SS_SHT 2 OF 2
 Sked By: handerson
 Last Saved: 5/11/2015

MTA



SHT 2 OF 2

APM 15-069

WI	UNIT DESC	QUANTITY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	UNIT/QTY	WO NUMBER: 745-17026
3	WBDC	1	WC 1	0	0	0	0	0	0	0	0	0	0	ENGINEER: H.Anderson907-242-3186
4	BD-4A	0	0	0	0	0	0	0	0	0	0	0	0	CELL: MDVY
6	WBDC	1	WC 1	0	0	0	0	0	0	0	0	0	0	TWN: 17N
5	XUD-4A	1316'	0	0	0	0	0	0	0	0	0	0	0	RNG: 1E
8	XFO-9B	1250'	0	0	0	0	0	0	0	0	0	0	0	SEC: 15, 21, 16, 22
7	TL	276'	RM 92-1.25T 786	RM 92-1.25D 1572										GRID: NE3405
7	RM 6013EA 1.251 DP	40'												MSB or MOA: WA09, WA10, WA15, WA16
9	TL	230'	RM 92-1.25D 480											CREATION DATE: 4/14/2015
9A	TL	230'	RM 92-1.25D 480											NOTES: Scale: 1 TO 100
5	RM 6013EA 1.251 DP	120'												
5	TL	171'	RM 92-16.0mm OR 181											
6	RM 6013EA 1.251 DP	475'												
6	RM 60141 DP	465'												
6	TL	120'	RM 92-1.25 760											
6	TL	475'	UD-1.25-V 1455											
6	XBM 92-1.25	485'												
102	WSEB	0	0	0	0	0	0	0	0	0	0	0	0	
2	HC-3	225	WHC-3 225	PEDS-C 1	RM 2D 1	0	0	0	0	0	0	0	0	
3	HC-3	25	WHC-1 18	PEDS-C 1	RM 2D 2	WSEB 1	0	0	0	0	0	0	0	
3a	BA 22	1	0	0	0	0	0	0	0	0	0	0	0	
4	HC-3	5	HC-1 5	PEDS-C 1	0	0	0	0	0	0	0	0	0	
5	HC-1	5	WHC-1 5	0	0	0	0	0	0	0	0	0	0	
6	HC-3	200	WHC-3 200	0	0	0	0	0	0	0	0	0	0	
1	HO-1	48	WHO-1 48	XUD-TRAY 2	WHUD 1	0	0	0	0	0	0	0	0	
6	XBFO 6.5	0	XUD-TRAY 3	HO-1 48	0	0	0	0	0	0	0	0	0	
101	XBM 30	0	0	0	0	0	0	0	0	0	0	0	0	
2	NO PC	0	0	0	0	0	0	0	0	0	0	0	0	
4	RM 30-1251	0	0	0	0	0	0	0	0	0	0	0	0	
5	NUD-25G	0	0	0	0	0	0	0	0	0	0	0	0	
0	WBH	0	0	0	0	0	0	0	0	0	0	0	0	
2	BHF-2 KIT	2	WRM 9211 20	WBH 1	0	0	0	0	0	0	0	0	0	
5	BHF-2 KIT	2	WRM 9211 20	WBH 1	0	0	0	0	0	0	0	0	0	

Run



Filename: SS_SHT 2 OF 2
 Staked By: handerson
 Last Saved: 5/11/2015

MTA



SHT 2A OF 2

Am 15-069

SUBJECT: Authorization by Matanuska-Susitna Borough Assembly for the Borough Manager to submit a grant application to the State of Alaska, Department of Natural Resources, Division of Parks and Outdoor Recreation for a Land and Water Conservation Fund Grant for acquisition of the Bodenbug Butte summit.

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY *[Signature]* JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>[Signature]</i>	
	Community Development Director	<i>[Signature]</i>	
	Finance Director	<i>[Signature]</i>	5/14/15
	Borough Attorney	NS	
	Borough Clerk	<i>[Signature]</i>	

ATTACHMENT (S): Fiscal Note: Yes X No _____
 Grant Application (30pp)
 Map (1pp)

SUMMARY STATEMENT: The Matanuska-Susitna Borough (Borough) in partnership with Great Land Trust (Trust), is requesting funding to purchase and make public the spectacular and iconic summit of Bodenbug Butte. Currently, the 40-acre summit is owned by the Alaska Mental Health Trust Authority (AMHTA). When hikers reach the terminus of the West Butte trail at the summit of the Butte, they are technically trespassing. We would like to see this recreational destination officially made public and prevent the threat of any future non-recreational development of this site.

After the acquisition, the Trust will place a conservation easement on the parcel to permanently restrict non-recreational development and then convey the property to the Borough.

Once the parcel is in public ownership the Borough would like to make trail enhancements and improvements. Because the AMHTA has not been preventing access or managing the land for recreation, erosion on the parcel is severe and under certain conditions dangerous to traverse

Great Land Trust hosted three community events to raise awareness about this project and raise money to help with the acquisition costs. So far, over 300 private individuals and families have donated over \$80,000 to help with the purchase. We think that the level of private investment in this project speaks to the community support for this project.

RECOMMENDATION OF ADMINISTRATION: Authorization by Matanuska-Susitna Borough Assembly for the Borough Manager to submit a grant application to the State of Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation for Land and Water Conservation Fund Grant for acquisition of the Butte summit.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: May 27, 2015

ORIGINATOR: Community Development

SUBJECT: Authorization by the Matanuska-Susitna Borough Assembly for the Borough Manager to submit a grant application to the State of Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation for Land and Water Conservation Fund Grant for acquisition of the Bodenbug Butte summit.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED *	FUNDING SOURCE <i>State DNR Grant</i>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : * .000.000.2xx.xxx	PROJECT #
VERIFIED BY: <i>Barbara Baumgart</i>	CERTIFIED BY:
DATE: <i>5/13/15</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) * Amount and account subject to grant application approval

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: *5/14/15*

Land and Water Conservation Fund Grant Application for Alaska

Development or Acquisition Projects: 2015

Applicant (Entity) Name: _____ Matanuska Susitna Borough

DRAFT

Project Name: _____ Butte Summit Acquisition

Project Location: _____ Butte, Alaska- Matanuska Susitna Borough
Lat/long: 61 degrees 32'50.45"N and 149 degrees 3'10.27"W

Project Type: _____ Development Acquisition _____ Combination Acq/Dev

Total Project Cost: _____ \$307,083.55
LWCF Grant Amount Requested: _____ \$50,000

Applicant Checklist: Ensure all required submittals for your project type are included.

- _____ 1. Certification: Signed, Dated, and Notarized
- _____ 2. Resolution Authorizing this Application
- _____ 3. Legal Opinion
- _____ 4. Project Summary
- _____ 5. Non-Cash Contributions
- _____ 6. Operations and Maintenance: Annual Costs
- _____ 7. Budget Narrative and Standard Forms 424a or 424c
- _____ 8. Proposal Description and Environmental Screening Form (PDESf)
- _____ 9. Project Detail
- _____ 10. Commitment to Comply with LWCF General Provisions: Signed
- _____ 11. Assurances – Construction Programs: Signed
- _____ 12. Acquisition History
- _____ 13. Office of History and Archaeology: Section 106 Consultation
- _____ 14. SCORP and Local Planning Documents
- _____ 15. Section 504: ADA Self-Evaluation and Transition Plan

Jean Ayers, Grants Administrator
State of Alaska
Department of Natural Resources
Division of Parks and Outdoor Recreation
550 West 7th Avenue, Suite 1380

Telephone: 907-269-8694
E-Mail: jean.ayers@alaska.gov
Fax: 907-269-8907

Anchorage, AK 99501

If you have questions on the Land and Water Conservation Fund (LWCF) grant program or the application process, contact the Grants Administrator referenced above.

DRAFT

I. Certification

Record: On behalf of the below-named entity, I submit this application for the project described herein for grant assistance from the federal Land and Water Conservation Fund (LWCF) program. I understand that the State of Alaska Division of Parks and Outdoor Recreation (DPOR) ranked my entity's *preliminary* application high enough to continue with full application. The preliminary application will be made part of the official record, should this project receive LWCF funding.

Match & Reimbursement: I am aware that this is a 50/50 matching grant program and I certify that match is available. I am also aware that the grant, if approved, will be paid on a reimbursable basis.

Land Ownership: I certify and verify fee simple ownership of the land to be developed by the project, which is the subject of this application.

Dedication: I understand that any properties receiving LWCF grant assistance must be maintained, *in perpetuity*, for public outdoor recreation. Prior to reimbursement, we shall record on the real property title that it has been dedicated solely to public outdoor recreation use in perpetuity under terms of the Land and Water Conservation Fund Act of 1965, as administered by the State of Alaska Division of Parks and Outdoor Recreation (DPOR) and the funding agent, the National Park Service (NPS).

Cooperation: I acknowledge additional documentation may be required to complete this process. I agree to cooperate with DPOR by furnishing all information necessary to qualify for federal aid, to execute a State-Local Grant Agreement, and to adhere to all statutes and guidelines governing the LWCF program.

I certify that to the best of my knowledge, the information in this application is true and correct.

Authorized representative: (Type or Print)	Contact Person for this Project:
Name: Hugh Leslie	Name: Same
Title: Recreation and Library Services Director	Title:
Address: 350 East Dahlia St.	E-mail Address: Hugh.Leslie@MatSuGov.US
City & State: Palmer, AK	Telephone: (907) 861-7868
Zip Code: 99645	Date: May 7, 2015

Entity Name: Matanuska Susitna Borough

Signature of Authorized Representative:

Notary Statement: Sworn to or affirmed before me this _____ day of _____,
20____ by

_____ on behalf of the
_____.

Notary Public: Sign and Affix Seal

DRAFT

SAMPLE

2. Resolution Authorizing LWCF Application

City, Borough or Tribe of _____
Resolution Number _____

A resolution affirming legal authority for parks and recreation and authorizing application for funding for a public outdoor recreation project through the Land and Water Conservation Fund (LWCF).

WHEREAS, the Council or Assembly of _____ has approved a "Comprehensive Park and Recreation Plan" for the area which identifies a community park in the northern part of the city; and;

WHEREAS, under the provisions of the Land and Water Conservation Fund federal funding assistance has been authorized and made available to finance up to 50% of the cost of land for parks and the construction of public outdoor recreational facilities for local governmental entities; and;

WHEREAS, the Council or Assembly of _____ considers it in the best public interest to acquire and/or develop a community park in the northern part of the city generally located south of Caribou Creek, north of Dawsan Road and bordering on the eastern city limits;

NOW THEREFORE BE IT RESOLVED, by the Council or Assembly of _____, in _____, Alaska,

1. That the *mayor* be authorized to make formal application to the LWCF program for funding assistance,
2. That any fund assistance so received be used in the *acquisition or development of ten (10) acres of land in the northern part of the City of _____, Alaska,*
3. That the *City's* share for the project will be derived from the *sale of bonds,*
4. That any property acquired with financial aid through the LWCF program be placed in use as a public outdoor recreation facility and be retained in such use in perpetuity unless as otherwise provided and agreed to by the *Council,* the State of Alaska Division of Parks and Outdoor Recreation, and the National Park Service, and,
5. That this resolution become part of a formal application to the State of Alaska Division of Parks and Outdoor Recreation, which administers the LWCF grant program.

Adopted by the Council or Assembly of _____, Alaska, at its regular meeting held *March 4, 2006.*

Signed and approved by the mayor and clerk of _____, this *4th day of March 2006.*

Attest: _____

Mayor: _____

Approved as to form:

DRAFT

City/Borough/Tribal Attorney:

SAMPLE

DRAFT

3. Legal Opinion

Re: Application to the State of Alaska, Division of Parks and Outdoor Recreation
State Liaison Officer for the Land and Water Conservation Fund

I am an attorney at law admitted to practice in the State of Alaska and the duly
selected and appointed attorney of

_____.

I have examined the application which is to be filed with the State Liaison Officer
whereby state and/or federal assistance is requested for the acquisition of land
and/or the development thereof for outdoor recreational purposes.

I have reviewed all pertinent federal, state and local laws, and particularly Sections
_____, as related to the city, borough or
tribal authority. I have further examined the proposed program outlined in the
application in light of the comprehensive land use plan for the city, borough or
tribe of _____, including plans for the acquisition of land and/or
development of public parks and recreational purposes by this entity.

Based upon the foregoing, it is my opinion that the city, borough or tribe of
_____, Alaska is a public body empowered to receive and expend
federal, state and local funds, to contract with the United States of America and
the State of Alaska to acquire and improve land for public parks and outdoor
recreation. Further, this public body is empowered to undertake planning
activities incidental thereto, to receive and expend the funds involved for said
purposes, to accomplish the objectives set forth in the project proposal, to
commit the applicant to statements made in the proposal that the acquisition of
land and the development thereof is in accordance with the comprehensive land
use plan adopted by the city, borough or tribe of _____,
Alaska.

Very truly yours,

Attorney Signature

Print or Type Attorney Name

Date

DRAFT

4. Project Summary

1. Estimated Total Project Cost \$307,083.55
Amount Requested from LWCF (50% or less of above) \$50,000
2. Have any applications for other federal funds been made for this project?
No Yes If so, describe: _____
3. Has the site plan been officially adopted by the local governing body?
No Yes If so, on what date? Not applicable
4. Design and engineering work will be done by:
Consultants _____ Staff _____ Combination _____
Other N/A
5. Construction will be accomplished by: N/A
Contractors _____ Staff _____ Volunteers _____

6. Amount and Sources of Applicant Share: \$50,000
Amount of Applicant Share (50% or more of LWCF request)
Sources:
Appropriation _____
Bonds _____
In-Kind _____
Non-cash _____
Other Cash Match: individual community member donations

(Attach "Non-Cash Contribution" form with estimates)

Volunteer Labor _____
Donated Material _____
Donated Equipment _____
Land Donation _____

Most land does not qualify as match.

Ask LWCF grants staff to determine if your land donation is eligible.

7. Estimated operation and maintenance costs per year \$ 12,500.00
Attach "Operation and Maintenance: Annual Costs" form.
8. Is the project in a designated flood hazard area?
No Yes If so, describe: _____
9. If the project involves development in a navigable waterway, have you attained proper permits from the U.S. Army Corps of Engineers or Coast Guard?
No Yes If so, on what date? _____
10. When was site acquired? _____ LWCF funding is needed to purchase the parcel we anticipate completing the acquisition in August 201

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Maintenance: Annual Costs

and maintenance (O & M) costs for the proposed project.

Operation	Maintenance	Total
\$1,500	\$3,500	\$5,000
\$3,000	\$3,000	\$6,000
	\$1,000	\$1,000
	\$500	\$500
Total estimated annual O & M costs		\$12,500

er both short-term and long-term impacts of O & M for any
and maintenance costs are not eligible for grant reimbursement.
o the project costs for this grant request.

7. Budget Narrative

Sponsor: Matanuska Susitna Borough

Sta
D

Project Name: Butte Summit Acquisition

Grant Scope and Purpose: The MSB in partnership with Great Land Trust is proposing purchase and and make public the 40-acre summit of Bodenbug Butte from the AMHTA

Budget

Items		
Fee Title Acquisition from AMHTA	\$187,500	
Project Management-GLT	\$10,000	
Appraisal	\$4,200	
Title	\$2,500	
Phase I Environmental Review	\$3,000	
Legal Review	\$1,000	
Closing Costs	\$300	
Kiosk and Outreach	\$25,000	
Stewardship	\$53,226	
State indirect 7.1%	\$20,357.55	
Total project costs	307,083.55	
LWCF Total	\$50,000.00	
		Subtotal
		State Indirect Costs
		Total Project Costs
		LWCF Grant Request

7

The State Indirect Cost Rate may vary throughout the course of the grant. The rate in effect at the time of the billing is included in project scope and budget as an allowable cost.

Attach Standard Form 424a or 424c. Click on the NPS site below for forms. <http://www.nps.gov/r>

8. PDESf



National Park Service
U.S. Department of the Interior



LWCF Proposal Description and Environmental Screening Form

The purpose of this Proposal Description and Environmental Screening Form (PD/ESF) is to provide descriptive and environmental information about Land and Water Conservation Fund (LWCF) proposals for National Park Service (NPS) review and decision. The PD/ESF becomes part of the federal administrative record in accordance with the National Environmental Policy Act (NEPA) and its implementing regulations.

Upon completion, the ESF portion will indicate the potential degree of environmental impact so that the State/project sponsor will more accurately be able to select an appropriate pathway for NEPA analysis: a categorical exclusion (CE), an Environmental Assessment (EA) or an Environmental Impact Statement (EIS). The ESF should also be used to document previously conducted and still viable environmental analysis. The completed PD/ESF must be submitted as part of the State's LWCF application or proposal to NPS.

Name of LWCF Proposal: Butte Summit Acquisition

Date Submitted to State of Alaska:

Prior LWCF Project Number(s) *List all prior LWCF project numbers and other park names associated with site(s):*

Local Sponsoring Agency:
Matanuska Susitna Borough

Local Sponsor Contact:

Office/Address:

Phone/Fax:

Email:

State Sponsoring Agency:

State of Alaska: DNR
Division of Parks and Outdoor Recreation
550 W 7th Avenue, Suite 1380
Anchorage, AK 99501

Jean Ayers, Grants Administrator and
LWCF Alternate State Liaison Officer

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Using a separate sheet for narrative descriptions and explanations, address each item and question in the order it is presented, keying it to the associated item, such as Step 1-A1, A2; Step 3-B1; Step 6-A1, A29; etc.

Step 1. Type of LWCF Proposal

X New Project Application

Acquisition
Go to Step 2A

Development
Go to Step 2B

Combination (Acquisition & Development)
Go to Step 2C

Step 2. New Project Application (See LWCF Manual for guidance.)

A. For an Acquisition Project

1. Describe the property, reasons for the acquisition, and number of acres to be acquired with LWCF assistance. Describe and quantify the types of existing resources and features on the site (for example, 50 acres wetland, 2,000 feet beachfront, 200 acres forest, scenic views, 100 acres riparian, vacant lot, special habitat, any unique or special features, recreation amenities, historic/cultural resources, hazardous materials/ contamination history, restrictions, institutional controls, easements, rights-of-way, above ground and underground utilities, wires, towers, etc.)

Site Acquisition: The Mat-Su Borough (MSB) in partnership with Great Land Trust (GLT), is requesting funding to purchase and make public the spectacular and iconic summit of Bodenbug Butte. Currently, the 40-acre summit is owned by the Alaska Mental Health Trust Authority (AMHTA). When hikers reach the terminus of the West Butte trail at the summit of the Butte, they are technically trespassing. We would like to see this recreational destination officially made public and prevent the threat of any future non-recreational development of this site. After the acquisition, GLT will place a conservation easement on the parcel to permanently restrict non-recreational development and then convey the property to the Mat-Su Borough.

Site Features: The Butte is essentially a lump of granite bedrock in the middle of the Matanuska River floodplain, rising to roughly 880 feet, in the shadow of Pioneer Peak. The butte is a *roche moutonnee* a granite mass formed during the ice age, when large glaciers eroded the softer surrounding rock and polished the Butte into its current form. There are actually three Butte's in the Matanuska and Knik watersheds.

Bodenbug Butte is the most popular hiking destination in the MSB: The West Butte Trail leads to the summit and is used year-round by local residents and tourists visiting the Matanuska Valley. The summit provides breath taking views of the Matanuska and Knik River valleys, Butte area farmlands, Talkeetna and the Chugach Mountains, Knik Glacier, Palmer Hay Flats State Game Refuge, and Upper Knik Arm. Getting to the top to enjoy the expansive 360-degree views is relatively short walk, up 425 stairs. It takes 90 minutes to reach the summit with moderate terrain and places to rest, making this one of the most popular hikes in the area. Unfortunately, at this time, once hikers get to the end of the MSB maintained trail, they are trespassing on AMHTA property. We would like to purchase this parcel to ensure this popular hiking destination is protected forever.

Easements: there is a 50 foot section line easement on the western parcel boundary. (see attached map)

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2. Will this acquisition create a **new** public park/recreation area where none previously existed and is not an addition to an existing public park/recreation area? Yes ___ (go to #4) No X (go to #3)
3. a. What is the name of the pre-existing public area that this newly acquired site will be added to?

The Matanuska-Susitna Borough West Butte Trail and Natural Area

- b. Is the pre-existing public park/recreation area already protected under Section 6(f)? Yes ___ No X
 If no, will it now be included in the 6(f) boundary? Yes ___ No ___

4. What will be the name of this **new** public park/recreation area?

The property will become part of the West Butte Trail and Natural Area that is maintained by the Mat-Su Borough

5. How will the site be made immediately open and accessible for public outdoor recreation use (signage, entries, parking, site improvements, allowable activities, etc.)?

Currently, the Mat-Su Borough maintains the West Butte Trail manages and maintains a parking area, restrooms, trailhead and the trails that go up to the summit. The terminus of the West Butte Trail, ends at AMHT property, so when hikers hike the Butte trail, they are trespassing on AMHT lands when they reach the summit. Once the parcel is purchased and transferred to the Mat-Su Brought will become part of the MSB recreational land holdings and be immediately open to the public.

6. Describe future development plans, if any, proposed for the site(s) within the next three (3) years.

Once the parcel is in public ownership the MSB would like to make trail safety improvements. Because the AMHTA has not been preventing access or managing the land for recreation, erosion on the parcel is severe and under certain conditions dangerous to traverse.

7. SLO must complete the State Appraisal Review certification in Step 7 certifying that the appraisals meet the "Uniform Appraisal Standards for Federal Land Acquisitions." State should retain copies of the appraisals and make them available if needed.

When Great Land Trust identified that the Butte Summit was not already public. They approached the AMHTA to see if they were willing to sell for conservation. AMHT agreed to sell and commissioned their own appraisal. Once their appraisal came back, GLT felt that the price was high at \$250,000 (7/2/13). GLT then commissioned another appraisal that came in at \$125,000 (10/4/13). Both parties agreed to meet in the middle and settled on a price of \$187,000.

8. Address each item in "D" below.

D. Additional items to address for a new application and amendments

1. a. Who will hold title to the property benefiting from LWCF assistance?

The Matanuska Susitna Borough

- b. What is the type of control/tenure? Check one:
X Fee simple ownership

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___ Less than fee simple. Explain:

___ Lease. Describe terms of lease including renewable clauses and number of years remaining on lease. Submit copy of lease with this PD/ESF. (See LWCF Manual for detailed guidance on leases.)

2. Explain who, other than public agency owner, will retain any rights-of-way/easements to or will be leasing the area to be placed under Section 6(f). Indicate the location on 6(f) map. Do the parties understand that a Section 6(f) park land conversion may occur if private or non-recreation activities take place on the right-of-way, easement, or leased areas?

Great Land Trust, will retain a conservation easement on the parcel that will limit future non-recreational development and subdivision of the parcel, in perpetuity.

Great Land Trust (GLT) is a private, nonpartisan non-profit organization, formed in 1995 by Alaskans, for Alaskans. Over the past 20 years GLT has conserved over 11,000 acres of community prioritized land and waterways for people, including the permanent protection of, and access to, important hunting, fishing, and cultural indigenous lands; the protection of over 45 miles of important stream habitat for wild salmon; and the creation of 7 city parks and 6 key public access areas. GLT constructed and stewards over 10 miles of trails and installed educational interpretive signage at many of its properties. They will ensure that the Butte Summit is forever managed for public recreation.

3. Who will manage and operate the site(s)?

The Matanuska Susitna Borough currently maintains the West Butte Trail and maintains a parking area, restrooms, trailhead, interpretive information and the trails that go up to the summit. Once the summit is purchased the MSB will manage this new parcel as part of their recreational holdings.

4. As a result of this project, describe new types of outdoor recreation opportunities and capacities, as well as short- and long-term public benefits.

Currently, the Mat-Su Borough maintains the West **Butte** Trail that ends at the parcel we are hoping to purchase. The terminus of the West Butte Trail, at the Butte Summit is at private property, so when hikers reach the top, they are trespassing on AMHT lands. Because the AMHTA has not been preventing access or managing the land for recreation, erosion on the parcel is severe and under certain conditions dangerous to traverse. Once the parcel is purchased and transferred to the Mat-Su Borough it will become public and the Borough may consider making some trail improvements.

Obesity has become a major health problem for Alaskans. Two out of three Alaskan adults are now overweight or obese. One out of three Alaskan children are overweight or obese.

Public access to the outdoors is a huge need for Alaskan families. In the Matanuska Susitna Valley, one of the fastest growing regions in the country and home to nearly 100,000 residents, recreational trails and open space are a necessity to combat obesity and outdoor deficit disorder, and to achieve a high quality of life.

The beloved Bodenbug Butte ("The Butte") is the most popular outdoor recreation destination

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in the area. Because of the relatively short walk, this hike is accessible for all ages, used year-round by locals and visitors, and is especially loved by families with children.

The Butte is located 7 miles from downtown Palmer and 20 from miles downtown Wasilla, home to nearly 100,000 residents. As the Mat-Su Valley is one of the fastest growing regions in the country, recreational trails and open space are a necessity for quality of life and employee retention.

All 400,000+ residents living in Southcentral Alaska will benefit from this project by having public access to a world class hike and stunning view of our backyard that is protected forever. Making this parcel public will benefit and enhance the existing trails network.

The Butte trail is 1.5 miles long, climbing just over 800 feet with the support of 416 wooden stairs with handrails that lead to the (privately owned) summit. It's a 2-3 hour round trip hike that gets your heart pumping and legs working. Especially in the Alaskan daylight-filled summer, hundreds of people hike these trails to take in the Butte's panoramic view, from the emerald farm fields below to remnants of the last ice age off in the distance. People not only climb it for the views, but also to picnic, to see the northern lights, to celebrate summer solstice, or to ring in the New Year. This iconic destination need to be conserved for the public to enjoy forever.

5. Explain any existing non-recreation and non-public uses that will continue on the site(s) and/or proposed for the future within the 6(f) boundary.

N/A

6. Describe the planning process that led to the development of this proposal. Your narrative should address:

- a. How was the interested and affected public notified and provided opportunity to be involved in planning for and developing your LWCF proposal? Who was involved and how were they able to review the **completed** proposal? Include state, local, federal agency professionals, subject matter experts, members of the public and Indian Tribes. Describe any public meetings held and/or formal public comment periods, including dates and length of time provided the public to participate in the planning process and/or to provide comments.

In 2013, Great Land Trust identified this particular parcel using GIS-based mapping tools to target lands with high conservation value for community recreation. This parcel was one of the highest ranking in the prioritization because it contains the terminus of the popular Mat-Su Borough-maintained West **Butte** Trail, is adjacent to Mat-Su Borough lands identified as a natural area, and contains the actual summit of the Butte. GLT approached the MSB and asked if they would be willing to take ownership and management authority of the parcel if GLT was able to raise the funds necessary to purchase the parcel.

GLT and the MSB lands management staff have been meeting regularly to discuss the progress of the project, negotiate the terms of the conservation easement and to update the project timeline.

- b. What information was made available to the public for review and comment? Did the sponsor provide written responses addressing the comments?

GLT has hosted three community events to raise awareness about this project and raise money to help with the acquisition costs. So far, over 300 private individuals and families have donated

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over \$80,000 to help with the purchase. We think that the level of private investment in this projects speaks to the community support for this project.

GLT created a community facebook photo page and invited people to submit their "selfies" from the summit and the photo collage has continued to grow. A community member also created an "I helped buy the Butte" facebook account and asked people to comment and share their photos from the Butte.

7. How does this proposal implement statewide outdoor recreation goals as presented in the Statewide Comprehensive Outdoor Recreation Plan (SCORP)? Include SCORP references and explain why this proposal was selected using the State's Open Project Selection Process (OPSP).

The 2009-2014 SCORP has the following linkages to our project:

- Our projects supports hiking the #1 rated recreational activity.
- Our project will expand an existing trail system-rated as a high priority.
- Our project will acquire an inholding within an existing recreational areas. This was a Medium priority.
- For the specific SCORP/LWCF priorities our project scored High for expanding a community park and for creating trails.

8. List the source(s) and amounts of financial match to the LWCF federal share of the project. The value of the match can consist of cash, donation, and in-kind contributions:

Source	Type of Match	Value
Community donations	Cash	\$50,000
		\$
		\$

9. Is this LWCF project/proposal part of a larger effort not reflected on the SF-424 (*Application for Federal Assistance*) and grant agreement? If so, briefly describe the larger effort, funding amount(s) and source(s). This will capture information about partnerships and how LWCF plays a role in leveraging funding for projects beyond the scope of this federal grant.

No

10. List all required federal, state, and local permits needed for the proposal and explain their purpose and status.

No permits are required for this project.

Proceed to Steps 5 through 7

Step 5. Summary of Previous Environmental Review

Describe any prior environmental review undertaken at any time and still viable for this proposal or related efforts that could be useful to understanding potential environmental impacts. Consider previous local, state, federal (e.g. HUD, EPA, USFWS, FHWA, DOT) and other environmental reviews. At a minimum, address the following:

1. Date of review

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In May 2014, BGES to completed a Phase I Environmental Hazard report for the property

2. Purpose for the review and for whom.

GLT contracted BGES to assess the property for any environmental hazards. (please see the attached report)

3. Project scope and proposed actions and alternatives.

(please see the attached report)

4. Who was involved in identifying resource impact issues and developing the proposal including the interested and affected public, government agencies, and Indian tribes.

The property is an undeveloped mountain top, other than a Phase I, a Baseline documentation Report done by GLT staff and a title report, GLT did not pursue other assessments or speak to any other entity about the acquisition. There are no wetlands or important wildlife habitat on the property and there are no state identified archeological sites on the property.

5. Environmental resources analyzed and determination of impacts.

(please see the attached Phase 1 report)

6. Any mitigation measures stipulated in the plan to be part of the proposed action.

N/A

7. Public comment periods (how long, when in the process, who was invited to comment) and agency response to public comments.

N/A

8. Any formal decision regarding degree of potential impacts to the human environment.

No

9. Was the LWCF federal action and/or any other federal action analyzed/reviewed in previous environmental reviews? If so, how and what impacts were identified? Provide specific references.

No

Use resource impact information generated during previous environmental reviews and from recently conducted site inspections to complete the Environmental Screening Form (ESF) portion of this PD/ESF under Step 6. Your responses should indicate your proposal's potential for impacting each resource as identified in the previous environmental review, including a reference to where the analysis can be found in the document. If the previous environmental review proposed actions to mitigate impacts, summarize the mitigation for each resource as appropriate. The environmental review document(s) must be included with this PD/ESF in the proposal package submitted to NPS for federal review.

Proceed to Steps 6 through 7



Step 6. Environmental Screening Form (ESF)

This ESF portion of this PD/ESF is a working tool for planners and decision-makers to use to identify the degree of potential impacts to resources that may occur as a result of federal approval of the proposal. It also serves as the administrative record documenting the project sponsor's efforts to identify and consider impacts during proposal development. Your ESF responses may change as the planning process refines the proposal that will ultimately be submitted along with the final completed ESF for federal review and decision.

As early as possible in your planning process, consider how your proposal/project may have direct, indirect and cumulative impacts on the human environment. By early identification of possible environmental resource impacts, the information will be useful during proposal development, including ways to lessen impacts. Initiating or completing environmental analysis after a decision has been made is contrary to both the spirit and letter of the law of the National Environmental Policy Act.

The ESF should be completed with input from resource experts and in consultation with relevant local, state, tribal and federal governments, as applicable. The interested and affected public should be notified of the proposal and invited to provide input as well. At a minimum, a site inspection of the affected area must be conducted by individuals who are familiar with the type of affected resources, possess the ability to identify potential resource impacts, and to know when to seek additional data when needed.

At the time of proposal submission to NPS for federal review, the completed ESF should reflect the project sponsor's final determination of the extent to which the proposal will impact the list of resources on the form. The results of the completed ESF will inform the State's choice of which NEPA pathway to follow, i.e., categorical exclusion (CE), environmental assessment (EA), environmental impact statement (EIS).

Also, the completed ESF will identify the resource topics and issues that should be presented and analyzed in an EA or an EIS, if required. Consult the LWCF Manual for further guidance on LWCF and NEPA.

The ESF contains two parts that must be completed:

- Part A. Impacts to Environmental Resources
- Part B. Mandatory Criteria

Part A: For each environmental resource topic, choose an impact estimate level (none, negligible, minor, exceeds minor) that describes the degree of potential negative impact that may occur directly, indirectly and cumulatively as a result of federal approval of your proposal. These impact levels should be used to estimate specific impact levels on each separate resource and must be accompanied with a brief explanation of how the resource might be affected, how the impact level was determined, and why the chosen impact level is appropriate.

If an environmental review has already been conducted on your proposal and it includes planned mitigation, explain this for each applicable resource and choose an impact level as mitigated. If the resource does not apply to your proposal, mark NA in the first column. Add any relevant resources (see A23) if not included in the list.

Part B: This lists mandatory impact criteria that precludes the use of categorical exclusions. If you answer "yes" or "maybe" to any mandatory criterion, you must proceed to develop an EA or EIS regardless of your answers in Part A.

Use a separate sheet to explain all potential negative impacts (negligible, minor and those exceeding minor) as well as the type of data that still needs to be determined for each of the applicable resources listed below. Describe direct, indirect and cumulative impacts as well as any planned mitigation already addressed in previous environmental reviews. For the Mandatory Criteria, explain all "yes" and "maybe" answers.

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A. ENVIRONMENTAL RESOURCES	No Impacts or Not Applicable	Negligible Impacts	Minor Impacts	Impacts Exceed Minor EA/EIS required	More Data Needed to Determine EA/EIS required
1. Geological resources: soils, bedrock, slopes, streambeds, landforms, etc.	N/A				
2. Air quality	N/A				
3. Sound (noise impacts)	N/A				
4. Water quality/quantity	N/A				
5. Stream flow characteristics	N/A				
6. Marine/estuarine	N/A				
7. Floodplains/wetlands	N/A				
8. Land use/ownership patterns; property values; community livability	N/A				
9. Circulation, transportation	N/A				
10. Plant/animal/fish species of special concern and habitat; state/federal listed or proposed for listing	N/A				
11. Unique ecosystems, such as biosphere reserves, World Heritage sites, old growth forests, etc.	N/A				
12. Unique or important wildlife/wildlife habitat	N/A				
13. Unique or important fish/habitat	N/A				
14. Introduce or promote invasive species (plant or animal)	N/A				
15. Recreation resources, including parks, open space, conservation areas, rec. trails, facilities, services, opportunities, public access, etc.)	NI				
16. Overall aesthetics, special characteristics/features	NI				
17. Historical/cultural resources, including landscapes, ethnographic, archeological, structures, etc. Attach SHPO determination.	NI				
18. Socioeconomics, including employment, occupation, income changes, tax base, infrastructure	NI				
19. Minority and low-income populations	NI				
20. Energy resources (geothermal, fossil fuels, etc.)	NI				
21. Other agency or tribal land use plans or policies	NI				
22. Land/structures with history of contamination/hazardous materials even if remediated	NI				
23. Other important environmental resources that should be addressed	NI				

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B. MANDATORY CRITERIA If your LWCF proposal is approved, would it...	Yes	No	To be determined
1. Have significant impacts on public health or safety?		X	
2. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands, wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (E.O. 11990); floodplains (E.O 11988); and other ecologically significant or critical areas.		X	
3. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources [NEPA section 102(2)(E)]?		X	
4. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?		X	
5. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?		X	
6. Have a direct relationship to other actions with individually insignificant, but cumulatively significant, environmental effects?		X	
7. Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places, as determined by either the bureau or office. (Attach SHPO Comments)		X	
8. Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species.		X	
9. Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?		X	
10. Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898)?		X	
11. Limit access to access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007)?		X	
12. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area, or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112)?		X	

Environmental Reviewers

The following individual(s) provided input in the completion of the environmental screening form. List all reviewers including name, title, agency, field of expertise. Keep all environmental review records and data on this proposal in state compliance file for any future program review and/or audit.

1. Kim Sollien, Mat-Su Program Director, Great Land Trust
- 2.
- 3.

The following individuals conducted a site inspection to verify field conditions. List name of inspector(s), title, agency, and date(s) of inspection.

1. BGES, INC. Phase 1 Environment Hazard Report May 2014 (report attached)
2. Amanda Hults, GLT Lands Manager, Draft Baseline Documentation Report 2014
- 3.

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Step 7. NEPA Pathway Recommendation and Certifications

First, consult the attached list of "Categorical Exclusions (CEs) for Which a Record is Needed." If you find your action in the CE list **and** you have determined in Step 6A that impacts will be minor or less for each applicable environmental resource on the ESF **and** you answered "no" to all of the "Mandatory Criteria" questions in Step 6B, the proposal qualifies for a CE. Complete the following "State LWCF Environmental Recommendations" box indicating the CE recommendation.

If you find your action in the CE list **and** you have determined in Step 6A that impacts will be greater than minor or that more data is needed for any of the resources **and** you answered "no" to all of the "Mandatory Criteria" questions, your environmental review team may choose to do additional analysis to determine the context, duration, and intensity of the impacts of your project or may wish to revise the proposal to minimize impacts. If impacts remain at the greater than minor level, an EA must be prepared for your proposal. Complete the following "State Environmental Recommendations" box indicating the need for an EA.

If you do not find your action in the CE list, regardless of your answers in Step 6, you must prepare an EA or EIS. Complete the following "State Environmental Recommendations" box indicating the need for an EA or EIS.

State LWCF Environmental Recommendations and Appraisal Certification

I certify that a site inspection was conducted for each site involved in this proposal and to the best of my knowledge, the information provided in this LWCF Proposal Description and Environmental Screening Form (PD/ESF) is accurate based on available resource data. All resulting notes, reports and inspector signatures are stored in the state's NEPA file for this proposal and available upon request.

On the basis of the environmental impact information for this LWCF proposal as presented in this LWCF PD/ESF with which I am familiar, I recommend the following NEPA pathway:

- This proposal qualifies for a Categorical Exclusion (CE).
 - CE Item #:
 - Explanation:
- This proposal requires an Environmental Assessment (EA) which is attached and has been produced in accordance with the LWCF Grants Manual.
- This proposal may require an Environmental Impact Statement (EIS). NPS guidance is requested per the LWCF Grants Manual.

~~~~~  
**State Appraisal Review**-If applicable, complete this certification for each appraisal.

I certify that the State has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.

Property Address:

Date of appraisal transmittal letter:

Fair market value: \$

Effective Date of Value:

~~~~~  
SLO/ASLO Original Signature: _____ Date: _____

Typed Name, Title, Agency:

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9. Project Detail

To be accepted by NPS, all of the information requested must be provided by the project sponsor. If an individual item is not applicable to your specific grant request, mark N/A. If not provided at the time the application is submitted, the entire application may be put on hold.

Follow the format below. Information here must agree with the program narrative.

Section 1. Describe the Proposed Action. Give a complete description of the proposed action. If the project will be done in phases, describe what will occur in each phase.

1. Explain why the project is needed.

Need: The summit of the Butte is not public land. When people hike the West Butte Trail- the most popular trail in the MSB- and reach the terminus, they are trespassing. If we do not purchase the summit, the landowners could sell it for commercial or industrial use, such as a cell tower farm or granite mining operation. If this happens, access will be blocked and Alaskans will lose this much loved, accessible recreation spot forever.

The beloved Bodenbug Butte ("The Butte") is the most popular outdoor recreation destination in the area. The Butte's summit offers unique and incredible 360 degree views of the Matanuska & Knik River valleys, historic agricultural lands, the Talkeetna Mountains, the Chugach Mountains, and grand views of the Knik Glacier, Pioneer Peak, Palmer Hay Flats Refuge and Upper Knik Arm.

The current landowner is willing to sell the 40-acre summit to Great Land Trust (GLT) to conserve it for public access.

2. Describe what the project is designed to accomplish.

After the acquisition, GLT will place a conservation easement on the parcel and donate the property to the Matanuska-Susitna Borough (MSB), to be managed for recreational use as part of the West Butte Trail and Natural Area.

3. Who is sponsoring this project? Describe your capability to carry out the project.

This is a partnership project between the MSB and GLT. GLT has taken the lead on this project negotiating with the landowners, completing all the due diligence, and raising the acquisition dollars. The MSB is helping by applying for the LWCF grant and will take ownership and management responsibility of the property. The MSB currently manages and maintains a parking area, restrooms, trailhead and the trails that go up to the summit.

4. Describe any mitigating measures designed to minimize environmental harm.

The land is currently being used for recreation. Once it is in public ownership the

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MSB would like to make trail safety improvements. Because the AMHTA has not been preventing access or managing the land for recreation, erosion on the parcel is severe and under certain conditions dangerous to traverse.

5. Where is the project located in the community?

The project is located in the community of Butte about 7 miles from downtown Palmer in the Matanuska Susitna Borough.

6. Who will the project serve or benefit (age groups, activity levels, etc)?

Because of the relatively short walk, this hike is accessible for all ages, used year-round by locals and visitors, and is especially loved by families with children. All 400,000+ residents living in Southcentral Alaska will benefit from this project by having public access to a world class hike and stunning view of our backyard that are protected forever.

7. Provide your project timetable.
By August 2015 GLT will:

- 1) Purchase the 40-acre summit of Bodenbug Butte from the AMHTA;
- 2) Place a conservation easement on the property so that it can never be subdivided or developed for uses other than recreation; and
- 3) Donate the property to the Mat-Su Borough to be managed as part of their West Butte Recreation Area.

8. What other federal, state or local projects or proposals relate to this project?

N/A

9. Describe how restroom facilities, litter and garbage disposal will be handled.

The MSB currently manages and maintains a parking area, restrooms, trailhead, and the trails that go up to the summit. The Land Management/Recreational Services Department at the MSB is very excited to take ownership of the Butte summit to make a plan to make some safety improvements along the trail and put up interpretive information. The MSB is also working to buy additional lands so they can expand the existing parking area and trailhead to accommodate increased usage of this very popular trail.

Development project: Describe how design and construction will comply with the Architectural Barriers Act of 1968 (PL 90-480) and Section 504 of the Rehabilitation Act of 1973. Not applicable as this is acquisition.

Acquisition project: Describe how the project will conform to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (PL 91-646), the National Flood Insurance Act of 1968, as amended, and the Flood Disaster Protection Act of 1973. In addition, describe how the project complies with Executive Order 11988, Floodplain Management and Executive Order 11990, Protection of Wetlands. Not applicable, the land is a vacant hilltop. It rises several hundred feet above Sea Level

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and is completely out of the Flood Plain.

a. Describe the public involvement in planning for this project.

GLT has hosted three community events to raise awareness about this project and raise money to help with the acquisition. So far over 300 private individuals and families have donated over \$80,000 to help with the purchase. We think that the level of private investment in this projects speaks to the community support for this project.

b. Explain what other agencies have been involved in planning this project and how they have helped.

Only GLT, AMHTA and the MSB have been involved in working on this project.

c. Explain how this project fits into your community comprehensive plan and/or recreation plan.

In 2013, GLT identified this particular parcel using GIS-based mapping tools to target lands with high conservation value for community recreation. This parcel was one of the highest ranking in the prioritization because it contains the terminus of the popular Mat-Su Borough-maintained West **Butte** Trail, is adjacent to Mat-Su Borough lands identified as a natural area, and contains the actual summit of the Butte.

This project also has a number of connections to a number of MSB plans:

Mat-Su Borough Park, Recreation and Open Space Plan 2001:

The plan states that the development of an integrated network of parks and public facilities, linked through a system of recreational corridors and open space, is a high priority. Currently, a number of existing trails have segments located on private lands, and dedicated and recorded trail easements have not been established for most trails used by Mat-Su Borough residents. The acquisition of the Butte parcel will achieve the following objectives stated in the plan: *Objective 4.3 Preserve and protect visual corridors and areas of unique scenic value; Objective 9.1. Develop an implementation strategy that continues to update the Borough-Wide Recreational Trails Plan, and that identifies a regional trail system that begins to provide for critical links along the identified Open Space corridor; Action 9.2.3. Trails identified in the Recreational Trails Plan should be protected with appropriate easements or rights-of-way and designated uses.* Our project supports these objectives and actions. Purchasing this parcel will lead to the permanent conservation of high-value recreational lands utilized by every sector of the community and protect a critical visual corridor.

MSB Green Infrastructure Plan: In 2007, MSB began incorporating green infrastructure (GI) concepts and practices into local planning through inclusion in community comprehensive plans. Based on goals identified in community comprehensive plans, green infrastructure maps and implementation strategies are being created for communities. Current efforts to protect green infrastructure, which includes important wetlands, riparian habitat, open space, and wildlife and recreational corridors,

will avoid the need for costly stormwater management infrastructure and habitat restoration projects in the future. Our project directly supports the goals outlined in the MSB GI planning efforts by conserving an important recreational corridor and open space.

Other organizations working with GLT to complete this project include the Mat-Su Borough, Valley Mountain Bikers and Hikers, The Mat-Su Trails and Park Foundation, Butte Area Community Residents Civic Organization, and Envision Mat-Su.

MSB Economic Development Plan 2010

Strategy 3C of the plan states the need to continue expanding basic tourism infrastructure. Tourism has emerged as one of the Mat-Su Borough's key industry sectors. Tourism is important to economic development because it represents a unique opportunity to attract outside dollars (i.e., serve as an export sector), create new residents, and cement the Mat-Su Borough's reputation as an area with a strong sense of place. The Borough Assembly ranked tourism infrastructure as its highest priority goal in 2010. The Action 3C.1 of the plan identifies that investing in high priority infrastructure needs is particularly important. The Tourism Infrastructure Study, a subset of the MSB Economic Development Plan, identified high priority infrastructure needs in the categories of visitor support services, highway enhancements, and trail and public recreation enhancements. These relatively low-cost investments could include: information kiosks and signage; highway gateways, restrooms, viewpoints, and signage; and trailhead improvements, signage, and mapping. All of these actions are supported by the acquisition of the Butte summit.

Section 2. Alternatives to the Proposed Action. This section must include a brief description of alternatives as required by NEPA Section 102(2)(E).

1. Describe environmental impacts of the proposal and the alternatives. Provide this information in comparative form and define the issues, pros and cons of a reasonable range of alternatives.

There will be no environmental impacts from this acquisition. There will be positive environmental impacts through the acquisition. Currently fragile soils are being degraded and blown away due to an unsustainable trail leading up to the top of the "Butte". MSB Staff will construct a sustainable trail and reseed the existing erosive areas.

2. Provide a clear basis for the choice of the selected alternative.

Section 3. Describe the Environment. Explain what exists in the project area. Consult knowledgeable professionals. Cite name of person and agency providing the facts. If an item listed below does not apply, mark N/A.

1. **Land Use:** What is the past, present and expected future use of the project site and the surrounding area? (example: Agricultural, Residential, Commercial, Industrial)

The project site is currently used for recreation and with the acquisition it will continue to be used in this way. The surrounding lands include, undeveloped, agricultural, residential and commercial.

- 2. Fish and Wildlife:** What animals, birds and fish are in the area? Check with Fish and Game, U.S. Fish and Wildlife or other reliable sources for endangered species or species of concern. Note if any, and provide source of information.

There are no listed species of concern or endangered species utilizing this site.

- 3. Vegetation:** What kinds of trees, shrubs, plants and grasses are in the area?

The vegetation on the northern side of the butte is mixed boreal forest with a mixture of birch, white spruce and cottonwood along with willow. On the south side there are some grasses and Siberian sages. The summit or project area is bare granite.

- 4. Soil:** Describe the type of soil. Suitable for growing crops? Is there an erosion problem? A soil survey map may be helpful. Contact: U.S. Natural Resource Conservation Service <http://www.nrcs.usda.gov/wps/portal/nrcs/site/national/home/>

or Agriculture and Forestry Experimental Station <http://www.uaf.edu/snre/research/afes/>

(see attached soil map)

- 5. Land Forms:** Describe the land surface. Is the area flat, hilly or swampy? Include a topographic map that shows elevations in at least 10 ft. contours. List any unique physical features.

The Butte is a *roche moutonnee* a granite mass, that was formed during the ice age, when large glaciers eroded the softer surrounding rock and polished the Butte into its current form. There are actually three Butte's in the Matanuska and Knik watersheds.

- 6. Floodplain or Wetland:** If the area is a floodplain or wetland as defined in 43 CFR 6030 describe the present conditions. Include a map showing the boundary of the floodplain or wetland.

No

For floodplain information, contact: U.S. Army CORPS of Engineers Alaska District
<http://www.poa.usace.army.mil/>

For wetlands information, contact: U.S. Army Corps of Engineers
<http://www.poa.usace.army.mil/Missions/Regulatory/RecognizingWetlands.aspx>

- 7. Air Quality:** Describe quality of the air. Information is available from: Department of Environmental Conservation (907) 269-7577 or <http://dec.alaska.gov/air/>

Air quality in the Matanuska Valley is bad at times especially when it has been dry and windy. The area often has air quality warnings. The Butte would be subjects to these poor air quality days.

- 8. Water Quality/Hydrology.** Contact the Department of Environmental Conservation

(907) 269-7554 or <http://dec.alaska.gov/water/>

N/A

1. Describe the quality and availability of water on the site. N/A
2. How does this water affect the community water supply or sewer system? N/A
3. What is the level of ground water? N/A
4. Is there any silt, chemical or sewage contamination of the water? No

9. Mineral Resources. Describe the surface and subsurface geology.

Mineral deposits of value should be listed and located on a map. See attached Map

10. Climate: Describe the temperatures, average rainfall and snowfall of the area. A chart could be used to do this.

11. Section 106 Determination: Contact: the State of Alaska Office of History and Archaeology. (See sample letter.)
550 West 7th Avenue, Suite 1310
Anchorage, Alaska 99501-3565 or (907) 269-8715

The State of Alaska Office of History and Archaeology (OHA) will determine if a cultural resources survey is required. Provide in this application, the written response your entity received from OHA. Name and locate any sites that are eligible for inclusion in the National Register of Historic Places or listed in the National Register.

12. Transportation and Access: Describe ways of getting to the site.

1. What type of transportation and which routes are available?
2. Describe public access to the site and accessibility available to persons with disabilities. The property is located at the top of a butte several hundred feet above the surrounding area. There is a maintained trail leading to the property line that includes over 100 stairs. The topography of the currently owned Borough land, which houses the stairs, precludes ADA accessibility due to its sheer cliff-like face. There is private land adjacent to both these lots that could be purchased and an ADA compliant trail developed should the owner decided to sell. Given that the existing public trail is already inaccessible, it is not our intent to make the "top" of the trail accessible when it is largely impossible to reach that point. We would like to point out that this trail is the least strenuous of our trail system.

13. Socio-Economic Factors:

1. Explain the economics of the community and the employment of its residents. Residents of the area generally work in either Palmer or Wasilla with a significant population commuting to Anchorage.
2. Describe current health and safety conditions. The unstable soils on top of the Butte due become airborne and contribute to air quality issues from time to time.
3. Describe residential patterns. The area surrounding the Butte is largely residential with some small businesses. The income levels range from below poverty to very high within as little as a few hundred feet.
4. List visual or aesthetic features that either add to or detract from the site. The Butte provides 360* views of the surrounding mountain ranges, Cook Inlet and

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municipalities of Anchorage and Palmer.

5. List people or businesses which would have to move because of the project. None

14. Future Environment: Describe how the area would be without the proposed project. Due to the extreme popularity of the area and impact from pedestrians on fragile soils the area will continue to degrade. There is no active trash pick up nor maintenance on the site from the current owner.

Section 4. Environmental Impact of the Proposed Action. Use the outline in Section 3 to describe the effects (good or bad) that the project will have on each item. Ask professionals to provide facts and reference those sources by name and agency. If possible, quantify the results; i.e., state the number of trees that would be cut or cubic yards of fill material that will be used. Discuss impacts of the proposed future development on the area even if this application is only for acquisition of land.

1. Land Use: Describe any outstanding property rights, and how they will be handled. N/A

2. Fish and Wildlife: Provide expert opinions on any effects. Name the expert. N/A

3. Vegetation: How much will have to be cleared? N/A

4. Soil: What changes will occur? As has been mentioned the soil is being eroded away due to pedestrians creating their own trails. There are several sections on this particular acreage that have braided trails some as deep as 5 feet below grade.

5. Land Forms: How much earth will be removed or fill added? How will this change the existing topography? No earth will be removed or filled. There may be some contouring to minimize the erosive conditions. Those areas will be re-seeded to hold soil in place.

6. Floodplain or Wetland: Provide expert opinion on any effects.

N/A

7. Air Quality: Will the project change the quality of the air? Will noise levels increase?

N/A

8. Water Quality/Hydrology: Will there be a change? What? How much?

N/A

9. Mineral Resources: Will the project interfere with removal of minerals? How will the park be protected so that mineral removal does not harm recreational values?

GLT was able to get a no surface occupancy agreement from AMHTA to the recreational values will not be impacted in the future.

10. Climate: How will climate affect the project? Will anything be done to lessen the effect?

N/A

11. Archaeological and Historical Sites: Confer with the State of Alaska Office of History and Archaeology. Provide written determination of any effect.

12. Transportation and Access: Will the project cause an increase in traffic? Will this contribute to safety hazards for motorists or pedestrians? The current parking lot is not of sufficient size to accommodate the use. The MSB recently purchased a 1 acre lot adjacent to the trail head. This lot is being developed into a parking area to alleviate the congested parking in the existing lot and along the road. On busy weekends, the trail

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users park along the roadsides blocking driveways and narrowing the road down a point that prohibits emergency vehicles from accessing the subdivision.

13. Socio-Economic Factors: How will the project affect the local economy? Will the tax base change? How will the project affect people in the neighborhood or community? There are a few small businesses that see financial benefits from being located to such a popular trail. A nearby party store sells water and fuel that is visited by trail users. There is also a small pizza restaurant that serves the people using the trail.

14. Future Environment: How will the future land use be changed because of this project? The top of the Butte will not change in its use, the future of the area will be however changed to a permanent recreation site.

The land will be managed for recreation

15. Increased Use: Will use of this area increase littering, vandalism and trespassing on adjoining properties?

As the MSB population grows so will the use of this recreation area. The MSB is committed to managing this site for public benefit.

Section 5. Public Notice & Agency Coordination. Describe how the public was notified of this project and discuss comments received.

Required Coordination: Even if an Environmental Assessment is not required, affected regional, state and federal agencies, and tribal, regional or local governments must be notified of the proposed action.

Alaska's LWCF program is not covered under the "Single Point of Contact Intergovernmental Review System." Therefore, applicants must submit notices of intent to any parties that might have jurisdiction or be affected. Notices would include a detailed description of the proposal, a map that clearly identifies the project area, an address where comments may be forwarded, and the deadline for comment.

A copy of the notice, a list of entities notified, and any comments received must be included in the LWCF application.

At a minimum, a grant applicant must coordinate with the following agencies and submit documented responses in the application:

1. Alaska Department of Natural Resources, Office of Project Management and Permitting. Is the project area a critical habitat for any species? Is a permit required? Is the project area included in any coastal management plans? If so, describe how the project is consistent with the plan(s).
2. U.S. Fish and Wildlife Service or State of Alaska Department of Fish and Game. Will this proposal impact endangered species or species of concern? Should development occur within a specific time frame to minimize impact? If so, when?
3. U.S. Army Corps of Engineers. Does the project contain wetlands? Is a Corps permit required?
4. State Historic Preservation Office. Will the proposed project impact historic

properties? If so, what coordination or action is required prior to development?

Note: Include a copy of any required permit, as applicable.

Section 6. Controversy. Describe any controversial issues, challenges or anticipated problems that may be associated with this project.

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10. Commitment to Comply with LWCF General Provisions

If this proposal receives funding from the Land and Water Conservation Fund grant program, the _____ will comply with all requirements detailed in the Land and Water Conservation Fund Project Agreement General Provisions as follow.

Signature: Mayor or Manager

Print or Type Name and Title

Date

LAND AND WATER CONSERVATION FUND PROJECT AGREEMENT GENERAL PROVISIONS

Part I - Definitions

- A. The term "NPS" or "Service" as used herein means the National Park Service, United States Department of the Interior.
- B. The term "Director" as used herein means the Director of the National Park Service, or any representative lawfully delegated the authority to act for such Director.
- C. The term "Manual" as used herein means the Land and Water Conservation Fund Grants Manual (NPS-34).
- D. The term "project" as used herein means a single project, a consolidated grant, a project element of a consolidated grant, or project stage which is subject to the project agreement.
- E. The term "State" as used herein means the State or Territory which is a party to the project agreement, and, where applicable, the political subdivision or public agency to which funds are to be transferred pursuant to this agreement. Wherever a term, condition, obligation, or requirement refers to the State, such term, condition, obligation, or requirement shall also apply to the recipient political subdivision or public agency, except where it is clear from the nature of the term, condition, obligation, or requirement that it is to apply solely to the State. For purposes of these provisions, the terms "State," "grantee," and "recipient" are deemed synonymous.
- F. The term "Secretary" as used herein means the Secretary of the Interior, or any representative lawfully delegated the authority to act for such Secretary.

Part II - Continuing Assurances

The parties to the project agreement specifically recognize that the Land and Water Conservation Fund assistance project creates an obligation to maintain the property described in the project agreement consistent with the Land and Water Conservation Fund Act and the following requirements.

Further, it is the acknowledged intent of the parties hereto that recipients of assistance will use moneys granted hereunder for the purposes of this program, and that assistance granted from the Fund will result in a net increase, commensurate at least with the Federal cost-share, in a participant's outdoor recreation. It is intended by both parties hereto that assistance from the Fund will be added to, rather than replace or be substituted for, State and local outdoor recreation funds.

- A. The State agrees, as recipient of this assistance, that it will meet the following specific requirements and that it will further impose these requirements, and the terms of the project agreement, upon any political subdivision or public agency to which funds are transferred pursuant to the project agreement. The State also agrees that it shall be responsible for compliance with the terms of the project agreement by such a political subdivision or public agency and that failure by such political subdivision or public agency to so comply shall be deemed a failure by the State to comply with the terms of this agreement.
- B. The State agrees that the property described in the project agreement and the signed and dated project boundary map made part of that agreement is being acquired or developed with Land and Water Conservation Fund assistance, or is integral to such acquisition or development, and that, without the approval of the Secretary, it shall not be converted to other than public outdoor recreation use but shall be maintained in public outdoor recreation in perpetuity or for the term of the lease in the case of leased property. The Secretary shall approve such conversion only if it is found to be in accord with the then

existing comprehensive statewide outdoor recreation plan and only upon such conditions deemed necessary to assure the substitution of other recreation properties of at least equal fair market value and of reasonably equivalent usefulness and location. This replacement land becomes subject to Section 6(f)(3) protection. The approval of a conversion shall be at the sole discretion of the Secretary, or his designee. Prior to the completion of this project, the State and the Director may mutually alter the area described in the project agreement and the signed and dated project boundary map to provide the most satisfactory public outdoor recreation unit, except that acquired parcels are afforded Section 6(f)(3) protection as Fund reimbursement is provided.

In the event the NPS provides Land and Water Conservation Fund assistance for the acquisition and/or development of property subject to reversionary interests with full knowledge of those reversionary interests, conversion of said property to other than public outdoor recreation uses as a result of such reversionary interest being exercised is approved. In receipt of this approval, the State agrees to notify the Service of the conversion as soon as possible and to seek approval of replacement property in accord with the conditions set forth in these provisions. The State further agrees to effectuate such replacement within a reasonable period of time, acceptable to the Service, after the conversion of property takes place. The provisions of this paragraph are also applicable to: leased properties acquired and/or developed with Fund assistance where such lease is terminated prior to its full term due to the existence of provisions in such lease known and agreed to by the Service; and properties subject to other outstanding rights and interests that may result in a conversion when known and agreed to by the Service.

- C. The State agrees that the benefit to be derived by the United States from the full compliance by the State with the terms of this agreement is the preservation, protection, and the net increase in the quality of public outdoor recreation facilities and resources which are available to the people of the State and of the United States, and such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the United States by way of assistance under the terms of this agreement. The State agrees that payment by the State to the United States of an amount equal to the amount of assistance extended under this agreement by the United States would be inadequate compensation to the United States for any breach by the State of this agreement. The State further agrees, therefore, that the appropriate remedy in the event of a breach by the State of this agreement shall be the specific performance of this agreement.
- D. The State agrees to comply with the policies and procedures set forth in the Land and Water Conservation Fund Manual. Provisions of said Manual are incorporated into and made a part of the project agreement.
- E. The State agrees that the property and facilities described in the project agreement shall be operated and maintained as prescribed by Manual requirements.
- F. The State agrees that a permanent record shall be kept in the participant's public property records and available for public inspection to the effect that the property described in the scope of the project agreement, and the signed and dated project boundary map made part of that agreement, has been acquired or developed with Land and Water Conservation Fund assistance and that it cannot be converted to other than public outdoor recreation use without the written approval of the Secretary of the Interior.
- G. Nondiscrimination
 - 1. By signing the LWCF agreement, the State certifies that it will comply with all Federal laws relating to nondiscrimination as outlined in the Civil Rights Assurance appearing at Part III-I herein.
 - 2. The State shall not discriminate against any person on the basis of residence, except to the extent that reasonable differences in admission or other fees may be maintained on the basis of residence as set forth in the Manual.

Part III - Project Assurances

A. Applicable Federal Circulars

The State shall comply with applicable regulations, policies, guidelines and requirements including OMB Circular A-102 (Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments), 43 CFR Part 12 (Administrative and Audit Requirements and Cost Principles for Assistance Programs, Department of the Interior), A-87 (Cost Principles for State and Local Governments), and A-128 (Audits of State and Local Government) as they relate to the application, acceptance and use of Federal funds for this federally assisted project.

B. Project Application

- 1. The Application for Federal Assistance bearing the same project number as the agreement and associated documents is by this reference made a part of the agreement.

2. The State possesses legal authority to apply for the grant, and to finance and construct the proposed facilities. A resolution, motion or similar action has been duly adopted or passed authorizing the filing of the application, including all understandings and assurances contained herein, and directing and authorizing the person identified as the official representative of the State to act in connection with the application and to provide such additional information as may be required.
3. The State has the ability and intention to finance the non-Federal share of the costs for the project. Sufficient funds will be available to assure effective operation and maintenance of the facilities acquired or developed by the project.

C. Project Execution

1. The project period shall begin with the date of approval of the project agreement or the effective date of a waiver of retroactivity and shall terminate at the end of the stated or amended project period unless the project is completed or terminated sooner in which event the project shall end on the date of completion or termination. For project elements added to a consolidated grant, the project period will begin on the date the project element is approved.
2. The State shall transfer to the project sponsor identified in the Application for Federal Assistance or the Description and Notification Form all funds granted hereunder except those reimbursed to the State to cover administrative expenses.
3. The State will cause work on the project to be commenced within a reasonable time after receipt of notification that funds have been approved and assure that the project will be prosecuted to completion with reasonable diligence.
4. The State will require the facility to be designed to comply with the Architectural Barriers Act of 1968 (Public Law 90-480) and DOI Section 504 Regulations (43 CFR Part 17). The State will be responsible for conducting inspections to insure compliance with these specifications by the contractor.
5. The State shall secure completion of the work in accordance with approved construction plans and specifications, and shall secure compliance with all applicable Federal, State, and local laws and regulations.
6. In the event the project covered by the project agreement, including future stages of the project, cannot be completed in accordance with the plans and specifications for the project; the State shall bring the project to a point of recreational usefulness agreed upon by the State and the Director or his designee.
7. The State will provide for and maintain competent and adequate architectural/engineering supervision and inspection at the construction site to insure that the completed work conforms with the approved plans and specifications; that it will furnish progress reports and such other information as the NPS may require.
8. The State will comply with the terms of Title II and Title III, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646), 94 Stat. 1894 (1970), and the applicable regulations and procedures implementing such Act for all real property acquisitions and where applicable shall assure that the Act has been complied with for property to be developed with assistance under the project agreement.
9. The State will comply with the provisions of: Executive Order 11988, relating to evaluation of flood hazards; Executive Order 11288, relating to the prevention, control, and abatement of water pollution, and Executive Order 11990 relating to the protection of wetlands.
10. The State will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, approved December 31, 1976. Section 102(a) requires the purchase of flood insurance in communities where such insurance is available, as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes, for use in any area that has been identified as an area having special flood hazards by the Flood Insurance Administration of the Federal Emergency Management Agency. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.
11. The State will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the project are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities, pursuant to 40 CFR, Part 15.20 and that it will notify the NPS of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be utilized in the project is under consideration for listing by the EPA. The State agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act of 1970. The State further agrees to insert this clause into any

contract or subcontract in excess of \$100,000.

12. The State will assist the NPS in its compliance with Section 106 of the National Historic Preservation Act of 1966 as amended (16 U.S.C. 470), Executive Order 11593, and the Archaeological and Historic Preservation Act of 1966 (16 U.S.C. 469a-1 et seq.) by (a) consulting with the State Historic Preservation Officer on the conduct of investigations, as necessary, to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to effects (see CFR Part 800.8) by the activity, and notifying the Federal grantor agency of the existence of any such properties, and by (b) complying with all requirements established by the Federal grantor agency to avoid or mitigate adverse effects upon such properties.
13. The State will comply with Executive Order 12432, "Minority Business Enterprise Development as follows:
 - (1) Place minority business firms on bidder's mailing lists.
 - (2) Solicit these firms whenever they are potential sources of supplies, equipment, construction, or services.
 - (3) Where feasible, divide total requirements into smaller needs, and set delivery schedules that will encourage participation by these firms.
 - (4) For any project involving \$500,000 or more in grant assistance (except for projects involving acquisition only) the State or recipient shall submit, prior to the commencement of construction and every fiscal year quarter thereafter until project completion, reports documenting the efforts to hire minority business firms. These reports, SF 334, will be submitted one month following the end of each fiscal quarter (i.e., January 31, April 30, July 31, and October 31) to the appropriate National Park Service Regional Office.
 - (5) The Department of the Interior is committed to the objectives of this policy and encourages all recipients of its grants and cooperative agreements to take affirmative steps to ensure such fairness.

The National Park Service Regional Offices will work closely with the States to ensure full compliance and that grant recipients take affirmative action in placing a fair share of purchases with minority business firms.

14. The State will comply with the intergovernmental review requirements of Executive Order 12372.

D. Construction Contracted for by the State Shall Meet the Following Requirements:

1. Contracts for construction shall comply with the provisions of 43 CFR Part 12 (Administrative and Audit Requirements and Cost Principles for Assistance Programs, Department of the Interior).
2. No grant or contract may be awarded by any grantee, subgrantee or contractor of any grantee or subgrantee to any party which has been debarred or suspended under Executive Order 12549. By signing the LWCF agreement, the State certifies that it will comply with debarment and suspension provisions appearing at Part III-J herein.
3. In accordance with the "Stevens Amendment" (to Section 623 of the Treasury, Postal Service and General Government Appropriations Act), for procurement of goods and services (including construction services) having an aggregate value of \$500,000 or more, the amount and percentage (of total costs) of federal funds involved must be specified in any announcement of the awarding of a contract.

E. Retention and Custodial Requirements for Records

1. Financial records, supporting documents, statistical records, and all other records pertinent to this grant shall be retained in accordance with 43 CFR Part 12 for a period of three years; except the records shall be retained beyond the three-year period if audit findings have not been resolved.
2. The retention period starts from the date of the final expenditure report for the project or the consolidated project element.
3. State and local governments are authorized to substitute microfilm copies in lieu of original records.
4. The Secretary of the Interior and the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the State and local governments and their subgrantees which are pertinent to a specific project for the purpose of making audit, examination, excerpts and transcripts.

F. Project Termination

1. The Director may temporarily suspend Federal assistance under the project pending corrective action by the State or pending a decision to terminate the grant by the Service.
2. The State may unilaterally terminate the project or consolidated project element at any time prior to the first payment on the project or consolidated project element. After the initial payment, the project may be terminated, modified, or amended by the State only by mutual agreement.
3. The Director may terminate the project in whole, or in part, at any time before the date of completion, whenever it is determined that the grantee has failed to comply with the conditions of the grant. The Director will promptly notify the State in writing of the determination and the reasons for the termination, together with the effective date. Payments made to States or recoveries by the Service under projects terminated for cause shall be in accord with the legal rights and liabilities of the parties.
4. The Director or State may terminate grants in whole, or in part at any time before the date of completion, when both parties agree that the continuation of the project would not produce beneficial results commensurate with the further expenditure of funds. The two parties shall agree upon the termination conditions, including the effective date and, in the case of partial termination, 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 NPS may allow full credit to the State for the Federal share of the noncancelable obligations, properly incurred by the grantee prior to termination.
5. Termination either for cause or for convenience requires that the project in question be brought to a state of recreational usefulness agreed upon by the State and the Director or that all funds provided by the National Park Service be returned.

G. Lobbying with Appropriated Funds

The State must certify, for the award of grants exceeding \$100,000 in Federal assistance, that no Federally appropriated funds have been paid or will be paid, by or on behalf of the State, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding, extension, continuation, renewal, amendment, or modification of this grant. In compliance with Section 1352, title 31, U.S. Code, the State certifies, as follows:

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

H. Provision of a Drug-Free Workplace

In compliance with the Drug-Free Workplace Act of 1988 (43 CFR Part 12, Subpart D), the State certifies, as follows:

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The grantee certifies that it will or continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an ongoing drug-free awareness program to inform employees about:

- (1) The dangers of drug abuse in the workplace;
- (2) The grantee's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of a grant be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted;

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).

The State must include with its application for assistance a specification of the site(s) for the performance of work to be done in connection with the grant.

I. Civil Rights Assurance

The State certifies that, as a condition to receiving any Federal assistance from the Department of the Interior, it will comply with all Federal laws relating to nondiscrimination. These laws include, but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-1), which prohibits discrimination on the basis of race, color, or national origin; (b) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which prohibits discrimination on the basis of handicap; (c) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 et. seq.), which prohibits discrimination on the basis of age; and applicable regulatory requirements to the end that no person in the United States shall, on the grounds of race, color, national origin, handicap or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the applicant. **THE APPLICANT HEREBY GIVES ASSURANCE THAT it will immediately take any measures necessary to effectuate this agreement.**

THIS ASSURANCE shall apply to all aspects of the applicant's operations including those parts that have not received or benefited from Federal financial assistance.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant by the Department, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which it retains ownership or possession of the property. In all other cases, this assurance shall obligate the Applicant for the period during which the Federal financial assistance is extended to it by the Department.

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THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property, discounts or other Federal financial assistance extended after the date hereof to the Applicant by the Department, including installment payments after such date on account of applications for Federal financial assistance which were approved before such date.

The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United State shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant, its successors, transferees, assignees, and subrecipients and the person whose signature appears on the grant agreement and who is authorized to sign on behalf of the Applicant.

J. Debarment and Suspension

Certification Regarding Debarment, Suspension and Other Responsibility Matters - Primary Covered Transactions

(1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission or embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statement, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

(2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

The State further agrees that it will include the clause "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions" appearing below in any agreement entered into with lower tier participants in the implementation of this grant. Department of Interior Form 1954 (DI-1954) may be used for this purpose.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

(1) The prospective lower tier participant certifies, by submission of this application that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this application.

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OMB Approval No.

11. ASSURANCES – CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify the additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of the real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or person gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42.U.S.C §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290-dd-3 and 290 ee3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statutes(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statutes(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Title II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provision of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C §§276a to 276a-7), the Copeland Act (40 U.S. C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S. C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations and policies governing this program.

Signature: Authorized Official:	Date:
Print or Type Name and Title:	
Organization:	

SF-424D (Rev. 7-97) Back

Am15-070

12. Acquisition History

When the purchase of lands or displacement of any person by a state or local agency without federal financial assistance occurs on or after January 2, 1971, eligibility for LWCF assistance for the development of the land acquired or upon which the displacement occurred will be dependent upon submitting certification number 1 or 2 shown below as part of the application.

Land Acquisition Date: _____

Certification # 1: If the land to be developed was acquired within two (2) years preceding the application deadline, the application must include certification by the applicant's legal counsel that Public Law 91-646 *Uniform Relocation Assistance and Land Acquisition Policies Act* was complied with. At a minimum, the applicant should be able to certify the following:

Certification # 1 example:

The applicant (Agency Name) hereby assures and certifies that the provisions of P.L. 91-646 were complied with in the acquisition of property identified in the Land and Water Conservation Fund application for the (Project Name).

Applicant further certifies that:

1. The property was appraised prior to negotiations.
2. The property owner or representative had been invited to accompany the appraiser on the property inspection.
3. The property owner or representative was given the opportunity to review the appraisal and was presented with a Summary of Just Compensation (market value).
4. The property owner or representative was offered the appraised value.
5. (a) The property was not subject to the relocation assistance act as there were no persons living on the property and no businesses being conducted; **or**
(b) All eligible occupants were offered relocation assistance.

Legal Counsel or Qualified
Representative of Applicant

Title

Date

Certification # 2: If the acquisition occurred more than two (2) years before the application deadline, the applicant must provide either the above certification or a written certification by the authorized representative of the applicant, indicating under penalty for willful misstatement (18 U.S.C. 1001), that at the time of the acquisition and last known displacement, such agency had not yet initiated planning activity to obtain the particular federal assistance being applied for.

Certification # 2 example:

(Agency Name) hereby certifies, under penalty of willful misstatement (18 U.S.C. 1001) that at the time of the acquisition and last known displacement on the project lands for which this federal financial assistance is being sought, no planning had been initiated by this agency to obtain this financial assistance.

Legal Counsel or Qualified
Representative of Applicant

Title

Date

13. Office of History and Archaeology (OHA): Section 106 Consultation

Section 106 of the National Historic Preservation Act requires agencies to consult with OHA to consider the effect of any undertaking on historic properties and avoid or reduce any adverse effects. An applicant must submit sufficient documentation for OHA to determine:

- The project will have no adverse effect on historic properties, **OR that**
- All work has been designed to meet *The Secretary of the Interior Standards for the Treatment of Historic Properties, 1995*.
- Design professionals who prepared the plans and specifications for the project meet *The Secretary of the Interior's Professional Qualifications (36 CFR 61)*
- Contractors selected are qualified to do the work.

OHA's written response (determination) must be included in an LWCF application.

Letter to the Office of History and Archaeology

(Your name and full address)

(Date)

Re: Land and Water Conservation Fund

Judith E. Bittner, State Historic Preservation Officer
State of Alaska: Dept. of Natural Resources
Office of History and Archaeology
550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3565

SAMPLE

Dear Ms. Bittner:

The _____ (applicant name) is applying for a Land and Water Conservation Fund grant for _____ (project name). Attached is project documentation to fulfill the Section 106 responsibilities:

- Description of work to be done (include drawings, specifications, etc. if available)
- Map indicating the general project location within the community or area
- Specific boundary/parcel map with legal description
- Name and address of project manager, engineer, architect, contractor, etc.
- Project schedule
- Explanation of how *The Secretary of the Interior Standards for Treatment of Historic Properties, 1995* shall be applied (if applicable)

The attached documentation should provide all necessary information for you to determine there will be no adverse effect on a historic property.

If you have any questions, please contact me at (phone number) or (e-mail address).

Sincerely,
(Name of grant applicant)

Attachments

14. SCORP and Local Planning Documents

The LWCF program requires that the proposed project *type* be identified as a priority need in the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Those so identified are awarded points in the LWCF scoring process commensurate with the project type's priority: high, medium, or low. To determine if your project type meets eligible criteria, view the SCORP online at www.dnr.state.ak.us/parks/plans/scorp.pdf or contact the Grants Administrator for a hard copy.

In addition, Alaska's LWCF open project selection process requires that proposals be identified in a local or regional plan. Submit clear documentation of such with this application.

For communities without any formal plan in place, an adopted local recreation plan will meet this requirement. The local recreation plan is not meant to replace existing comprehensive local or regional plans. However, in communities with outdated plans (over 10 years old), a local recreation plan may be submitted to advance a project not identified in the original plan, provided the local recreation plan is approved as an addendum to the original plan.

See page 52 of the SCORP for local recreation plan information.

15. Section 504: ADA Self-Evaluation and Transition Plan for Federally Assisted Park and Recreation Programs and Activities

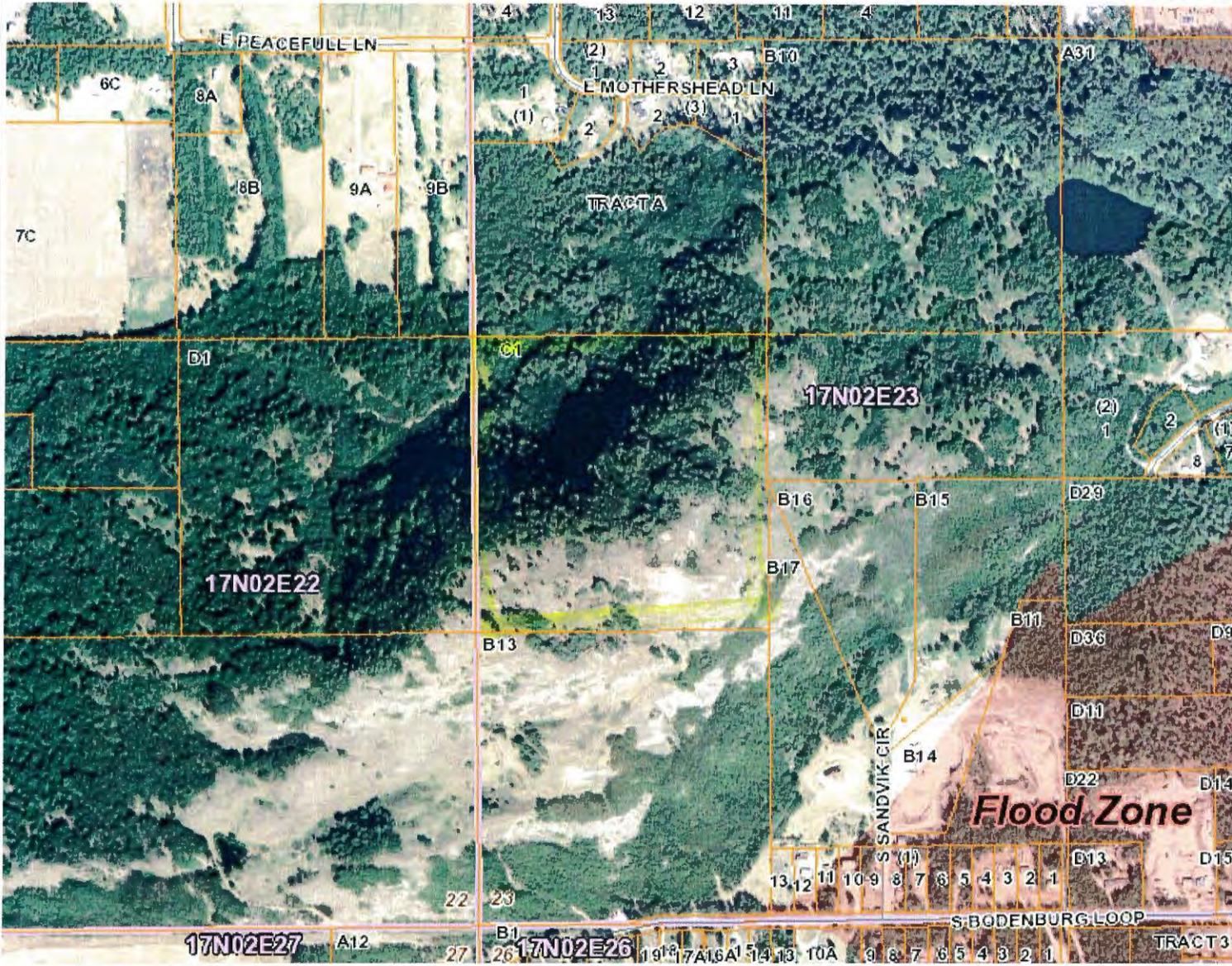
Each applicant for federal financial assistance must be in compliance with Section 504 of the Rehabilitation Act of 1973, Pub. L. 93-112, as amended; and Department of the Interior Regulations 43 CFR 17, Subpart B, which mandate that no qualified handicapped person shall, on the basis of handicap, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives federal financial assistance from the Department of Interior.

Your community has likely completed a Section 504 Self-Evaluation and Transition Plan. If so, a copy of same must be included with your application.

If your community has not completed this process, contact the State of Alaska Division of Parks and Outdoor Recreation Grants Administrator for further instructions. Applications without this documentation may not be approved for assistance through the LWCF program.



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

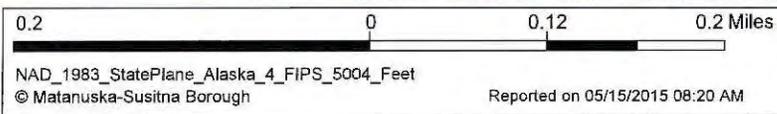
▭ Mat-Su Borough Boundary

▭ Incorporated Cities

▭ Parcels

▭ Flood Zone

1: 7,895



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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

This map was automatically generated using Geocortex Essentials.

Am15-010

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/MS	
	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.

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

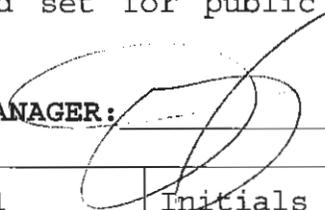
(SEAL)

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 cf</i>	3-17-15
1	Finance Director	<i>me</i>	3/23/15
2	Borough Attorney	Reviewed by <i>NS</i>	Bond Counsel
3	Borough Clerk	<i>JR</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

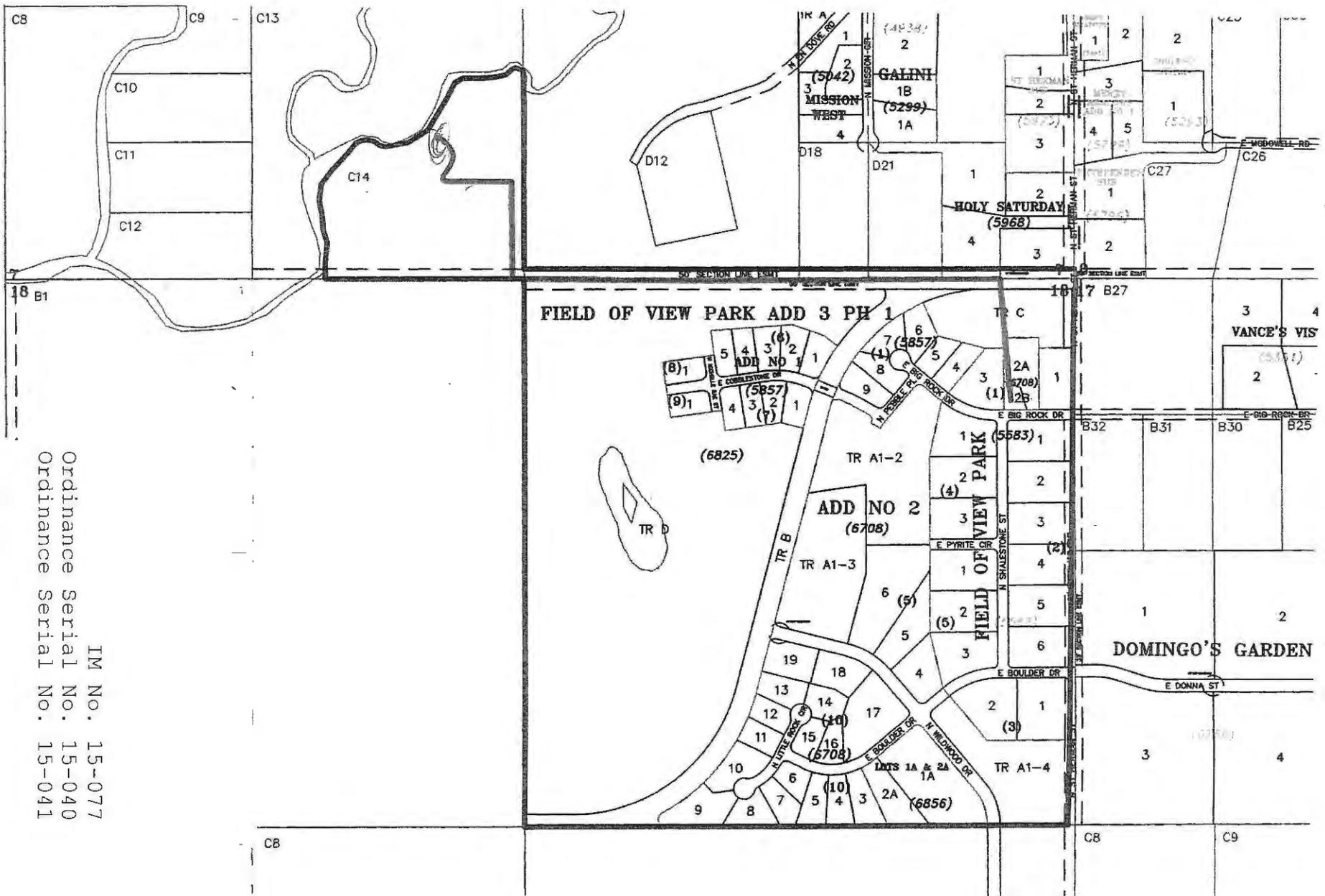
SUMMARY STATEMENT: *Thank you letter (1pp)*
letter of opposition (3pp)

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
IM 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

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Nicholas Spiropoulos, Borough Attorney: Nicholas.Spiropoulow@matsugov.us
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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#:</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>
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

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

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Ordinance No. 15-040
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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

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<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>
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

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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

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 LID476 FIELD OF VIEW PARK SUB

March 12, 2015

<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>
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						

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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>
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					

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Matanuska-Susitna Borough
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 LID476 FIELD OF VIEW PARK SUB

March 12, 2015

<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

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Matanuska-Susitna Borough
 Real Property Selection List by Account Number
 LID476 FIELD OF VIEW PARK SUB

March 12, 2015

<u>Tax Account/Owner Name and Addr Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land Appraisal</u>	<u>Building Appraisal</u>	<u>Total 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

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>ju</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 & objections (2pp) email + attach from Brad Sworts (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.



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Natural Resources

Division of Mining, Land & Water
Realty Services Section

550 West 7th Avenue, Suite 1050A
Anchorage, Alaska 99501-3579
Main: 907.269.8578
TDD: 907.269.8411
Fax: 907.269.8935

April 16, 2015

Matanuska-Susitna Borough
Department of Finance
Attn: Marcia vonEhr
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

Re: Special Assessment Notice dated 04/03/2015
South Big Lake Road & West Susitna Parkway Natural Gas Local Improvement District No. 508
Tax Parcels #LID508/56285000T002B, LID508/56285000T001-B-1

Dear Marcia:

On behalf of the State of Alaska, this office would like to go on record objecting to the adoption of Ordinance 14-095, and objecting to the inclusion of its parcels contained in the special assessment roll. This objection is in addition to the opposition filed by the State on July 8, 2014, a copy of which is enclosed herewith.

If you have any questions on this matter, please give me a call at (907) 269-8581 or email me at ashlee.adoko@alaska.gov.

Sincerely,

A handwritten signature in black ink that reads "Ashlee K. Adoko".

Ashlee K. Adoko
Natural Resource Manager I
Realty Services Section

Cc: Lonnie R. McKechnie, CMC, Borough Clerk

OR 15-042
OR 15-043
IM 15-078



THE STATE
of ALASKA
GOVERNOR SEAN PARNELL

9348.5e
Department of Natural Resources

Division of Mining, Land & Water
Realty Services Section

550 West 7th Avenue, Suite 1050A
Anchorage, Alaska 99501-3579
Main: 907.269.8576
TDD: 907.269.8411
Fax: 907.269.8935

Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

Ref: South Big Lake Road & West Susitna Parkway Natural Gas Local Improvement District No. 508 for
Natural Gas Distribution Lines Installation.
Tax ID# LID508/562885000T002B & LID508/56285000T001-B-1

To whom it may concern:

This is in reference to your letter dated July 3, 2014 and received in this office on July 7, 2014, regarding the scheduled public hearing on the ordinance for the for the South Big Lake Road & West Susitna Pky Local Improvement District.

On behalf of the State of Alaska, this office would like to go on record as being opposed to the assessment for gas line purposes to the subject lands. This is because the state is not bound by statute to provide this type of service to lands held within it's Land Disposal Bank. We are not against a Gas Line Extension for our neighbors, but the state must be specifically funded by the legislature for that type of expenditure.

If you have any questions on this matter, please give me a call at (907) 269-8608 or email me at cindy.schoniger@alaska.gov.

Sincerely,

Cindy Schoniger
Natural Resource Manager II
Realty Services Section

OR 15-042
OR 15-043
DM 15-078



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Natural Resources

Division of Mining, Land & Water
Realty Services Section

550 West 7th Avenue, Suite 1050A
Anchorage, Alaska 99501-3579
Main: 907.269.8578
TDD: 907.269.8411
Fax: 907.269.8935

May 18, 2015

Matanuska-Susitna Borough
Department of Finance
Attn: Marcia VonEhr
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

Re: Special Assessment Notice dated 04/03/2015
South Big Lake Road & West Susitna Parkway Natural Gas Local Improvement District No. 508
Tax Parcels #LID508/56285000T002B, LID508/56285000T001-B-1

Dear Marcia:

On behalf of the State of Alaska, this office would like to go on record objecting to the adoption of Ordinance 14-095, and objecting to the inclusion of its parcels contained in the special assessment roll. This objection is in addition to the oppositions filed by the State on July 8, 2014 and April 16, 2015, copies of which are enclosed herewith.

If you have any questions on this matter, please give me a call at (907) 269-8581 or email me at ashlee.adoko@alaska.gov.

Sincerely,

A handwritten signature in black ink that reads "Ashlee K. Adoko".

Ashlee K. Adoko
Natural Resource Manager I
Realty Services Section

Cc: Lonnie R. McKechnie, CMC, Borough Clerk

OR 15-042
OR 15-043
IM 15-078

2180 S. Yukon Circle

Wasilla, AK 99654

May 15, 2015

Finance Dept.

Matanuska-Susitna Borough

350 E. Dahlia Ave.

Palmer, AK 99645

Re: Natural Gas Local Improvement District No. 508

Tax Parcel #LID508/56170000L020

Tax Parcel #LID508/56170000L019

Dear Marcia vonEhr,

As I have two small adjacent lots and may one day build a new house using natural gas, I would like to be responsible for only one special assessment rather than two. I purchased the second lot as a buffer. I do not want to have two houses so close together. A new house would likely go on Lot 20, with the buffer zone being Lot 19.

Please waive the fee for Lot 19 and assess the fee for Lot 20.

Thank you for your consideration.

Sincerely,

Ellen Kane

Ellen Kane

Ellen L Kane Living Trust

OR 15-042
OR 15-043
Im 15-078

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.

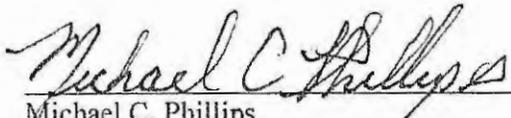
LID 508/217N03W31B023

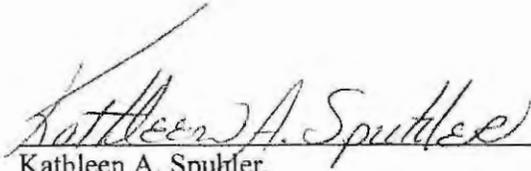
Page 1

OR 15-042
OR 15-043
IM 15-078

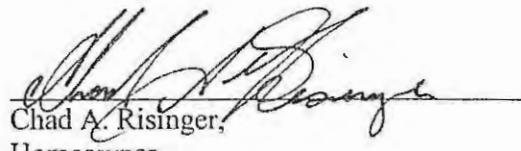
Please consider this letter our written objection to Ordinance Serial No. 14-095, approving the South Big Lake Road and West Susitna Parkway Natural Gas Local Improvement District 508 for the Natural Gas Distribution Lines Installment and kindly note that we will be attending the public hearing at 6:00 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
In 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.

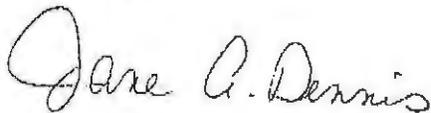
In 2014 I spent thousands of dollars to move the cabin further from the lake and make it "legal". I had another survey completed which I just received.

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
~~JN15-078~~

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
JM 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 1ST INSTALLMENT DUE	04/16/2015 1ST INSTALLMENT DELINQUENT
08/17/2015 2ND INSTALLMENT DUE	08/18/2015 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

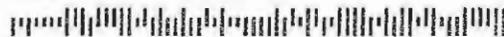
REAL PROPERTY

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 1ST INSTALLMENT DUE	04/16/2015 1ST INSTALLMENT DELINQUENT
08/17/2015 2ND INSTALLMENT DUE	08/18/2015 2ND INSTALLMENT DELINQUENT
02/16/2016	02/17/2016

059646



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

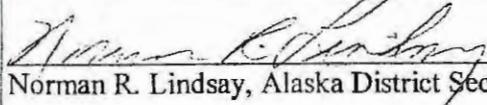
FURTHER subject to all oil and gas rights, which were previously reserved.

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

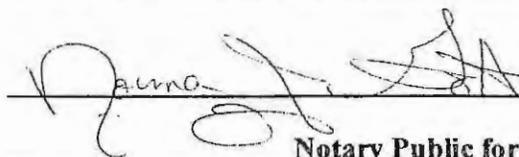

Norman R. Lindsay, Alaska District Secretary

(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
DM 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.

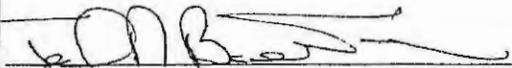
SUBJECT, however, to the rights and reservations in patent to said land expressed, and subject to the restriction of record or ascertainable upon physical inspection for power, light, and other utilities, and that no permanent structures be placed on said land by the owners, their heirs or assigns, and 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

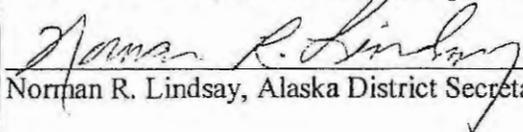
FURTHER subject to all oil and gas rights, which were previously reserved.

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

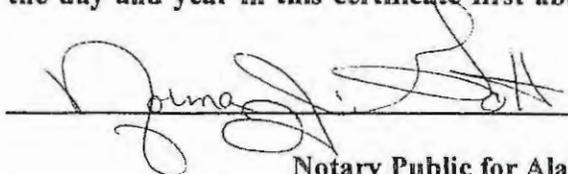

Norman R. Lindsay, Alaska District Secretary

(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.

4 OF 4


Notary Public for Alaska.

My commission expires 7/21/04

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.

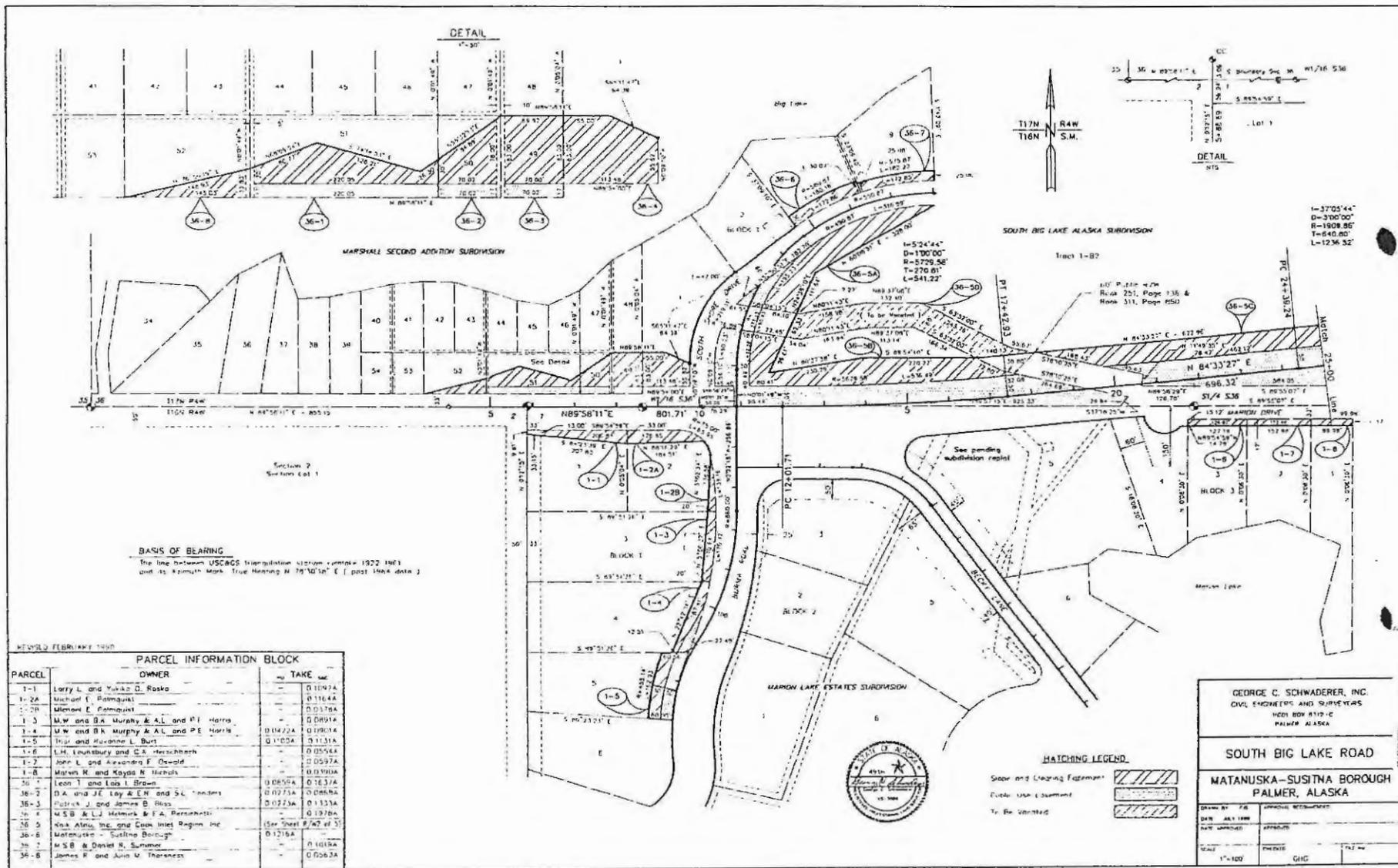
Capital Projects Department Director Mike Brown will be attending tonight's meeting if you need to coordinate with someone on this.
Sincerely,

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 Transmittion station (complete 1972 1463)
 and its azimuth Mark True Bearing N 76°10'31" E (post 1944 data)

PARCEL INFORMATION BLOCK

PARCEL	OWNER	TAKE	sq
1-1	Larry L. and Yvonne D. Rusko	0.11674	
1-2A	Michael J. Palomaki	0.11644	
1-2B	Miriam E. Palomaki	0.01784	
1-3	M.W. and B.K. Murphy & A.L. and P.J. Harris	0.08914	
1-4	M.W. and B.K. Murphy & A.L. and P.E. Harris	0.04224	0.08914
1-5	Ther and Marvonne L. Burt	0.11024	0.11314
1-6	L.H. Leunbury and C.S. Henschbach	0.05564	
1-7	John L. and Kayonita E. Orsola	0.05974	
1-8	Marvin K. and Kayde N. Hensch	0.03904	
1-9	Leon T. and Lois I. Brown	0.08584	0.16374
1-10	D.A. and J.E. Lay & E.N. and S.L. Thomas	0.07734	0.08684
1-11	Patrick J. and James B. Ross	0.07234	0.11334
1-12	M.S.B. & L.J. Helms & F.A. Perennetti	0.19784	
1-13	Max Alvin, Inc. and East Inlet Region Inc	0.12184	0.26243
1-14	Walter - Sultro Bergey	0.12184	
1-15	M.S.B. & David N. Sumner	0.10184	
1-16	James R. and John M. Thorness	0.06634	

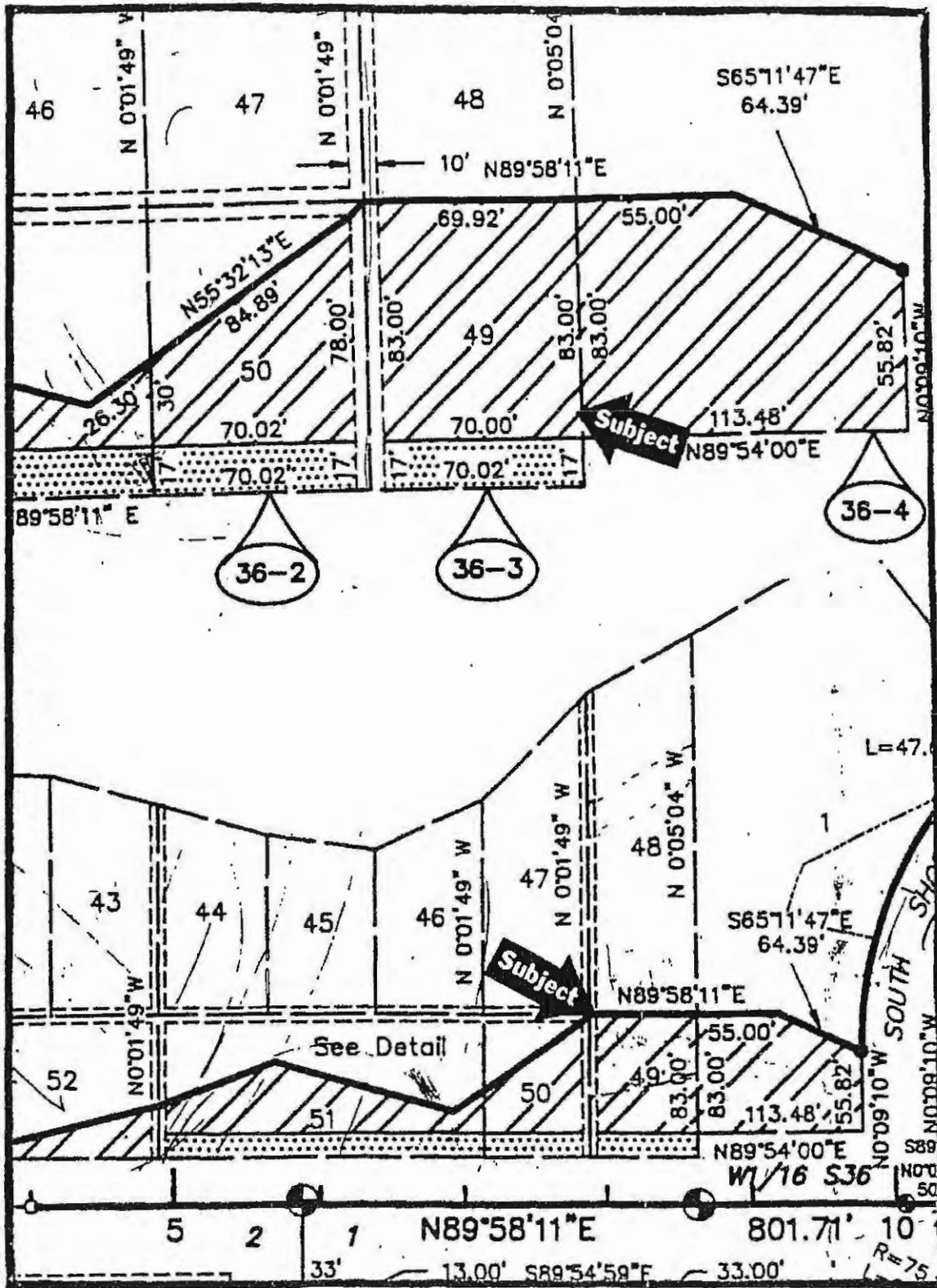
GEORGE C. SCHWADERER, INC.
 CIVIL ENGINEERS AND SURVEYORS
 1001 BOY AVE. E
 PALMER, ALASKA

SOUTH BIG LAKE ROAD

MATANUSKA-SUSITNA BOROUGH
 PALMER, ALASKA

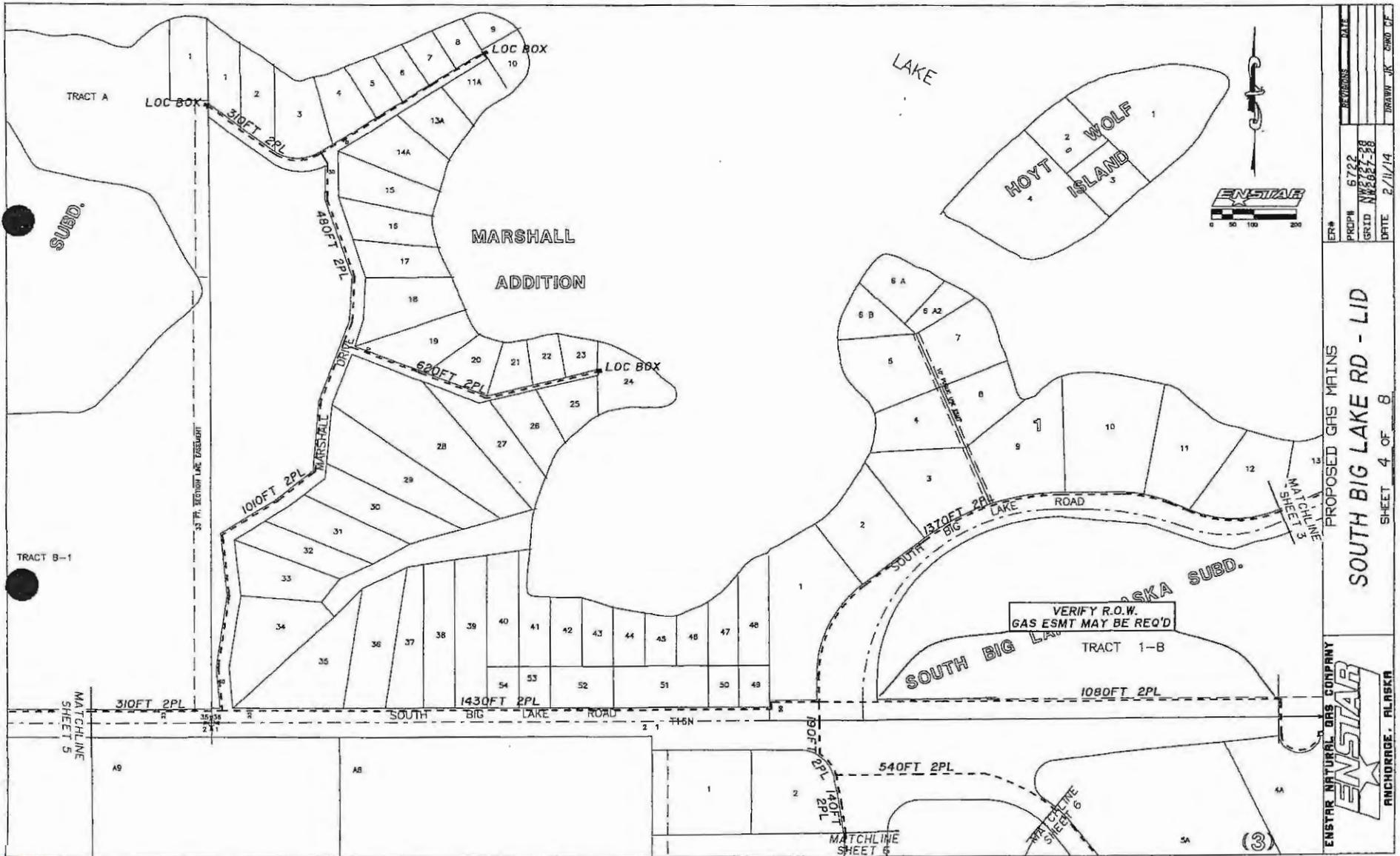
Drawn by: F.G.
 Date: July 1988
 Date Approved: _____
 Scale: 1"=100'
 Project: GHC
 Sheet: R/W 1 of 5

Im15-078
 Or15-042
 Or15-043



Subject Site

IM15-078
 OR15-042
 OR15-043



Im15-07
 0215-042
 0215-043



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** Tax Map
Abbreviated Description (Not for Conveyance) MARSHALL 2ND ADD LOT 49

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				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	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 Information				Description	Area	Percent Complete	
Tax/Billing Information				Recorded Documents		Recording info (offsite link to DNR)	
Year	Certified	Zone	Mill	Tax Billed	Date	Type	
2015	No	0032	Not Yet Set	Tax Not Yet Set	8/4/1991	WARRANTY DEED (ALL TYPES)	Palmer Bk: 651 Pg: 810
2014	Yes	0032	14.532	\$0.00			
2013	Yes	0032	14.812	\$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	136 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.
 † If account is in foreclosure, payment must be in certified funds.

Last Updated: 4/21/2015 4:01:22 AM

IM15-078
OR15-042

4/21/2015 OR15-043
376



Im15-078
 0R15-042 0R15-043



Matanuska-Susitna Borough



Legend

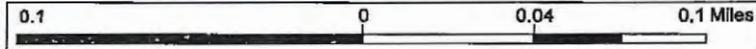
- Public Facilities**
 - Administrative
 - Animal Control
 - City Hall or Courthouse
 - Community Center
 - Landfill or Transfer Station
 - Library
 - Medical
 - Post Office
 - Public Safety Fire and/or EMS
 - Public Safety Law Enforcement
 - School
- Alaska Railroad**
- Streets**
 - Highway
 - Major Street
 - Medium Street
 - Minor Street
 - Primitive Road
 - Private Road
- Mat-Su Borough Boundary**
- Incorporated Cities**
- Parcels**
- Flood Zone**

1:2,423



Notes

This map was automatically generated using Geocortex Essentials.



NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
© Matanuska-Susitna Borough

Reported on 04/21/2015 10:54 AM

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

IM15-018 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 hereinaabove first written.

91- 006053
PALMER REC 15
DISTRICT
REQUESTED BY

ALASKA FIRST TITLE
127 E. Arctic
Palmer, AK 99645

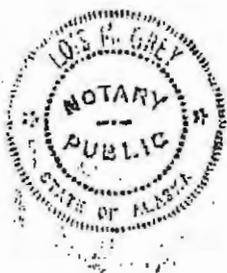
Patrick J. Bliss
Patrick J. Bliss
James Baxter Bliss
James Baxter Bliss

'91 JUN 4 AM 10 23

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 A. 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.



Lois R. Grey
Notary Public in and for Alaska
My Commission Expires: 12-16-91

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

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>
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				

IM No. 15-078
Ordinance No. 15-042
Ordinance No. 15-043

Matanuska-Susitna Borough
 Real Property Selection List by Account Number
 LID508 South Big Lake Road & West Susitna Pky

March 12, 2015

<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>
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 ; 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

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>
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 CHRISTALYN 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 T1 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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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>Appraisa</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
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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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>
WASILLA AK 99654-7336						
56285B04L012 BALCHEN MADELEINE L	0032 LS	16 SOUTH BG LK AK	\$3,600.00	\$0.00	\$3,600.00	0.74
STE B PMB 311 2521 E MOUNTAIN VILLAGE DR WASILLA AK 99654-7336						
56363B01L006A-1 TAYLOR GRETCHEN L	0032 LS	16 SOUTH BG LK AK B/1 L/6A	\$68,100.00	\$19,300.00	\$87,400.00	0.29
ROBERTSON DAVID E 6609 CHEVIGNY DR ANCHORAGE, AK 99502						
56363B01L006A-2 LALONDE BRUCE A & TINA N	0032 LS	16 SOUTH BG LK AK B/1 L/6A	\$55,800.00	\$9,500.00	\$65,300.00	0.17
2215 ARBOR CIR ANCHORAGE AK 99517-1342						
56407B01L001 MORENO RONNIE	0032 GB	3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.10
PO BOX 873445 WASILLA AK 99687-3445						
56407B01L002 MORENO RONNIE	0032 GB	3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	0.92
21145 W BLARNEY STONE DR WASILLA AK 99623-4701						
56407B02L006 FRITTS WM K JR & MICHELLE	0032 GB	3 MARION LK EST	\$13,800.00	\$253,300.00	\$267,100.00	2.55
PO BOX 520441 BIG LAKE, AK 99652-0441						
56407B02L007 REED THOS L	0032 GB	3 MARION LK EST	\$20,000.00	\$0.00	\$20,000.00	2.07
PO BOX 520354 BIG LAKE, AK 99652-0354						

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EXHIBIT 'A'

SPECIAL ASSESSMENT PER LOT \$4,893.90

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<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>
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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<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>
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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<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 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

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<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					

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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

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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: 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	JAC	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 (1) 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.

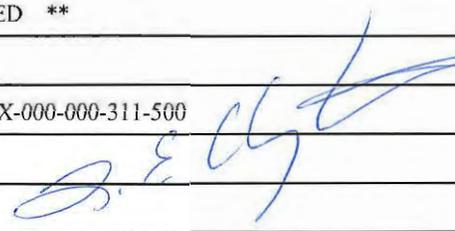
Recommendation of Administration: Recommend approval of ordinance repealing permanent registration and restoring vehicle tax distribution to the original amounts.

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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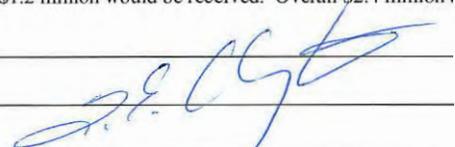
FUNDING: (Thousands of Dollars)

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

TM 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 AMENDING MSB 17.19.045, SHEEP MOUNTAIN SUB DISTRICT, TO ALLOW FOR 3 ACRE LOTS IN CASES WHERE A WATERBODY, EASEMENT OR ROADWAY SPLITS AN EXISTING PARCEL.

AGENDA OF: MARCH 3, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Refer to the Planning Commission for 90 day review.

APPROVED BY *[Signature]* JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator - E. Probasco	EP	
	Planning and Land Use Director	EP/MLU	
	Borough Attorney	NS	
	Borough Clerk	JM	2/23/15 (JN)

ATTACHMENT (S): Fiscal Note: NO X YES
 Ordinance Serial No. 15-033 (2 pp)
 Original request - 3 pp
 Sheep Mt. Subdistrict Map - 1 page
 Plan excerpt - 1 page
 Existing 17.19.045 - 3 pp
 Potential options submitted to GVCC - 1 page
 Draft GVCC Minutes, 1/22/15 - 3 pp
 Staff memo (1 pp)
 Planning Commission Resolution (3 pp)
 Email from Richard Wood (2 pp)

SUMMARY STATEMENT:
 In 2006, the assembly adopted the Sheep Mountain Sub-District of the Glacier View Comprehensive Plan. Land Use Goals for that plan include:

1. Guide responsible development that matches community values and existing development
2. Encourage development which will enhance and protect the natural wildlife, the sheep, and flora of the area. Other activities to promote the natural wildlife and fauna may include raptor viewing and interpretive signs and kiosks along the highway.

3. Stay involved with the development, update and implementation of plans addressing public lands and plans for utilities improvements (i.e. electrical, natural gas, etc.)
4. Amend the Susitna Area Plan to accept recommendations of the Glacier View Comprehensive Plan Update.
5. Protect scenic view shed along this Glenn Highway
6. Reduce conflicts between private property owners and non-resident recreational users by directing recreational users to public lands.
7. Retain the largely rural character of the area by supporting larger minimum lot sizes.

In 2007 the assembly adopted MSB 17.19.045 Sheep Mountain Subdistrict, Subsection (A) of this section reads: *"It is the intent of this subsection to address the increased recreational use in the past several years and the potential for development that may be incompatible with the values of residents. To accomplish this, community members within the Sheep Mountain Subdistrict are interested in an increased level of land use regulation within the sub-district boundaries. Uses allowed in this subdistrict should generally meet the goals in the Sheep Mountain Subdistrict chapter of the Glacier View Comprehensive Plan, and may require conditions intended to protect the aesthetic values of the area, maintain the rural character, ensure protection of sheep habitat, promote nature-based tourism and protect public health, safety, and welfare."*

When the Sheep Mountain Subdistrict Plan was adopted, the community members wished to implement goal #7 in the Plan by establishing a minimum lot size of 5 acres within 17.19.045. Since that time, an amendment has been considered by the Glacier View community council (GVCC) to allow 3 acre lot sizes under certain circumstances. On January 22, 2015 the GVCC considered the amendment and voted to approve it and forward it to the borough for finalization.

RECOMMENDATION OF ADMINISTRATION: Approval of an ordinance amending MSB 17.19.045, Sheep Mountain Sub District, to allow for 3 acre lots.

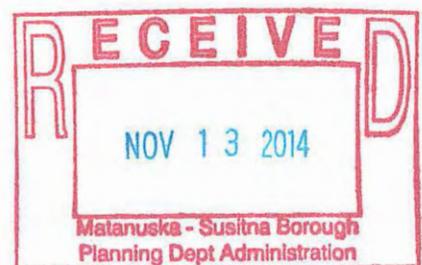
11-13-14

Mrs. Eileen Probasco,

Greetings. Enclosed find my proposed wording for amending Borough code 17.19.045 E. Included is a statement of support from residents and other landowners, by proxy, of the Sheep Mtn. Sub-Unit, Glacier View Community.

I look forward to our meeting Nov. 24, at 11am.

Richard Wood



Im15-055
OR15-033

Statement of Support
To Waive or Amend
MSB Code 17.19.045E

I support the Matanuska-Susitna Borough granting a waiver to MSB Code 17.19.045E in the case of Richard Wood, Treeline Subd., Tax Acct. 57284000L1, PA# 20140172. Additionally, in the event no waiver is granted, I support a resolution by the Glacier View Community Council to amend MSB Code 17.19.045E to read: Lot Area. The minimum lot area for any use shall be five acres, except where some feature of or on the land makes a logical, definitive, permanent boundary, then a parcel of lesser size may be created.

Marilyn Meekin MP 113
 Zach Stee MP 113
 Dorothy Stee MP 113
 Thomas W. Wright MP 113
 Katherine Wright MP 113
 Juanita Jones MP 111
 Dany A Jones MP 111
 Trish Lee mill 111
 Jim White MILE 114
 Cordean Talbot mile #114.9
 Dwight D. STRICK 9-30-14 MP 109
 Colleen Dutch 9-30-14 MP 111
 Richard Wood MP 111
 Mike M. 10-1-14 MP 115

Consent by proxy:
 James Hitchcock MP 107
 Beatrice Hitchcock MP 107
 Elisa Hitchcock MP 107
 Wm. Wagner MP 107
 Elizabeth Klukan MP 114
 Curtis Rhea MP 111
 Steven Murphy MP 112
 Phyllis Murphy MP 112
 Donna Larson MP 111
 Diane Tyding MP 111

Statement of Support
To Waive or Amend
MSB Code 17.19.045E

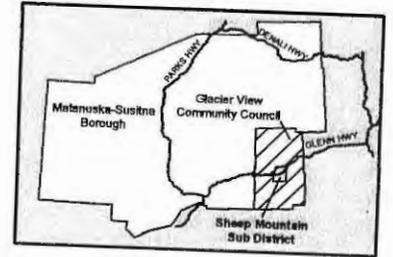
I support the Matanuska-Susitna Borough granting a waiver to MSB Code 17.19.045E in the case of Richard Wood, Treeline Subd., Tax Acct. 57284000L1, PA# 20140172. Additionally, in the event no waiver is granted, I support a resolution by the Glacier View Community Council to amend MSB Code 17.19.045E to read: Lot Area. The minimum lot area for any use shall be five acres, except where some feature of or on the land makes a logical, definitive, permanent boundary, then a parcel of lesser size may be created.

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 Curtis Rhea MP 111
 Steven Murphy MP 112
 Phyllis Murphy MP 112
 Donna Larson MP 111
 Diane Tyding MP 111

SHEEP MOUNTAIN SUB DISTRICT

 Sub District Boundary



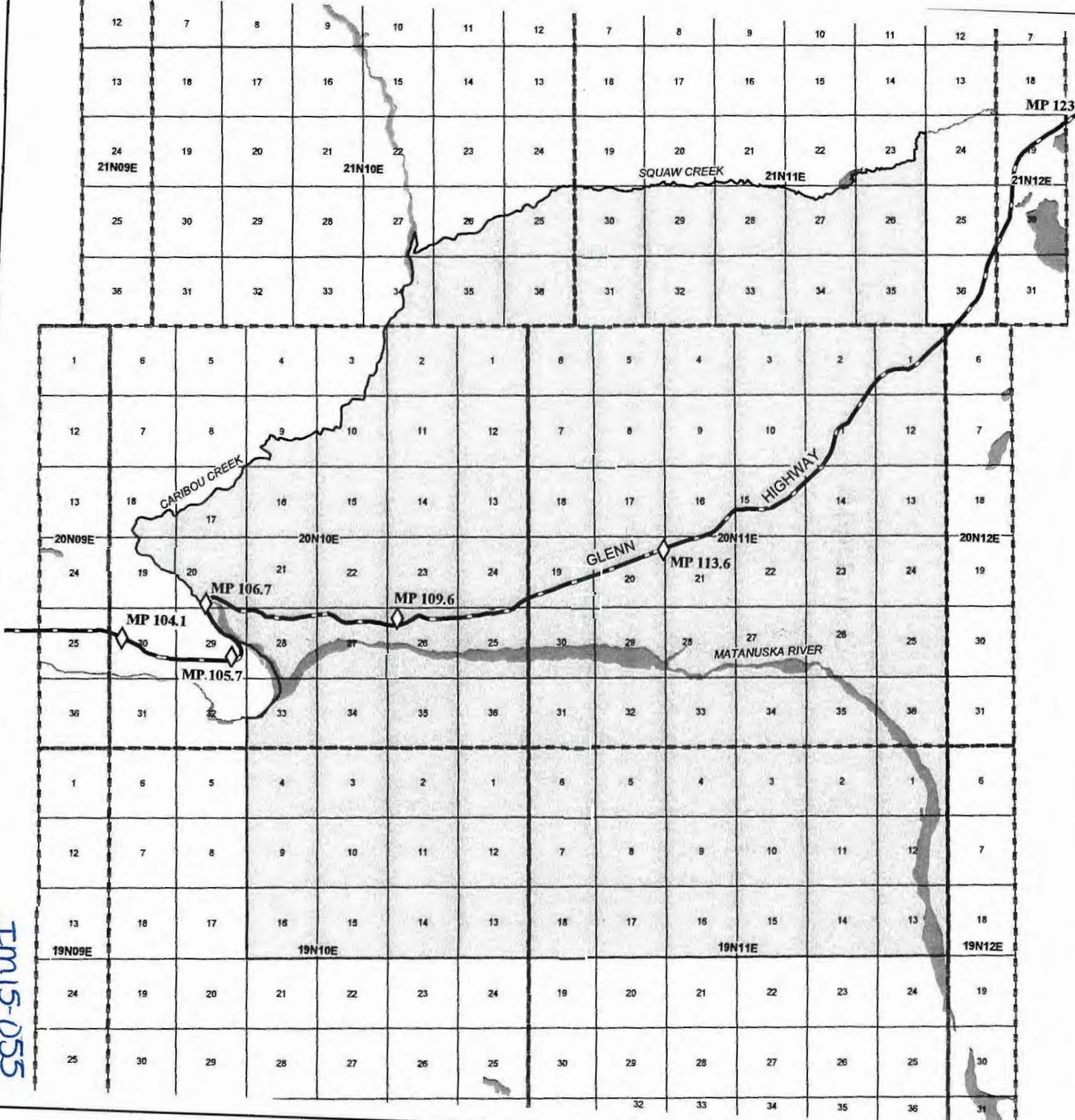
0 0.5 1 2 Miles



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or suitability 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.

Office of Information Technology/GIS
December 2, 2005

fm15-055
OR 15-033



Glacier View Comprehensive Plan Update Sheep Mountain Sub-District

There is established, within the boundaries of the Glacier View Community Council, the Sheep Mountain Sub-District, as described on the map within this update. The residents within the boundaries of the sub-district respect and generally agree with the goals contained within the Glacier View Comprehensive Plan.

The Sheep Mountain Sub-District is bordered on the west by Caribou Creek and on the north by Squaw Creek. It extends eastward to approximately mile 118 of the Glenn Highway, and includes parts of the Chugach Mountains to the south, and contains approximately 102 square miles (see Appendix C – boundary map).

OVERALL GOAL

In light of the increased recreational use in the past several years and the potential for development that may be incompatible with the aesthetic values of those residents, community members within the Sheep Mountain Sub-District are interested in an increased level of land use regulation within the sub-district boundaries to protect the aesthetic values of the area, maintain the rural character, ensure protection of sheep habitat, promote eco-tourism and protect public health, safety and welfare.

LAND USE GOALS

1. Guide responsible development that matches community values and existing development.
2. Encourage development which will enhance and protect the natural wildlife, the sheep, and flora of the area. Other activities to promote the natural wildlife and fauna may include raptor viewing and interpretive signs and kiosks along the highway.
3. Stay involved with the development, update and implementation of plans addressing public lands and plans for utilities improvements (i.e. electrical, natural gas, etc.)
4. Amend the Susitna Area Plan to accept recommendations of the Glacier View Comprehensive Plan Update.
5. Protect scenic view shed along the Glenn Highway.
6. Reduce conflicts between private property owners and non-resident recreational users by directing recreational users to public lands.
7. Retain the largely rural character of the area by supporting larger minimum lot sizes. ✓

Public Lands

Federal Lands

Federal lands are managed by the Bureau of Land Management (BLM) which follows a multiple use management philosophy. Federal lands in the area are within the Glennallen District. A management plan for those lands, the "Southcentral Resource Management Plan" was begun in the early 1990s, but was never finalized. A more recent planning effort is currently underway by

17.19.045 SHEEP MOUNTAIN SUBDISTRICT; INTENT.

(A) It is the intent of this subsection to address the increased recreational use in the past several years and the potential for development that may be incompatible with the values of residents. To accomplish this, community members within the Sheep Mountain Subdistrict are interested in an increased level of land use regulation within the sub-district boundaries. Uses allowed in this subdistrict should generally meet the goals in the Sheep Mountain Subdistrict chapter of the Glacier View Comprehensive Plan, and may require conditions intended to protect the aesthetic values of the area, maintain the rural character, ensure protection of sheep habitat, promote nature-based tourism and protect public health, safety, and welfare.

(B) Permitted Uses. The following uses are permitted in the Sheep Mountain Subdistrict:

- (1) residential:
 - (a) single-family dwellings;
 - (b) two-family dwellings;
- (2) retail, office, service or other commercial uses with a foot print of 6,000 square feet or less;
- (3) hotels, motels, or other overnight accommodations of 50 units or fewer;
- (4) recreational vehicle parks, campgrounds, and parking lots with spaces for a total of 50 or fewer tent camping, RV or parking spaces;
- (5) local serving public facilities buildings, or similar buildings for community civic uses, including churches;
- (6) home-based, cottage industry activities; and
- (7) home-based, resource-related activities such as farms, small scale manufacturing and logging, as long as the use does not negatively impact neighboring houses or businesses, as determined by the director.

(C) Conditional Uses. The following uses may be permitted by the commission with appropriate conditions, including increased setbacks, buffering, road access, parking, noise mitigation or other requirements intended to ensure the development is consistent with the intent of the district:

- (1) multifamily dwellings;
- (2) retail, office, service or other commercial uses with a foot print of greater than 6,000 square feet;
- (3) hotels, motels, or other overnight accommodations of more than 50 units;
- (4) recreational vehicle parks, campgrounds, and parking lots with accommodations for more than 50 tent camping, RV or parking spaces;

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OR15-033

- (5) major electrical transmission lines and associated electrical substations in accordance with the standards in MSB [17.19.120](#) and [17.19.130](#) (and similar public utility development);
- (6) highway maintenance yards;
- (7) tall structures exceeding 35 feet, and other conditional uses as outlined in MSB [17.60](#). A conditional use permit for a tall structure exceeding 35 feet in height may be granted if the commission determines it does not negatively impact the view shed from the highway, in addition to meeting the appropriate standards in MSB [17.60](#);
- (8) commercial junk yards and refuse areas in accordance with MSB [17.60](#);
- (9) sanitary landfills;
- (10) commercial timber harvesting or processing over ten acres in size;
- (11) commercial mining operations (excluding earth materials extraction);
- (12) all other boroughwide conditionally permitted uses in accordance with MSB Title [17](#), not listed as permitted or prohibited (i.e., alcoholic beverages, earth materials extraction, adult entertainment, mobile home parks, etc.); or
- (13) Other uses that are generally compatible with the land use district, and that are similar in intensity to the above conditional uses in terms of their traffic, noise, or other off-site impacts, as determined by the director (i.e., air tourism development).

(D) Prohibited Uses. Prohibited uses and structures within the Sheep Mountain Subdistrict Special Land Use District are:

- (1) medical and industrial waste incinerators;
- (2) alcohol and drug rehab and treatment centers;
- (3) correctional facilities;
- (4) hazardous material storage or waste disposal;
- (5) commercial outdoor shooting ranges (does not include seasonal special events such as biathlons, etc.);
- (6) race tracks used by motorized vehicles (does not include seasonal special events); and
- (7) other industrial uses not conditionally permitted, that are similar to above prohibited uses in intensity in terms of their traffic, noise or other off-site impacts, as determined by the director.

(E) Lot Area. The minimum lot area for any use shall be five acres.

(F) Nonconforming Structures and Lots of Record. Nonconforming structures and lots of record shall be addressed as outlined in MSB [17.80](#).

(G) Development Standards.

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- (1) Setback/Screening Standards.
 - (a) Setback minimums shall be as outlined in MS§ [17.55](#).
 - (b) To the extent reasonable, an undisturbed natural vegetative buffer should be retained within the setback, with the intent of maintaining the aesthetic values of the district.
- (2) Sign Standards.
 - (a) Signs painted on or attached to buildings and not projecting more than three inches from the building shall not exceed 45 square feet.
 - (b) Signs projecting from buildings more than three inches, whether mounted perpendicular or hanging from the building, shall not exceed 12 square feet per side, nor the maximum building height allowed in this district.
 - (c) Free standing signs may not be internally illuminated and shall not exceed 65 square feet per side nor the maximum building height allowed in this district.
 - (d) Reader board style signs and signs which are flashing, rotating, animated, or internally illuminated are prohibited.

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Potential Options for Lot Size issue
in MSB 17.19.045 Sheep Mountain Subdistrict

EXISTING:

17.19.045 (E) Lot Area. The minimum lot area for any use shall be five acres.

OPTION 1:

(E) Lot Area. The minimum lot area for any use shall be five acres.

- (1) **In the case where a waterbody, easement or roadway splits an existing parcel which would otherwise meet the minimum lot size requirement, subdivision along the waterbody, easement or roadway is allowed so long as the remaining lots are at least 3 acres in size.**

OPTION 2:

(E) Lot Area. The minimum lot area for any use shall be ~~five~~ **three** acres.

You could also change the minimum lot size to something other than 3 acres.

GVCC Minutes

1/22/15

1. Mtg. called to order @ 6:12 pm. Gary W. made motion to accept minutes as written, Joseph D seconded. Motion passed, minutes accepted.

2. Kelly gave Treasurer's report (report submitted separately). Danny A made motion to pass as submitted, Gary 2nded. Motion passed, report accepted.

3. 2015 dues are due this month or as members attend. \$5 per member, for annual dues.

4. Old Business:

A. Emergency Supplies: Rex bought 40 sleeping bags and pads and a 3KW generator for the connex. Danny A found source for long term food supply pack: Auguson Farms/ 200+ servings, 30 yrs. shelf life, @ Walmart (\$70-85). He will be buying some of these as well as some Mt. House freeze dried meals for individual/small group servings and variety.

Joseph D recommended \$3000 for food purchases. Joseph, Danny A, and Rex C are emergency supply committee.

B. My House: teen assistance program/facility; we donated \$3000 last year, and Joseph D made motion to donate \$3000 for 2015, as well. Kelly S. 2nded. Motion passed unanimously.

C. Wildfire Suppression: Gary W suggested foaming system for big pump truck. Rex will check out pricing for this. Gary W made motion to have Rex spend the remaining \$1800 in fire fighting budget, Kelly 2nded. Motion passed unanimously. Rick informed council that more funds could be directed to this project from other grant monies, if necessary.

5. Guest Speaker: Gary Hay, Executive Director of Chickaloon Village Council

He came to invite people in community to Open House for the new construction of the Gathering Place/ Life House Community Health Center in Sutton. The health clinic is currently limited as to what services they can offer due to space. However, they are tied into VA services for veterans, and Ben, the PA there, can refer veterans to specialists if necessary. They want to expand services, and have grants and funding from several sources for the new construction. Come to the open house for more information, on Wednesday, Jan. 28, from 5:30-7:30 PM at the health clinic in Sutton (building behind the spirit houses, Mi. 61.5 Glenn Hwy. You can also email or call Gary Hay for info if you cannot attend. Email: garyh@chickaloon.org or call 745-0749.

We were also introduced to the 2 tribal officers for the Chickaloon Tribe, Matt Schwier, and Angie Wade. Matt is teaching the DARE program in GV School, as well as 3 other schools. This program teaches responsible choice and decision making, as well as drug and alcohol abuse prevention. Danny A made motion to donate \$500 directly to Officer Schwier to fund his DARE program graduation ceremony here at GVS. Joseph D 2nded, motion passed unanimously.

Officer Angie Wade also shared her role as community bridge builder; she can help implement community or neighborhood watches, conduct elder welfare checks, and is also an EMT and member of the Sutton ambulance crew. The officers work closely with AK State Troopers and can handle incidents that troopers may not respond to. Officers can be reached by cell: 715-3952, or Angie's direct cell: 982-7616

6. Update on Ambulance Supplies: Rick had council's approval to purchase vacuum splints for ambulance crew in Sutton and Glacierview this past fall. He purchased 2, and the ambulance crew was able to use one already for an emergency in the area. These splints work great, and have proven themselves a wise use of our funds.

7. New Business:

"At the request of a community member, Jim Hitchcock presented several options for amendments to the SPUD for discussion, which would amend the code section about minimum lot sizes within the Sheep Mountain Subdistrict (17.19.045). After some discussion, option 1 was identified as the preferred amendment.

Gary Wolske made a motion to recommend the SPUD be amended as outlined in option 1:

(E) Lot Area. The minimum lot area for any use shall be five acres.

(1) In the case where a waterbody, easement or roadway splits an existing parcel which would otherwise meet the minimum lot size requirement, subdivision along the waterbody, easement or roadway is allowed so long as the remaining lots are at least 3 acres in size. (bald is suggested as additional language).

Danny Allen 2nded. Motion passed unanimously.

Jim also announced the annual meeting for Alpine Historical Society will be held in Sutton at library, this Sunday, @ 1 PM.

B. Joseph Davis reported that MTA is still planning on completing fiberoptic connection for service this summer.

Also he gave update on Palmer Free Radio (89.5 FM): they are working to place a repeater station here in GV, and are interested in providing local programming. It's a private/non-profit

station; they could use funding from our emergency grant \$, if we donate for the purpose of emergency broadcasting service.

Joseph reminded council that Friday is Bread and Jam Night at the school, from 7-9PM. He's handing out free kazoos :)

C. Elections for 2015 GVCC will be held next month! We will be voting on President, VP, and Secretary. Nominations include Joseph Davis for President, Rodney Mays for VP, and Kristi Lucia for Secretary (incumbent). Write-ins will also be accepted. Contact Rick if you have any other nominations to put on ballot. Please attend next meeting to vote! Ballots can also be completed through email/mail. Contact Rick if any questions.

Gary W made motion to adjourn @ 7:30 PM, Jim H 2nded. Next mtg. will be Feb. 26, 6PM, at GVS.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9833 • Fax (907) 745-9876

www.matsugov.us • planning@matsugov.us

MEMORANDUM

DATE: May 7, 2015

TO: Lonnie McKechnie, Borough Clerk

FROM: Eileen Probasco, Planning Director *EP*

SUBJECT: Assembly Ordinance 15-033 and Informational Memorandum 15-055
Planning Commission Resolution 15-12 (AM)

Upon further review of Assembly Ordinance 15-033, the planning commission identified potential confusion and/or loopholes in the suggested language. Planning staff worked with the attorney's office and the platting officer to draft language that would accomplish the desired outcome, meet the intent of the Sheep Mountain plan recommendations, but remove the potential for unintended consequences in future subdivision requests. The updated language was e-mailed to the community council and the individual in the community requesting the amendment, who indicated no opposition with the new language.

At their May 5, 2015 regular meeting, the planning commission held a public hearing and adopted resolution 15-12 AM recommending amended language to the assembly ordinance 15-033, concerning the requested Sheep Mountain SPUD amendments.

Staff recommends the assembly amend Ordinance 15-033 to include the language reflected in PC Resolution 15-12 AM.

By: Eileen Probasco
Introduced: March 16, 2015
Public Hearing: April 6, 2015
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-12 (AM)**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AN ORDINANCE AMENDING MSB 17.19.045, SHEEP MOUNTAIN SUB DISTRICT, TO ALLOW FOR SMALLER LOTS IN CASES WHERE A WATERBODY, EASEMENT OR ROADWAY SPLITS AN EXISTING PARCEL.

WHEREAS, in 2006 the Assembly adopted the Sheep Mountain Sub-District of the Glacier View Comprehensive Plan; and

WHEREAS, Goal #7 of the plan states: *Retain the largely rural character of the area by supporting larger minimum lot sizes;* and

WHEREAS, in 2007 the assembly adopted MSB 17.19.045 Sheep Mountain Subdistrict; and

WHEREAS, when the Sheep Mountain Subdistrict Plan was adopted, the community members wished to implement goal #7 in the Plan by establishing a minimum lot size of 5 acres; and

WHEREAS, since that time, an amendment has been considered by the Glacier View community council (GVCC) to allow 3 acre lot sizes under certain circumstances; and

WHEREAS, on January 22, 2015 the GVCC considered the amendment and voted to approve it and forward it to the borough for finalization; and

WHEREAS, the planning commission supports the request, however suggested that proposed language could be unclear and potentially result in unintended consequences; and

WHEREAS, the planning commission suggested amended language in ordinance as follows:

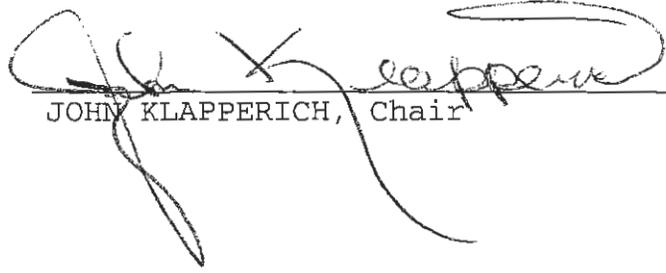
(E) Lot Area: The minimum lot area for any use shall be five acres **except that:**

(1) In the case where a waterbody (as defined in MSB 17.125), public easement or public roadway splits an existing parcel, the minimum lot size may be reduced, as long as the resulting parcels meet all other requirements under Title 43 and the intent of the goals in the Sheep Mt. Subdistrict Plan.

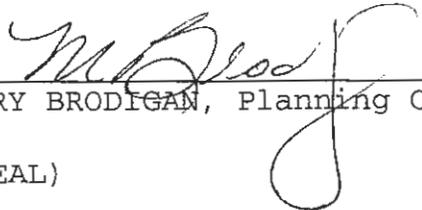
WHEREAS, the Planning Commission held a public hearing and considered public testimony on the proposed ordinance, and suggested amendments.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends assembly approval of an ordinance amending MSB 17.19.045, Sheep Mountain sub district, to allow for smaller lots in cases where a waterbody, easement or roadway splits an existing parcel.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of May, 2015.


JOHN KLAPPERICH, Chair

ATTEST


MARY BRODIGAN, Planning Clerk
(SEAL)

YES: *Mealy, Klapperich, Walden, Kerdig, and Adams*

NO:

IM15-055
OR 15-033

Eileen Probasco

From: Eileen Probasco
Sent: Monday, April 27, 2015 8:49 PM
To: Mary Brodigan
Subject: Fwd: Alternate language, lot size.

for the packet

Sent from my iPad

Begin forwarded message:

From: richard wood <alaskawoodshed@gmail.com>
Date: April 25, 2015 at 2:45:25 PM AKDT
To: Eileen Probasco <Eileen.Probasco@matsugov.us>
Subject: Re: Alternate language, lot size.

Hello Ms. Probasco,

Sorry for the delayed response - I've been out of country and internet range.

You're proposed wording (see above) for the amendment to SPUD-Glacier View Comp Plan, sounds specific enough to satisfy Platting Dept.'s concerns, while addressing the bulk of reasonable claims that may arise within the SPUD area. I support the proposed wording as written.

If I can be of any help, please contact me at (907) 982-5313 or email.

Thank you for your support,

Richard Wood

On 4/20/15, Eileen Probasco <Eileen.Probasco@matsugov.us> wrote:

Hello Rick and Richard.

In looking at the language we proposed earlier, there were a lot of uncertainties and "what if's" so we postponed Planning Commission action on the lot size request for Sheep Mountain until May 4.

In the alternate, we have come up with the language below, which will still address your issue, but ensure that the goals of the Sheep Mt. Subdistrict for larger lots is still taken into consideration.

Do you have any problem if we amend the language to that we have proposed below? Sorry for the confusion, but I think this will work better for you

and other unique situations that may arise.

Thanks

Eileen Probasco

From: Eileen Probasco

Sent: Wednesday, April 15, 2015 10:35 AM

To: Paul Hulbert

Subject: like this?

(E) Lot Area: The minimum lot area for any use shall be five acres except that:

(1) In the case where a waterbody (as defined in MSB 17.125), public easement or public roadway splits an existing parcel, the minimum lot size may be reduced, as long as the resulting parcels meet all other requirements under Title 43 and the intent of the goals in the Sheep Mt. Subdistrict Plan.

Eileen Probasco

Planning and Land Use Director

eprobasco@matsugov.us <<mailto:eprobasco@matsugov.us>>

(907) 861-7851

CODE ORDINANCE

Sponsored by: Assemblymember Sykes

Introduced:

Public Hearing:

Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-033**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.19.045, SHEEP MOUNTAIN SUB DISTRICT, TO ALLOW FOR 3 ACRE LOTS IN CASES WHERE A WATERBODY, EASEMENT OR ROADWAY SPLITS AN EXISTING PARCEL.

WHEREAS, justification for this ordinance is contained in IM 15-055.

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 17.19.045 (E) is hereby amended as follows:

(E) Lot Area. The minimum lot area for any use shall be five acres.

(1) In the case where a waterbody, easement or roadway splits an existing parcel which would otherwise meet the minimum lot size requirement, subdivision along the waterbody, easement or roadway is allowed so long as the remaining lots are at least 3 acres in size.

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 OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY RE-APPROPRIATING \$75,000 FROM THE FISCAL YEAR 2015 INFORMATION TECHNOLOGY DEPARTMENT OPERATING BUDGET FUND 100 TO FUND 480; AND A RESOLUTION APPROVING THE SCOPE OF WORK AND BUDGET FOR THE SHAREPOINT DEVELOPMENT AND IMPLEMENTATION PROJECT FUND.

AGENDA OF: May 27, 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 - BL/OIT	<i>BDH</i>	<i>4/27/15</i>
1	Information Technology Department Director	<i>EW</i>	<i>4-27-15</i>
2	Finance Director	<i>JWC</i>	<i>5/14/15</i>
3	Borough Attorney	<i>NS</i>	
4	Borough Clerk	<i>[Signature]</i>	

ATTACHMENT(S): Fiscal Note: Yes x No (1 pp)
 Ordinance Serial No. 15-076 (2 pp)
 Resolution Serial No. 15-053 (3 pp)

SUMMARY STATEMENT:

The Information Technology Department requests that the Assembly re-appropriate \$75,000 from the fiscal year 2015 Information Technology Department operating budget fund 100 to Fund 480 for SharePoint development and implementation.

The funds for this project are available in the fiscal year 2015 Information Technology Department operating budget and will lapse on June 30, 2015 if not re-appropriated to a non-lapsing fund.

The funds will move the Borough toward having an enterprise information management software system that will assist with

sharing, organizing and discovering information. SharePoint will provide a web based borough-wide collaboration system, a project status tracking system, a business health metrics dashboard, and allow for tracking and staffing correspondence and documents like legislation. This SharePoint environment will replace the existing Intranet, the Borough's internal web site.

The next upgrade of the Borough's current records management software, TRIM, requires the integration with a SharePoint server.

Other efforts, such as a Transportation Project Portal and an e-Commerce site, will also rely heavily on a SharePoint environment.

RECOMMENDATION OF ADMINISTRATION:

Staff respectfully recommends the Matanuska-Susitna Borough Assembly re-appropriate \$75,000 from fiscal year 2015 Information Technology Department operating budget, Fund 100 to Fund 480; and approving the scope of work for the SharePoint Development and Implementation Project.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: May 26, 2015

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY RE-APPROPRIATING \$75,000 FROM THE FISCAL YEAR 2015 INFORMATION TECHNOLOGY DEPARTMENT OPERATING BUDGET FUND 100 TO FUND 480; AND A RESOLUTION APPROVING THE SCOPE OF WORK AND BUDGET FOR THE SHAREPOINT DEVELOPMENT AND IMPLEMENTATION PROJECT FUND.

ORIGINATOR: Eric Wyatt, IT Director

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$75,000	FUNDING SOURCE IT Operating Budget
FROM ACCOUNT # 100.115.122.426.600	PROJECT #
TO ACCOUNT : 480.000.000.3XX.XXX	PROJECT #
VERIFIED BY: <i>[Signature]</i>	CERTIFIED BY:
DATE: <i>5/4/15</i>	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						<i>75</i>
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						<i>75</i>
TOTAL						<i>75</i>

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: *[Signature]* DATE: *4-27-15*

[Signature]

5/14/15

IM No. 15-120
Ordinance Serial No. 15-076

RS no. 15-053

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-076**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY RE-
APPROPRIATING \$75,000 TO A SHAREPOINT DEVELOPMENT AND
IMPLEMENTATION PROJECT FUND.

WHEREAS, the Borough does not currently have an enterprise information management software system; and

WHEREAS, the funds for this project are available in the fiscal year 2015 Information Technology Department operating budget and will lapse on June 30, 2015 if not re-appropriated to a non-lapsing fund. The re-appropriation of funds will move the Borough toward having an enterprise information management software system that will assist with sharing, organizing and discovering information; and

WHEREAS, SharePoint will provide a web based borough-wide collaboration system, a project status tracking system, a business health metrics dashboard, and allow for tracking and staffing correspondence and documents like legislation. This SharePoint environment will replace the existing Intranet; and

WHEREAS, the next upgrade of the Borough's current records management software, TRIM, requires the integration with a SharePoint server; and

WHEREAS, other efforts, such as a Transportation Project Portal and an e-Commerce site, will rely heavily on a SharePoint environment; and

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Re-appropriation Source. The Matanuska-Susitna Borough Assembly does hereby re-appropriate \$75,000 from the fiscal year 2015 Information Technology Department operating budget Fund 100 to Fund 480 for the SharePoint Development and Implementation 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. 15-053**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET FOR A SHAREPOINT DEVELOPMENT AND IMPLEMENTATION PROJECT.

WHEREAS, the Borough does not currently have an enterprise information management software system; and

WHEREAS, the funds for this project are available in the fiscal year 2015 Information Technology Department operating budget and will lapse on June 30, 2015 if not re-appropriated to a non-lapsing fund. The re-appropriation of funds will move the Borough toward having an enterprise information management software system that will assist with sharing, organizing and discovering information; and

WHEREAS, SharePoint will provide a web based borough-wide collaboration system, a project status tracking system, a business health metrics dashboard, and allow for tracking and staffing correspondence and documents like legislation. This SharePoint environment will replace the existing Intranet; and

WHEREAS, the next upgrade of the Borough's current records management software, TRIM, requires the integration with a SharePoint server; and

WHEREAS, other efforts, such as a Transportation Project

Portal and an e-Commerce site, will rely heavily on a SharePoint environment; and

WHEREAS, the Assembly re-appropriated funds in the amount of \$75,000 with Ordinance Serial No. 15-076 for the SharePoint Development and Implementation 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 scope of work and budgets.

SCOPE OF WORK

The scope of the first phase will be to create a server, complete architectural design, set up a test environment, obtain administrator, configuration and end-user training and complete implementation within the IT Department.

Future phases will proceed after a successful pilot is complete within the IT Department. The architectural design will be scaled to support 25-30 users in phase one with the ability to scale up to 1000 users for a Borough-wide implementation in the future.

BUDGET

Area-wide, Information Technology Department

Fiscal Year 2015 Operating \$75,000

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 RE-APPROPRIATING \$60,000 FROM THE FISCAL YEAR 2015 INFORMATION TECHNOLOGY DEPARTMENT OPERATING BUDGET FUND 100 TO FUND 480; AND A RESOLUTION APPROVING THE SCOPE OF WORK AND BUDGET FOR THE SECURITY PROGRAM PROJECT FUND.

AGENDA OF: May 27, 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 - BL/OIT	<i>Bob</i>	4/27/15
1	Information Technology Department Director	<i>EW</i>	4-27-15
2	Finance Director	<i>[Signature]</i>	5/14/15
3	Borough Attorney	<i>[Signature]</i>	
4	Borough Clerk	<i>[Signature]</i>	

ATTACHMENT(S): Fiscal Note: Yes No (1 pp)
 Ordinance Serial No. 15-077 (2 pp)
 Resolution Serial No. 15-054 (3 pp)

SUMMARY STATEMENT:

The Information Technology Department requests that the Assembly re-appropriate \$60,000 from the fiscal year 2015 Information Technology Department operating budget fund 100 to Fund 480 for the Security Program Project.

The funds for this project are available in the fiscal year 2015 Information Technology Department operating budget and will lapse on June 30, 2015 if not re-appropriated to a non-lapsing fund.

The funds will provide the Borough with an overall enterprise security assessment as part of reviewing our overall security

posture. This assessment will include reviewing physical security, technological security, and performing a Payment Card Industry (PCI) compliance assessment of our current and planned future environment. The assessment will be used to assist in developing an overall IT security program that will be utilized by the organization.

RECOMMENDATION OF ADMINISTRATION:

Staff respectfully recommends the Matanuska-Susitna Borough Assembly re-appropriate \$60,000 from fiscal year 2015 Information Technology Department operating budget, Fund 100 to Fund 480; and approving the scope of work for the Security Program Project.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: May 26, 2015

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY RE-APPROPRIATING \$60,000 FROM THE FISCAL YEAR 2015 INFORMATION TECHNOLOGY DEPARTMENT OPERATING BUDGET FUND 100 TO FUND 480; AND A RESOLUTION APPROVING THE SCOPE OF WORK AND BUDGET FOR THE SECURITY PROGRAM PROJECT FUND.

ORIGINATOR: Eric Wyatt, IT Director

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$60,000	FUNDING SOURCE IT Operating Budget
FROM ACCOUNT # 100.115.121.429.900	PROJECT #
TO ACCOUNT : 480.000.000.3XX.XXX	PROJECT #
VERIFIED BY: <i>Gabara Baumgardner</i>	CERTIFIED BY:
DATE: <i>5/4/15</i>	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						<u>60</u>
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						<u>60</u>
TOTAL						<u>60</u>

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: *Eric Wyatt* PHONE: _____
 DEPARTMENT: _____ DATE: 4-27-15
 APPROVED BY: *[Signature]* DATE: 5/14/15

IM No. 15-121
Ordinance Serial No. 15-077

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-077

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY RE-APPROPRIATING \$60,000 TO AN INFORMATION TECHNOLOGY SECURITY PROGRAM PROJECT FUND.

WHEREAS, the Borough needs a security assessment done; and

WHEREAS, the funds for this project are available in the fiscal year 2015 Information Technology Department operating budget and will lapse on June 30, 2015 if not re-appropriated to a non-lapsing fund. The re-appropriation of funds will provide the Borough with an overall enterprise security assessment as part of our overall security posture; and

WHEREAS, a security assessment will include reviewing physical security, technological security, and performing a Payment Card Industry (PCI) compliance assessment of our current and planned future environment; and

WHEREAS, the security assessment will be used to assist in developing an overall IT security program that will be utilized by the organization.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Re-appropriation Source. The Matanuska-Susitna Borough Assembly does hereby re-appropriate \$60,000 from the fiscal year 2015 Information Technology Department operating budget Fund 100 to Fund 480 for the Security Program 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. 15-054

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET FOR AN INFORMATION TECHNOLOGY SECURITY PROGRAM PROJECT.

WHEREAS, the Borough needs a security assessment done; and

WHEREAS, the funds for this project are available in the fiscal year 2015 Information Technology Department operating budget and will lapse on June 30, 2015 if not re-appropriated to a non-lapsing fund. The re-appropriation of funds will provide the Borough with an overall enterprise security assessment as part of our overall security posture; and

WHEREAS, a security assessment will include reviewing physical security, technological security, and performing a Payment Card Industry (PCI) compliance assessment of our current and planned future environment; and

WHEREAS, the security assessment will be used to assist in developing an overall IT security program that will be utilized by the organization.

WHEREAS, the Assembly re-appropriated funds in the amount of \$60,000 with Ordinance Serial No. 15-077 for the Security Program 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 scope of work and budgets.

SCOPE OF WORK

The Matanuska-Susitna Borough is needing an overall security assessment as a part of reviewing our overall security posture. This assessment will include reviewing physical security, technological security, and evaluating our future planned PCI network. This assessment will be used to assist in developing an overall IT security program. This assessment will adhere to the latest best security practices and comply with common information security guidelines and polices. A formal report and presentation will be received.

BUDGET

Area-wide, Information Technology Department

Fiscal Year 2015 Operating \$60,000

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 RE-APPROPRIATING \$50,000 FROM THE FISCAL YEAR 2015 INFORMATION TECHNOLOGY DEPARTMENT OPERATING BUDGET FUND 100 TO FUND 480; AND A RESOLUTION APPROVING THE SCOPE OF WORK AND BUDGET TO EXAMINE THE FEASIBILITY OF AN AERIAL IMAGERY ACQUISITION PROGRAM.

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY *John Moosey* **JOHN MOOSEY, BOROUGH MANAGER:** *John Moosey*

Route To:	Department/Individual	Initials	Remarks
	Originator - BL/OIT	<i>add</i>	
1	Information Technology Department Director	<i>JW</i>	<i>5-8-15</i>
2	Finance Director	<i>JW</i>	<i>5/11/15</i>
3	Borough Attorney	<i>NS</i>	
4	Borough Clerk	<i>[Signature]</i>	

ATTACHMENT(S): Fiscal Note: Yes No (1 pp)
 Ordinance Serial No. 15-078 (2 pp)
 Resolution Serial No. 15-055 (3 pp)

SUMMARY STATEMENT:
 The Matanuska-Susitna Borough, both citizens and staff, are dependent on access to current aerial imagery to support their businesses.

The most recent imagery acquisition, from 2011, is missing approximately 3,000 recently-constructed buildings, including schools and new homes; new and realigned transportation networks such as Trunk Road, S. Big Lake Road, and the Port MacKenzie Rail Extension; and significant development in the Port MacKenzie and Hatcher Pass areas.

The funds to start recurring imagery program are available in

the fiscal year 2015 Information Technology Department operating budget and will lapse on June 30, 2015 if not re-appropriated to a non-lapsing fund.

The funds will be used to examine the feasibility of an Aerial Imagery Acquisition Program.

RECOMMENDATION OF ADMINISTRATION:

Staff respectfully recommends the Matanuska-Susitna Borough Assembly re-appropriate \$50,000 from fiscal year 2015 Information Technology Department operating budget, Fund 100 to Fund 480; and approving the scope of work for the Aerial Imagery Acquisition Project 47519.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: May 26, 2015

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY RE-APPROPRIATING \$50,000 FROM THE FISCAL YEAR 2015 INFORMATION TECHNOLOGY DEPARTMENT OPERATING BUDGET FUND 100 TO FUND 480; AND A RESOLUTION APPROVING THE SCOPE OF WORK AND BUDGET TO EXAMINE THE FEASIBILITY OF AN AERIAL IMAGERY ACQUISITION PROGRAM.

ORIGINATOR: Eric Wyatt, IT Director

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$50,000	FUNDING SOURCE IT Operating Budget
FROM ACCOUNT # 100.115.121.429.900	PROJECT #
TO ACCOUNT : 480.000.000.3XX.XXX	PROJECT # 47519-4201
VERIFIED BY: <i>Barbara Baumgardner</i>	CERTIFIED BY:
DATE: 5-11-15	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						
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Fnds						
Other						
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: *B. Loudon* PHONE: *x 8524*
 DEPARTMENT: *Eric Wyatt* DATE: *5-8-15*
 APPROVED BY: *J.P. [Signature]* DATE: *5/11/15*

IM No. 15-125
 Ordinance Serial No. 15-078
RS 15-055

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-078**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY RE-APPROPRIATING \$50,000 TO AN AERIAL IMAGERY ACQUISITION PROGRAM PROJECT FUND 47519.

WHEREAS, the Matanuska-Susitna Borough, both its citizens and staff, are dependent on access to current aerial imagery to support their businesses; and

WHEREAS, the most recent imagery acquisition, from 2011, is missing approximately 3,000 recently-constructed buildings, including schools and new homes; new and realigned transportation networks such as Trunk Road, S. Big Lake Road, and the Port MacKenzie Rail Extension; and significant development in the Port MacKenzie and Hatcher Pass areas; and

WHEREAS, the funds to start a recurring imagery acquisition program, are available in the fiscal year 2015 Information Technology operating budget and will lapse on June 30, 2015 if not re-appropriated to a non-lapsing fund; and

WHEREAS, the funds will contribute to a multi-year program and will be used to examine the feasibility of an Aerial Imagery Acquisition Program.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Re-appropriation Source. The Matanuska-Susitna Borough Assembly does here-by re-appropriate \$50,000 from the fiscal year 2015 Information Technology Department operating budget Fund 100 to Fund 480 for the Aerial Imagery Acquisition Program.

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. 15-055**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET FOR AN AERIAL IMAGERY ACQUISITION PROGRAM PROJECT.

WHEREAS, the Matanuska-Susitna Borough, both its citizens and staff, are dependent on access to current aerial imagery to support their businesses; and

WHEREAS, the most recent imagery acquisition, from 2011, is missing approximately 3,000 recently-constructed buildings, including schools and new homes; new and realigned transportation networks such as Trunk Road, S. Big Lake Road, and the Port MacKenzie Rail Extension; and significant development in the Port Mackenzie and Hatcher Pass areas; and

WHEREAS, the funds to start a recurring imagery acquisition program, are available in the fiscal year 2015 Information Technology operating budget and will lapse on June 30, 2015 if not re-appropriated to a non-lapsing fund; and

WHEREAS, the funds will contribute to a multi-year program and will be used to examine the feasibility of an Aerial Imagery Acquisition Program; and

WHEREAS, the Assembly re-appropriated funds in the amount of \$50,000 with Ordinance Serial No. 15-078 for the Aerial Imagery Acquisition Program 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 budget.

SCOPE OF WORK

A feasibility study to support a recurring imagery-acquisition program, to include:

- Business Analysis
- Project Management
- Exploration of funding partnerships
- Researching technical specifications

BUDGET

Areawide, Information Technology Department

Fiscal Year 2015 Operating Budget \$50,000

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 COMPOSITION OF MSB 4.32, EMERGENCY MEDICAL SERVICES BOARD; SECTION 4.32.010, ESTABLISHED.

AGENDA OF: May, 27 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED ^{for} ~~BY~~ JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator/Gamble	BG/SV	
1	Finance Director	Via telephone	
2	Borough Attorney		
3	Borough Clerk		

ATTACHMENT (S) : Fiscal Note: Yes _____ No X
 Ordinance Serial No. 15- 079 (2pp)

SUMMARY STATEMENT:

This is to amend the composition of MSB 4.32, Emergency Medical Services Board, Section 4.32.010, ESTABLISHED, for the following purpose: add one alternate representative for each of the following: 1) the medical director; 2) a hospital representative; 3) a dispatch center representative; 4) a dive rescue team representative; and 5) a uniformed or responder fire service representative.

This move was recommended by the MSB Emergency Medical Services Board to have back up representation for all representatives, and to improve establishment of a quorum for EMS board meetings.

RECOMMENDATION OF ADMINISTRATION:

The administration recommends approval of the attached legislation, which will approve the amendment to MSB 4.32.010.

CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-079**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING
MSB 4.32.010, EMERGENCY MEDICAL SERVICES BOARD, ESTABLISHED.

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 subsection. MSB 4.32.010 (B) is hereby amended to read as follows:

(B) The emergency medical services board membership shall consist of:

- (1) an emergency medical service (EMS) primary and an alternate from each Matanuska-Susitna Borough service area;
- (2) the medical director primary and an alternate;
- (3) a hospital representative primary and an alternate;
- (4) a dispatch center representative primary and an alternate;
- (5) a dive rescue team representative primary and an alternate; and
- (6) a uniformed or responder fire service representative primary and an alternate.

(7) [Repealed by Ord.04-080, § 21, 2004]

Section 2. 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: RE-APPROPRIATING \$150,000 FROM THE EMERGENCY SERVICES TELECOMMUNICATIONS FISCAL YEAR 2015 OPERATING BUDGET, FUND 100, TO PROJECT 47045, FUND 480, AND APPROVING THE SCOPE OF WORK AND BUDGET FOR THE MICROWAVE NETWORK PROJECT.

AGENDA OF: May 27 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED ^{for} BY JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator - Emergency Services Director	<i>RG</i>	<i>5/12/15</i>
1	I.T. Director	<i>JW</i>	<i>5-12-15</i>
2	Finance Director	<i>JW</i>	<i>5/14/15</i>
3	Borough Attorney	<i>NS</i>	
4	Borough Clerk	<i>[Signature]</i>	

ATTACHMENT(S): Fiscal Note: Yes No
 Ordinance Serial No. 15-080 (2pp)
 Resolution Serial No. 15-056 (2pp)

SUMMARY STATEMENT:

The Matanuska-Susitna Borough needs to build a microwave network that will connect public safety communications sites with a data infrastructure that will support future technologies for Fire and EMS communications. The next level of communications technology will require this data infrastructure to support any of the more sophisticated technologies which the Borough needs to move toward. We have reached the limits of our current technology and need to evolve to meet the communication needs of our emergency personnel.

In addition, a microwave network will provide additional data services between the main Borough facilities and disaster recovery and EOC locations, and provide the Borough with an overall enterprise security assessment as part of our overall security posture.

There is currently funding available in the Emergency Services Telecommunications fiscal year 2015 Operating Budget, fund 100, to transfer into Project 47045, fund 480.

RECOMMENDATION OF ADMINISTRATION:

Approval of the attached legislation to re-appropriate \$150,000 from the fiscal year 2015 Emergency Services Telecommunications operating budget, Fund 100, to Project No. 47045, Fund 480 and approve the scope of work and budget for the Microwave Network Project.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: May 26, 2015

SUBJECT: Re-appropriating \$150,000 from the Emergency Services Telecommunications fiscal year 2015 operating budget, Fund 100, to Project No. 47045, Fund 480, and approving the scope of work for the Microwave Network Project.

ORIGINATOR: William Gamble, Emergency Services Director

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$150,000	FUNDING SOURCE Emer Services Oper Budget
FROM ACCOUNT # 100.160.126.434.100	PROJECT #
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>Barbara Buerger</i>	CERTIFIED BY:
DATE: 5/12/15	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	150					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	150					
TOTAL	150					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: 5/14/15

NON-CODE ORDINANCE

By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-080

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY RE-APPROPRIATING \$150,000 FROM THE EMERGENCY SERVICES TELECOMMUNICATIONS FISCAL YEAR 2015 OPERATING BUDGET, FUND 100, TO PROJECT 47045, FUND 480 TO BUILD A MICROWAVE NETWORK.

WHEREAS, the Matanuska-Susitna Borough needs to build a microwave network that will connect public safety communications sites with a data infrastructure that will support future technologies for Fire and EMS communications; and

WHEREAS, the next level of communications technology will require this data infrastructure to support any of the more sophisticated technologies which the Borough needs to move toward; and

WHEREAS, we have reached the limits of our current technology and need to evolve to meet the communication needs of our emergency personnel; and

WHEREAS, a microwave network will provide additional data services between the main Borough facilities and disaster recovery and EOC locations, and provide the Borough with an overall enterprise security assessment as part of our overall security posture; and

WHEREAS, there is currently funding available in the Emergency Services Telecommunications fiscal year 2015 Operating Budget, fund 100, to transfer into Project 47045, fund 480.

WHEREAS, BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Re-appropriation Source. The Matanuska-Susitna Borough Assembly does hereby re-appropriate \$150,000 from the Emergency Services Telecommunications fiscal year 2015 Operating Budget Fund 100 to Project No. 47045, Fund 480 for the Microwave Network 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. 15-056**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET FOR PROJECT NO. 47045 FOR A MICROWAVE NETWORK.

WHEREAS, the Matanuska-Susitna Borough needs to build a microwave network that will connect public safety communications sites with a data infrastructure that will support future technologies for Fire and EMS communications; and

WHEREAS, the next level of communications technology will require this data infrastructure to support any of the more sophisticated technologies which the Borough needs to move toward; and

WHEREAS, we have reached the limits of our current technology and need to evolve to meet the communication needs of our emergency personnel; and

WHEREAS, a microwave network will provide additional data services between the main Borough facilities and disaster recovery and EOC locations, and provide the Borough with an overall enterprise security assessment as part of our overall security posture; 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 scope of work and budget.

SCOPE OF WORK

The purchase of the microwave antennas, cabling, connectors, mounts, and accessories for the MSB microwave radio network sites. The purchase of microwave radios, packet nodes, switches, cabling, hardware and power supplies, software, factory design and testing, support services, installation support, and warranty as required for implementation of the microwave links between the microwave radio network sites.

BUDGET

Emergency Services Telecommunications

Fiscal Year 2015 Operating Budget \$150,000

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 RE-APPROPRIATING \$23,739 FROM FUND 480, PROJECT 47509, VOICE OVER INTERNET PROTOCOL TO FUND 480, PROJECT 45232, EMS PATIENT CARE REPORTING AND AMENDING THE BUDGET FOR PROJECT 45232.

AGENDA OF: May 27, 2015

Assembly Action:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
B. Loudon	Originator	B.L	5/13/15
	IT Director	JW	5/13/15
	Finance Director	JW	5/13/15
	Borough Attorney		
	Borough Clerk		

ATTACHMENT(S): Fiscal Note: YES NO
 Ordinance Serial No. 15-081 (2 pp)
 Resolution Serial No. 15-057 (2 pp)

SUMMARY STATEMENT:
 In the fiscal year 2010 Capital Improvement Budget the Assembly approved \$85,000 to provide the Borough with the capability of electronic submission of patient care reports (ePCR) to hospitals and our billing office per a State of Alaska requirement.

In the fiscal year 2012 Capital Improvement Budget the Assembly allocated \$ 576,500 for the Voice Over Internet Protocol, Project No. 47509. This project is complete with funds remaining.

These remaining funds are needed to finalize the electronic submission of patient care reports (ePCR) project with the

purchase of hardware, software, and integration services.

RECOMMENDATION OF ADMINISTRATION:

The Administration is proposing and requests Assembly approval to re-appropriate \$23,739 from fund 480, project no. 47509, Voice Over Internet Protocol to fund 480, project No. 45232, EMS Patient Care Reporting and amending the budget for project no. 45232.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: May 27, 2015

ORIGINATOR: Information Technology

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY RE-APPROPRIATING \$27,739 FROM FUND 480 PROJECT 47509, VOICE OVER INTERNET PROTOCOL TO FUND 480 PROJECT 45232, EMS PATIENT CARE REPORTING AND AMENDING THE BUDGET FOR PROJECT 45232.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$23,739.00	FUNDING SOURCE Fund 480
FROM ACCOUNT # 480.000.000.4XX.XXX	PROJECT # 47509-1800-1801
TO ACCOUNT: 480.000.000.4XX.XXX	PROJECT # 45232-1800-1802
VERIFIED BY: <i>Barbara Baengub</i>	CERTIFIED BY:
DATE: <i>5/13/15</i>	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		<i>23.7</i>				
---------	--	-------------	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		<i>23.7</i>				
TOTAL		<i>23.7</i>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *[Signature]* DATE: *5/14/15*

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-081

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY RE-APPROPRIATING \$23,739 FROM FUND 480 PROJECT 47509, VOICE OVER INTERNET PROTOCOL TO FUND 480 PROJECT 45232, EMS PATIENT CARE REPORTING.

WHEREAS, In the fiscal year 2010 Capital Improvement budget the Assembly approved \$85,000 to provide the Borough with the capability of electronic submission of patient care reports to hospitals and our billing office per a State of Alaska requirement; and

WHEREAS, in the fiscal year 2012 Capital Improvement Budget the Assembly allocated \$ 576,500 for the Voice Over Internet Protocol; and

WHEREAS, this project is complete with funds remaining; and

WHEREAS, these funds are scheduled to lapse as of June 30, 2015; and

WHEREAS, these remaining funds are needed to finalize the electronic submission of patient care reports (ePCR) project with the purchase of hardware, software, and integration services.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Re-appropriation Source. The Matanuska-Susitna Borough Assembly does hereby re-appropriate \$23,739 from Fund 480, Project 47509 to Fund 480 Project 45232.

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. 15-057

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING
THE BUDGET FOR THE EMS PATIENT CARE REPORTING PROJECT 45232.

WHEREAS, the Assembly re-appropriated \$23,739 to the EMS Patient Care Reporting via Ordinance Serial No. 15-081.

WHEREAS, the assembly must approve the amended budget prior to expenditure of said funds.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly approves the following amended budget:

BUDGET

	Previously Approved Budget	Amended Budget
Project No. 45232/1802 Fiscal Year 2010 Areawide Capital Appropriation	\$ 85,000	\$ 108,739
Project No. 47509/1801 Fiscal Year 2012 Areawide Capital Appropriation	\$ 576,500	\$ 552,761

ADOPTED by the Matanuska-Susitna Borough Assembly this -
day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Administrative report relating to the creation of and improvements to South Trensck Circle Natural Gas Local Improvement District No. 552; and consideration of said creation.

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on August 4, 2015.

APPROVED BY *for* **JOHN M. MOOSEY, BOROUGH MANAGER:** *[Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator/Marcia vonEhr	<i>MEG</i>	<i>4-29-15</i>
1	Finance Director	<i>zuc</i>	<i>5/14/15</i>
2	Borough Attorney (Also reviewed by Bond Counsel)	<i>NS</i>	
3	Borough Clerk	<i>[Signature]</i>	

ATTACHMENT(S): Ordinance Serial No. 15-064 (5 pp)
 Exhibit A (9 p)
 Map (1 p)
 Ballot Tally (1 p) -to be presented at Public Hearing
 Fiscal Note: Yes _____ No X

SUMMARY STATEMENT:

A petition has been filed by the record owners of 72 percent in value of the property and signatures of 69 percent of property owners within the proposed South Trensck Circle Natural Gas Local Improvement District. The petition has been certified by the borough clerk. The proposed South Trensck Circle Natural Gas Local Improvement District is located in Assembly District #7.

As addressed in Section 8 of the manager's administrative report, (listed below) there are zero properties that do not conform to MSB 3.28.080(B).

6. Profile of proposed properties in local improvement district:

	Total Number of Lots:	<u>13</u>
Ownership type of properties:	Private:	<u>13</u>
	Bank:	<u>0</u>
	Public:	<u>0</u>
	MSB:	<u>0</u>
"Tax" status of properties:	Number Current:	<u>11</u>
	Number Delinquent:	<u>2</u>
	Number in Foreclosure:	<u>0</u>
	Number in Bankruptcy:	<u>0</u>
	Population Estimate:	<u>28</u>
	Estimated Area (Acres):	<u>21.72</u>

* This estimate is based on information collected during the 2010 census and current assessment records.

7. Other special assessments effecting this local improvement district: NONE.

8. Properties not conforming to MSB 3.28.080(B) "...An assessment may not exceed 25 percent of the assessed value for real property taxation of the property assessed": 0

9. Method of collecting assessments: Semi-annual due dates will be established, with billings sent to each property owner 30-45 days before each due date. Delinquent accounts will be acted upon in the same manner as delinquent tax accounts, including annual foreclosure action.

IMPROVEMENT PLAN (MSB 3.28.050B)

The improvement is the installation of approximately 2,020 linear feet of natural gas distribution lines by ENSTAR to serve and benefit 13 properties within the South Trench Circle Natural Gas Local Improvement District as described in Ordinance Serial No. 15-064. The current ENSTAR tariff sets the cost of gas lines at \$22.56 per foot for a cost of \$45,571.00 and Road Bore of \$4,576.00 for a total cost of \$50,147.00.

The improvement funding will be obtained by selling a special assessment bond to a bank. Only the proceeds of the special assessments and interest will be pledged as security for payment. The special assessments may be paid by the property owners in semi-annual installments over a ten-year period.

ENSTAR will engineer, own, install, and maintain the line under an agreement with the borough.

The estimated total cost is \$56,813.00. The estimated cost elements are installation costs of \$50,147.00, delinquency reserve of \$2,850.00, and administrative costs of \$3,816.00.

The estimated total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting to MSB 3.28.080(B) criteria.

The estimated special assessment against the 13 lot is \$4,370.23 per lot.

Non-Code Ordinance
Manager

By: Borough

Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-064**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CREATING SOUTH TRENCH CIRCLE NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 552, 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.

WHEREAS, a petition has been filed by the owners of at least one-half in value of the property within South Trench Circle Natural Gas Local Improvement District for the installation of natural gas distribution lines; and

WHEREAS, the borough clerk has certified the petition; and

WHEREAS, the manager's administrative report, including the improvement plan is incorporated in IM No. 15-122; and

WHEREAS, notice of the public hearing was published for two consecutive weeks in a newspaper of general circulation distributed within the borough; and

WHEREAS, notice was mailed CERTIFIED RETURN RECEIPT REQUESTED to each record owner of property within the local improvement district; and

WHEREAS, a public hearing on the creation of the local

improvement district and the improvement plan has been held; and

WHEREAS, ballots approving or disapproving the local improvement district were permitted to be filed in writing for 30 calendar days after mailing of notice of the public hearing; and

WHEREAS, ballots marked "yes" from owners of property bearing more than one-half of the estimated cost of the improvements were received; and

WHEREAS, the proposed improvement is not a power exercised through a service area and there is not a board of supervisors.

BE IT ENACTED:

Section 1. This is a non-code ordinance.

Section 2. The South Trench Circle Natural Gas Local Improvement Plan will increase safety, improve health, increase property values, is necessary, is in the public interest and the improvement should be made.

Section 3. The petition has sufficient and proper petitioners.

Section 4. Ballots approving the local improvement district were filed timely by the record owners of property within the natural gas local improvement district bearing more than one-half of the estimated cost of the improvement and the Assembly can proceed with the improvement.

Section 5. There is hereby created the South Trench Circle Natural Gas Local Improvement District No. 552 as described in the attached legal description marked Exhibit A.

Section 6. The manager is hereby authorized to proceed with the improvement, negotiate for sale of a special assessment bond or similar loan for assembly approval, and such other necessary and proper work as appropriate to accomplish the purpose of the improvement plan upon financing approval by the assembly.

Section 7. Upon completion of the work the total cost of the improvement shall be assessed equally against each property within the natural gas local improvement district. The finance director shall prepare a special assessment roll assessing to each property within the natural gas local improvement district an amount equal to the actual total improvement cost divided by the number of properties within the local improvement district. The proposed special assessment roll shall be prepared and presented in accordance with the provisions of the Matanuska-Susitna Borough Code in effect at the time the special assessment roll is prepared.

Section 8. The special assessments against the properties described in Section 5 above are liens upon the property and are prior and paramount to all liens except municipal tax liens and

may be enforced as provided for the enforcement of real property tax liens.

Section 9. Special assessments may be paid in 20 semi-annual installments with due dates established by the assembly upon approval of the natural gas local improvement district special assessment roll, provided, the assembly may authorize payment terms greater than or less than a ten-year period of time. If no time for payment is established, semi-annual installments are due and payable when property taxes are due and payable. Special assessment installments not paid when due shall have a penalty added equal to the penalty for delinquent second-half real property taxes in effect at the time of the special assessment installment delinquency. Upon full payment of the special assessment, the manager shall issue a release of the lien to the record owner of the property.

Section 10. Notwithstanding the approval of the natural gas local improvement district based upon the financing of the cost through the sale of a special assessment bond or loan, if the assembly determines that the sale of a special assessment bond or loan is not feasible or is not available, the assembly may provide for other means of financing the project cost at its sole discretion.

Section 11. Ordinance Serial Number 15-064 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)

LEGAL DESCRIPTION FOR
S Trench Cir LID#552**217N02W08C001**

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 8 and 17; Thence N89°49'00"W along the section line common to said sections a distance of 417.40 feet; Thence N00°06'16"W along the West boundary of Parcel No. 8* a distance of 983.68 feet to the Southeast Corner of Parcel No. 7; Thence West a distance of 240.75 feet to the Southwest Corner of Parcel No. 6; Thence N9°41'44"E a distance of 262.21 feet to the Southeast Corner of Parcel No. 5, a 1 1/2" Aluminum Cap stamped 232-S; Thence N80°17'56"W a distance of 117.94 feet; Thence S61°20'04"W along the boundary between Parcel No. 1 and Parcel No. 4 a distance of 99.80 feet; Thence N56°24'56"W a distance of 67.00 feet along said boundary to the Southeast Corner of Parcel No. 3; Thence S88°32'04"W a distance of 42.10 feet to Corner No. 1 of this parcel, the True Point of Beginning; Thence continuing S88°32'04"W a distance of 50.00 feet to Corner No. 2; Thence N21°47'56"W a distance of 85.47 feet to Meander Corner No. 3 on the shore of Blodgett Lake; Thence N47°10'54"E along the line of ordinary high water a distance of 23.62 feet; Thence N67°37'21"E a distance of 24.61 feet; Thence S38°45'18"E a distance of 21.36 feet; Thence N76°09'53"E a distance of 20.11 feet to Meander Corner No. 4; Thence S5°26'56"E a distance of 92.07 feet to Corner No. 1, the True Point of Beginning.

SUBJECT TO the existing perpetual easement and right of way, said right of way being a width of twenty (20) feet to be used only as a right of way and roadway.

EXHIBIT A

217N02W08C002

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 8 and 17; Thence N89°49'00"W along the section line common to said sections a distance of 417.40 feet; Thence N00°06'16"W along the West boundary of Parcel No. 8* a distance of 983.68 feet to the Southeast Corner of Parcel No. 7; Thence West a distance of 240.75 feet to the Southwest Corner of Parcel No. 6; Thence N9°41'44"E a distance of 262.21 feet to the Southeast Corner of Parcel No. 5, a 1 1/2" Aluminum Cap stamped 232-S; Thence N80°17'56"W a distance of 117.94 feet; Thence S61°20'04"W along the boundary between Parcel No. 1 and Parcel No. 4 a distance of 99.80 feet; Thence N56°24'56"W a distance of 67.00 feet along said boundary to Corner No. 1 of this parcel, the True Point of Beginning; Thence S88°32'04"W a distance of 42.10 feet to Corner No. 2; Thence N5°26'56"W a distance of 92.07 feet to Meander Corner No. 3 on the shore of Blodgett Lake; Thence N76°09'53"E along the line of ordinary high water a distance of 71.71 feet to Meander Corner No. 4; Thence S9°54'06"W a distance of 109.35 feet to Corner No. 1, the True Point of Beginning.

SUBJECT TO the existing perpetual easement and right of way, said right of way being a width of twenty (20) feet to be used only as a right of way and roadway.

217N02W08C003

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 8 and 17; Thence N89°49'00"W along the section line common to said sections a distance of 417.40 feet; Thence N00°06'16"W along the West boundary of Parcel No. 8* a distance of 983.68 feet to the Southeast Corner of Parcel No. 7; Thence West a distance of 240.75 feet to the Southwest Corner of Parcel No. 6; Thence N9°41'44"E a distance of 262.21 feet to the Southeast Corner of Parcel No. 5, a 1 1/2" Aluminum Cap

EXHIBIT A

stamped 232-S; Thence N80°17'56"W a distance of 117.94 feet to Corner No. 1 of this parcel, the True Point of Beginning; Thence continuing N80°17'56"W a distance of 90.10 feet to Corner No. 2, a 1 1/2" Aluminum Cap stamped 232-S; Thence N9°34'24"E a distance of 112.79 feet to Meander Corner No. 3 on the shore of Blodgett Lake; Thence S61°35'47"W along the line of ordinary high water a distance of 61.99 feet to Meander Corner No. 4; Thence S9°54'06"W a distance of 109.35 feet to Corner No. 5; Thence S56°24'56"E a distance of 67.00 feet to Corner No. 6; Thence N61°20'04"E a distance of 99.80 feet to Corner No. 1, the True Point of Beginning.

SUBJECT TO the existing perpetual easement and right of way, said right of way being a width of twenty (20) feet to be used only as a right of way and roadway.

217N02W08C004

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 8 and 17; Thence N89°49'00"W along the section line common to said sections a distance of 417.40 feet; Thence N00°06'16"W along the West boundary of Parcel No. 8* a distance of 983.68 feet to the Southeast Corner of Parcel No. 7; Thence West a distance of 240.75 feet to the Southwest Corner of Parcel No. 6; Thence N9°41'44"E a distance of 262.21 feet to Corner No. 1 of this parcel, a 1 1/2" Aluminum Cap stamped 232-S and the True Point of Beginning; Thence continuing N9°41'44"E a distance of 212.45 feet to Meander Corner No. 2 on the shore of Blodgett Lake; Thence S74°07'44"W along the line of ordinary high water a distance of 230.89 feet to Meander Corner No. 3; Thence S9°34'24"W a distance of 112.79 feet to Corner No. 4, a 1 1/2" Aluminum Cap stamped 232-S; Thence S80°17'56"E a distance of 208.04 feet to Corner No. 1, the True Point of Beginning.

SUBJECT TO the existing perpetual easement and right of way, said right of way being a width of twenty (20) feet to be used only as a right of way and roadway.

217N02W08C005

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 8 and 17; Thence N89°49'00"W along the section line common to said sections a distance of 417.40 feet; Thence N00°06'16"W a distance of 572.00 feet to the northeast corner of the "Polis" property as established by the re-survey and corrected legal description as set forth in the Harry Campbell survey recorded at Book 274, Page 432 on September 10, 1982, dated July 24, 1980, Corner No. 1 of this parcel and the True Point of Beginning; Thence N77°05'00"W along the north boundary of said Polis property a distance of 239.32 feet to Meander Corner No. 2 on the shore of Lilly Lake; Thence N42°47'20"W along the line of ordinary high water a distance of 154.33 feet to Meander Corner No. 3; Thence N83°17'28"E a distance of 340.05 feet to Corner No. 4; Thence S0°06'16"E a distance of 206.48 feet to Corner No. 1, the True Point of Beginning.

SUBJECT TO the existing perpetual easement and right of way, said right of way being a width of twenty (20) feet to be used only as a right of way and roadway.

217N02W08C006

From the point of the intersection of the Lot line between Lots 6 and 7 with the Section line between Sections 8 and 17; Thence N0°08'W along the lot line between Lots 6 and 7 a distance of 780.51 feet to Corner No. 1, the place of beginning; Thence N0°08'W along said lot line a distance of 330.7 feet to Corner No. 2; Thence East a distance of 217.0 feet to Corner No. 3 on shoreline of small creek connecting Blodgett Lake with what is called "second lake"; Thence meandering Southeasterly along the shoreline of said creek a distance of approximately 370.0 feet to Corner No. 4 on shoreline of said "second lake"; Thence meandering Westerly along shoreline of said lake a distance of approximately 367.7 feet to corner No. 1, the place of beginning.

EXHIBIT A

217N02W08C007

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 8 and 17; Thence N89°49'00"W along the section line common to said sections a distance of 417.40 feet; Thence N00°06'16"W along the West boundary of Parcel No. 8* a distance of 778.48 feet to Corner No. 1 (the Northeast Corner of Parcel No. 9), the True Point of Beginning; Thence continuing N0°06'16"W along the West Boundary of Parcel No. 8 a distance of 205.20 feet to Corner No. 2 (the Southeast Corner of Parcel No. 7); Thence West a distance of 240.75 feet to Corner No. 3 (the Southwest Corner of Parcel No. 6); Thence N9°41'44"E a distance of 262.21 feet to Corner No. 4 (the Southeast Corner of Parcel No. 5, a 1 1/2" aluminum Cap stamped 232-S); Thence N80°17'56"W a distance of 117.94 feet to Corner No. 5; Thence S61°20'04"W along the South boundary of Parcel No. 4 a distance of 99.80 feet to Corner No. 6; Thence N56°24'56"W along said boundary a distance of 67.00 feet to Corner No. 7 (the Southeast Corner of Parcel No. 3); Thence S88°32'04"W a distance of 92.10 feet to Corner No. 8 (the Southwest Corner of Parcel No. 2); Thence N21°47'56"W a distance of 85.47 feet to Meander Corner No. 9 on the shore of Blodgett Lake (the Northwest corner of Parcel No. 2); Thence S66°25'01"W a distance of 45.19 feet along the line of ordinary high water; Thence N83°20'16"W a distance of 38.11 feet to the mouth of a creek; Thence in a Southerly direction along the East bank of the creek to Meander Corner No. 10 (the Northwest corner of Parcel No. 10); Thence N74°56'21"E a distance of 58.54 feet along the North boundary of Parcel No. 10 to Corner No. 11; Thence S75°42'05"E a distance of 210.10 feet along said boundary to Corner No. 12; Thence S37°37'20"E a distance of 157.59 feet along the east boundary of Parcel No. 10 to Corner No. 13; Thence N83°17'28"E along the North boundary of Parcel No. 9 a distance of 179.21 feet to Corner No. 1, the True Point of Beginning.

SUBJECT TO the existing perpetual easement and right of way, said right of way being a width of twenty (20) feet to be used only as a right of way and roadway.

EXHIBIT A

217N02W08C009

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 8 and 17; Thence N89°49'00"W along the section line common to said sections a distance of 417.40 feet; Thence N00°06'16"W along the West boundary of Parcel No. 8* a distance of 983.68 feet to the Southeast Corner of Parcel No. 7; Thence West a distance of 127.30 feet to Corner No. 1 of this parcel and the True Point of Beginning; Thence continuing West a distance of 113.45 feet to Corner No. 2; Thence N9°41'44"E a distance of 474.66 feet to Meander Corner No. 3 on the shore of Blodgett Lake; Thence S77°32'40"E along the line of ordinary line of high water a distance of 45.72 feet; Thence S72°22'40"E a distance of 37.81 feet to Meander Corner No. 4; Thence S6°01'44"W a distance of 449.06 feet to Corner No. 1, the True Point of Beginning.

SUBJECT TO the existing perpetual easement and right of way, said right of way being a width of twenty (20) feet to be used only as a right of way and roadway.

217N02W08C010

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 8 and 17; Thence N89°49'00"W along the section line common to said sections a distance of 417.40 feet; Thence N00°06'16"W along the West boundary of Parcel No. 8* a distance of 983.68 feet to Corner No. 1 of this parcel and the True Point of Beginning; Thence continuing N0°06'16"W a distance of 421.37 feet to Meander Corner No. 2 on the shore of Blodgett Lake; Thence N72°22'40"W along the line of ordinary high water a distance of 83.27 feet to Meander Corner No. 3; Thence S6°01'44"W a distance of 449.06 feet to Corner No. 4; Thence East a distance of 127.30 feet to Corner No. 1, the True Point of Beginning.

EXHIBIT A

SUBJECT TO the existing perpetual easement and right of way, said right of way being a width of twenty (20) feet to be used only as a right of way and roadway.

217N02W08C011

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described by metes and bounds as follows:

Commencing at the 1/4 corner common to Sections 8 and 17; Thence N89°49'W along the section line common to said sections a distance of 417.4 feet; Thence N00°08'W a distance of 473.9 feet to Corner No. 1 of this parcel and the True Point of Beginning; Thence along the boundary of Tract No. 1 of Corcoran Subdivision (Plat File No. W-19 of the Wasilla Records) on a bearing of S12°29'24"W a distance of 323.06 feet to Corner No. 2; Thence continuing along the boundary of said Tract on a bearing of N77°05'W a distance of 261.9 feet to the Witness Corner to Meander Corner No. 3 on the shore of Lilly Lake; Thence northerly along the line of Ordinary High Water of Lilly Lake to the Witness Corner to Meander Corner No. 4, a point which bears N12°09'44"E a distance of 418.63 feet from Witness Corner to Meander Corner No. 3; Thence S77°05'E a distance of 242.86 feet to Corner No. 5; Thence S00°08'E a distance of 98.08 feet to Corner No. 1 and the True Point of Beginning.

217N02W08C012

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 8 and 17; Thence N89°49'00"W along the section line common to said sections a distance of 417.40 feet; Thence N00°06'16"W a distance of 572.00 feet to the northeast corner of the "Polis" property as established by the re-survey and corrected legal description as set forth in the Harry Campbell survey recorded at Book 274, Page 432 on September 10, 1982, dated July 24, 1980; Thence continuing N00°06'16"W a distance of 206.48 feet to the northeast corner of Parcel 9*; Thence S83°17'28"W along

EXHIBIT A

the north boundary of Parcel 9 a distance of 179.21 feet to Corner No. 1 of this parcel, a 3/4 inch iron pipe, and the True Point of Beginning; Thence continuing S83°17'28"W along the north boundary of Parcel 9 a distance of 160.84 feet to Meander Corner No. 2 on the shore of Lilly Lake; Thence along the line of ordinary high water N45°00'00"W a distance of 50.00 feet; Thence S13°37'46"E a distance of 98.20 feet; Thence S86°43'45"W a distance of 89.45 feet; Thence N42°52'00"W a distance of 44.84 feet to the mouth of a creek; Thence in a northerly direction along the East bank of said creek N6°08'00"W a distance of 58.30 feet; Thence N1°38'06"E a distance of 77.06 feet; Thence N37°57'09"W a distance of 98.42 feet to Meander Corner No. 3; Thence N74°56'21"E a distance of 58.54 feet to Corner No. 4; Thence S75°42'05"E a distance of 210.10 feet to Corner No. 5; Thence S37°37'20"E a distance of 157.59 feet to Corner No. 1, the True Point of Beginning.

SUBJECT TO the existing perpetual easement and right of way, said right of way being a width of twenty (20) feet to be used only as a right of way and roadway.

217N02W08C017

A parcel of land located in Government Lot 7, Section 8, T17N, R2W, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the 1/4 corner common to sections 8 and 17; Thence N89°49'00"W along the section line common to said sections a distance of 417.40 feet, to Corner No. 1 of this parcel and the True Point of Beginning; Thence N0°06'16"W along the East boundaries of the Corcoran Subdivision, the Polis property, and Parcel No. 9*, Parcel No. 1, and Parcel No. 7, a distance of 1405.05 feet to Meander Corner No. 2 on the shore of Blodgett Lake; Thence S61°44'00"E along the line of ordinary high water mark a distance of 23.21 feet; Thence N88°30'50"E a distance of 188.33 feet to Meander Corner No. 3; Thence S0°06'16"E along the West boundary of Coup De Gras Subdivision a distance of 1399.61 feet to Corner No. 4; Thence N89°49'00"W a distance of 208.70 feet to Corner No. 1, the True Point of Beginning.

EXHIBIT A

SUBJECT TO the existing perpetual easement and right of way, said right of way being a width of twenty (20) feet to be used only as a right of way and roadway.

217N02W08C018

One (1) acre of land located in the Northwest corner of Lot Seven (7) of Section Eight (8) of Township Seventeen (17) North, Range Two (2) West of Seward Meridian and further described as follows:

One (1) acre approximately 208.7 feet X 208.7 feet in the extreme Northwest corner of said Lot Seven bordering on Blodgett Lake and small creek, an outlet of Blodgett Lake, and located immediately across from the Walter Trench cabin.

*All Parcel number references refer to Record of Survey recorded on June 24, 2003, at Reception #2003-017160-0, Palmer Recording District, Third Judicial District, State of Alaska. 2003-67.

THE ABOVE ARE RECORDED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

SUBJECT: Administrative report relating to the creation of and improvements to Soapstone Area Noncontiguous Natural Gas Local Improvement District No. 558; and consideration of said creation.

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on August 4, 2015.

APPROVED BY *for* JOHN M. MOOSEY, BOROUGH MANAGER: *George Hays*

Route To:	Department/Individual	Initials	Remarks
	Originator/Marcia vonEhr	<i>ME of</i>	<i>5-11-15</i>
1	Finance Director	<i>gaw</i>	<i>5/14/15</i>
2	Borough Attorney (Also reviewed by Bond Counsel)	<i>AS</i>	
3	Borough Clerk	<i>[Signature]</i>	

ATTACHMENT(S): Ordinance Serial No. 15-065 (5 pp)
 Exhibit A (3 pp)
 Map (1 p)
 Ballot Tally (1 p) -to be presented at Public Hearing
 Fiscal Note: Yes _____ No X

SUMMARY STATEMENT:

A petition has been filed by the record owners of 100 percent in value of the property and signatures of 100 percent of property owners within the proposed Soapstone Area Noncontiguous Natural Gas Local Improvement District. The petition has been certified by the borough clerk. The proposed Soapstone Area Noncontiguous Natural Gas Local Improvement District is located in Assembly District #1.

As addressed in Section 8 of the manager's administrative report, (listed below) there are five properties that do not conform to MSB 3.28.080(B).

MANAGER'S ADMINISTRATIVE REPORT

(MSB 3.28.040)

1. Description of properties to be benefited by the improvement:
SEE ORDINANCE SERIAL NO. 15-065

2. Evaluation of need and benefit of improvement and proposed allocation of special assessments:

The installation of natural gas distribution lines makes available to the property owners within the Noncontiguous natural gas improvement district a clean energy source that is substantially lower in cost than any other source available. Properties, including vacant properties, served by natural gas have a tendency to sell more rapidly when placed on the market than similar properties in areas not served by natural gas. It is believed that the benefits will accrue about equally to each property in the improvement district. Therefore, it is proposed that the entire cost of the improvement to be allocated equally to each property within the district, without regard to the front footage, the size of the property, the value of the property or other measures.

3. Estimated total cost of improvement:

The estimated cost of the installation by ENSTAR is \$356,548.00 if done during the 2015 construction season. It is estimated that administrative costs will amount to approximately \$10,522.00 and the delinquency reserve will be \$19,350.00. The estimated total cost of the improvement as of this date is \$386,420.00. It is recommended that the project be financed by a special assessment bond or bank loan, which will be reimbursed from the special assessments on the properties to be benefited. It is anticipated that interest on the loan will be recovered through the interest that will be paid on special assessment installments.

4. Current mill rate: The Fiscal Year 2015 mill rate for the improvement district is 15.672 mills consisting of 9.662 mills (areawide) plus .520 mills (non-areawide) plus .90 mills (FSA# 132) plus 4.59 mills (RSA#23).

Taxable Property Values:	Real Property:	\$4,758,900.00
	Personal Property:	0
	Total:	\$4,758,900.00

5. Ownership of distribution lines: Enstar Natural Gas Co. is a division of Semco Energy Inc. It will own and be wholly responsible for the service and maintenance of the natural gas lines.

6. Profile of proposed properties in local improvement district:

	Total Number of Lots:	<u>23</u>
Ownership type of properties:	Private:	<u>23</u>
	Bank:	<u>0</u>
	Public:	<u>0</u>
	MSB:	<u>0</u>
"Tax" status of properties:	Number Current:	<u>20</u>
	Number Delinquent:	<u>2</u>
	Number in Foreclosure:	<u>1</u>
	Number in Bankruptcy:	<u>0</u>
	Population Estimate:	<u>56</u>
	Estimated Area (Acres):	<u>115.25</u>

* This estimate is based on information collected during the 2010 census and current assessment records.

7. Other special assessments effecting this local improvement district: NONE .
8. Properties not conforming to MSB 3.28.080(B) "...An assessment may not exceed 25 percent of the assessed value for real property taxation of the property assessed": 5
9. Method of collecting assessments: Semi-annual due dates will be established, with billings sent to each property owner 30-45 days before each due date. Delinquent accounts will be acted upon in the same manner as delinquent tax accounts, including annual foreclosure action.

IMPROVEMENT PLAN (MSB 3.28.050B)

The improvement is the installation of approximately 15,310 linear feet of natural gas distribution lines by ENSTAR to serve and benefit 23 properties within the Soapstone Area **Noncontiguous** Natural Gas Local Improvement District as described in Ordinance Serial No. 15-065. The current ENSTAR tariff sets the cost of gas lines at \$22.56 per foot for a cost of \$345,394.00 and Road Bore of \$11,154.00 for a total cost of \$356,548.00.

The improvement funding will be obtained by selling a special assessment bond to a bank. Only the proceeds of the special assessments and interest will be pledged as security for payment. The special assessments may be paid by the property owners in semi-annual installments over a ten-year period.

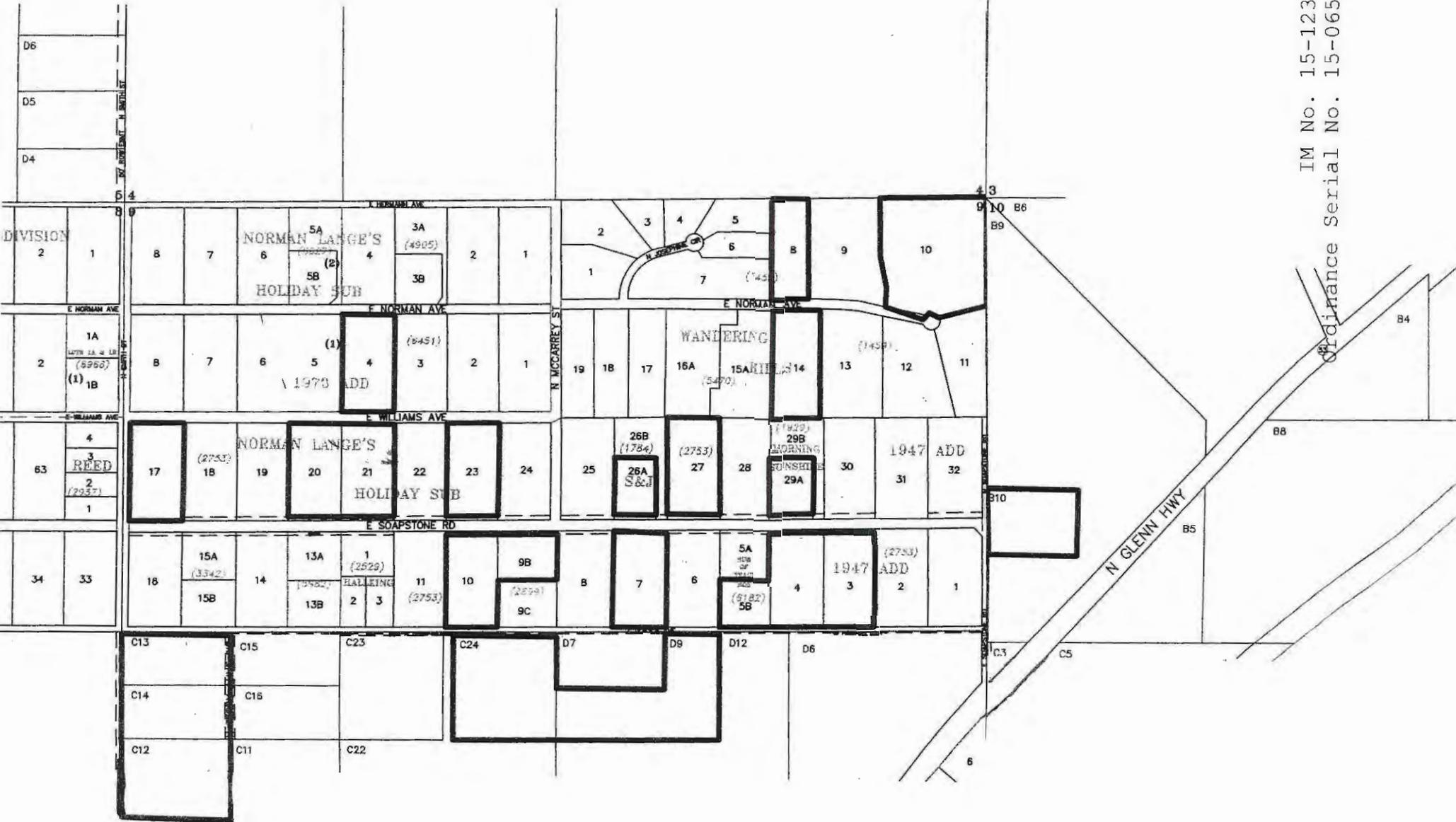
ENSTAR will engineer, own, install, and maintain the line under an agreement with the borough.

The estimated total cost is \$386,420.00. The estimated cost elements are installation costs of \$356,548.00, delinquency reserve of \$19,350.00, and administrative costs of \$10,522.00.

The estimated total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting to MSB 3.28.080(B) criteria.

The estimated special assessment against the 23 lots is \$16,800.87 per lot.

IM No. 15-123
 Ordinance Serial No. 15-065



Non-Code Ordinance
Manager

By: Borough

Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-065**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CREATING SOAPSTONE AREA Noncontiguous NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 558, 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.

WHEREAS, a petition has been filed by the owners of One Hundred Percent in value of the property within Soapstone Area Noncontiguous Natural Gas Local Improvement District for the installation of natural gas distribution lines; and

WHEREAS, the borough clerk has certified the petition; and

WHEREAS, the manager's administrative report, including the improvement plan is incorporated in IM No. 15-123; and

WHEREAS, notice of the public hearing was published for two consecutive weeks in a newspaper of general circulation distributed within the borough; and

WHEREAS, notice was mailed CERTIFIED RETURN RECEIPT REQUESTED to each record owner of property within the local improvement district; and

WHEREAS, a public hearing on the creation of the local

improvement district and the improvement plan has been held; and

WHEREAS, ballots approving or disapproving the local improvement district were permitted to be filed in writing for 30 calendar days after mailing of notice of the public hearing; and

WHEREAS, ballots marked "yes" from owners of property bearing One Hundred Percent of the estimated cost of the improvements were received; and

WHEREAS, the proposed improvement is not a power exercised through a service area and there is not a board of supervisors.

BE IT ENACTED:

Section 1. This is a non-code ordinance.

Section 2. The Soapstone Area Noncontiguous Natural Gas Local Improvement Plan will increase safety, improve health, increase property values, is necessary, is in the public interest and the improvement should be made.

Section 3. The petition has sufficient and proper petitioners.

Section 4. Ballots approving the local improvement district were filed timely by the record owners of property within the noncontiguous natural gas local improvement district bearing more than one-half of the estimated cost of the improvement and the Assembly can proceed with the improvement.

Section 5. Notwithstanding MSB 3.28.080(B) there are five properties that do not conform that will be assessed for the improvement.

Section 6. There is hereby created the Soapstone Area noncontiguous Natural Gas Local Improvement District No. 558 as described in the attached legal description marked Exhibit A.

Section 7. The manager is hereby authorized to proceed with the improvement, negotiate for sale of a special assessment bond or similar loan for assembly approval, and such other necessary and proper work as appropriate to accomplish the purpose of the improvement plan upon financing approval by the assembly.

Section 8. Upon completion of the work the total cost of the improvement shall be assessed equally against each property within the noncontiguous natural gas local improvement district. The finance director shall prepare a special assessment roll assessing to each property within the noncontiguous natural gas local improvement district an amount equal to the actual total improvement cost divided by the number of properties within the noncontiguous local improvement district. The proposed special assessment roll shall be prepared and presented in accordance with the provisions of the Matanuska-Susitna Borough Code in effect at the time the special assessment roll is prepared.

Section 9. The special assessments against the properties described in Section 6 above are liens upon the property and are prior and paramount to all liens except municipal tax liens and may be enforced as provided for the enforcement of real property tax liens.

Section 10. Special assessments may be paid in 20 semi-annual installments with due dates established by the assembly upon approval of the noncontiguous natural gas local improvement district special assessment roll, provided, the assembly may authorize payment terms greater than or less than a ten-year period of time. If no time for payment is established, semi-annual installments are due and payable when property taxes are due and payable. Special assessment installments not paid when due shall have a penalty added equal to the penalty for delinquent second-half real property taxes in effect at the time of the special assessment installment delinquency. Upon full payment of the special assessment, the manager shall issue a release of the lien to the record owner of the property.

Section 11. Notwithstanding the approval of the noncontiguous natural gas local improvement district based upon the financing of the cost through the sale of a special assessment bond or loan, if the assembly determines that the sale of a

special assessment bond or loan is not feasible or is not available, the assembly may provide for other means of financing the project cost at its sole discretion.

Section 12. Ordinance Serial Number 15-065 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)

LEGAL DESCRIPTION FOR
SOAPSTONE AREA LID#558

18N02E09C012

The Southwest One-quarter (SW1/4) of the Northwest One-quarter (NW1/4) of the Southwest One-quarter (SW1/4) of Section 9, Township 18 North, Range 2 East, Seward Meridian; and

18N02E09C013

The North One-half (N1/2) of the Northwest One-quarter (NW1/4) of the Northwest One-quarter (NW1/4) of the Southwest One-quarter (SW1/4) of Section 9, Township 18 North, Range 2 East, Seward Meridian; and

18N02E09C014

The South One-half (S1/2) of the Northwest One-quarter (NW1/4) of the Northwest One-quarter (NW1/4) of the Southwest One-quarter (SW1/4) of Section 9, Township 18 North, Range 2 East, Seward Meridian; and

18N02E09C024

A parcel of land located in the Northeast One-quarter (NE1/4) of the Northeast One-quarter (NE1/4) of the Southwest One-quarter (SW1/4) excepting there from the West 30 feet located in Section 9, Township 18 North, Range 2 East, Seward Meridian; and

18N02E09D009

The South One-half (S1/2) of the Northwest One-quarter (NW1/4) of the Northwest One-quarter (NW1/4) of the Southeast One-quarter (SE1/4) ; and the West One-half (W1/2) of the Northeast One-quarter (NE1/4) of the Northwest One-quarter (NW1/4) of the Southeast One-quarter (SE1/4) all located in Section 9, Township 18 North, Range 2 East, Seward Meridian; and

18N02E10B010

A parcel of land located within the NW1/4 of Section 10, Township 18 North, Range 2 East, Seward Meridian, Alaska. More particularly described as follows:

Commencing at the found N 1/16th section corner common to Sections 9 and 10. Thence along said section line between the found N 1/16th and the found 1/4 corner monument S 00°07'09"W a distance of 388.11 feet to the True Point of Beginning. Thence S 89°52'51"E a distance of 556.50 feet; Thence S 00°07'09"W a distance of 400.00 feet; Thence N 89°52'51"W a distance of 526.50 feet to the easterly dedicated right-of-way line of Soapstone Road as shown on Plat No. 70-27; Thence continuing along said right-of-way line N 00°07'09"E a distance of 160.00 feet to the northwest corner of said right-of-way; Thence continuing along said right-of-way line N 89°52'51"W a distance of 30.00 feet to the said section line common to Sections 9 and 10; Thence continuing along section line N 00°07'09"E a distance of 240.00 feet to the True Point of Beginning; and

1459

Lots Eight (8), Ten (10) and Fourteen (14), WANDERING HLS, according to Plat #1978-68; and

1784

Lot Twenty-Six A (26-A), S&J, according to Plat #1979-441; and

1929

Lot Twenty-Nine A (29-A), MORNING SUNSHINE, according to Plat #1980-68; and

2753

Lots Three (3), Four (4), Seven (7), Ten (10), Seventeen (17), Twenty (20), Twenty-One (21), Twenty-Three (23), and Twenty-Seven (27), LANGE'S NORMAN HLDY, according to Plat #11-329; and

EXHIBIT A

2899

Lot Nine B (9-B), LANGE'S NORMAN HLDY RSB L/9, according to Plat #1984-299; and

6182

Tract Five B (5-B), LANGE'S NORMAN HLDY RSB L/5, according to Plat #1972-56; and

6451

Tract Four (4), LANGE'S NORMAN HLDY 1973 ADD, according to Plat #1973-90.

THE ABOVE ARE RECORDED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

SUBJECT: Administrative report relating to the creation of and improvements to Birch Hills Estates Noncontiguous Natural Gas Local Improvement District No. 560; and consideration of said creation.

AGENDA OF: May 27, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on August 4, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator/Marcia vonEhr	MEG	5-11-15
1	Finance Director	Jew	5/14/15
2	Borough Attorney (Also reviewed by Bond Counsel)	← NS	
3	Borough Clerk	NS	

ATTACHMENT(S): Ordinance Serial No. 15-073 (5 pp)
Exhibit A (1 p)
Map (1 p)
Ballot Tally (1 p) -to be presented at Public Hearing
Fiscal Note: Yes _____ No X

SUMMARY STATEMENT:

A petition has been filed by the record owners of 100 percent in value of the property and signatures of 100 percent of property owners within the proposed Birch Hills Estates Noncontiguous Natural Gas Local Improvement District. The petition has been certified by the borough clerk. The proposed Birch Hills Estates Noncontiguous Natural Gas Local Improvement District is located in Assembly District #5.

As addressed in Section 8 of the manager's administrative report, (listed below) there is One property that does not conform to MSB 3.28.080(B).

MANAGER'S ADMINISTRATIVE REPORT

(MSB 3.28.040)

1. Description of properties to be benefited by the improvement:
SEE ORDINANCE SERIAL NO. 15-073

2. Evaluation of need and benefit of improvement and proposed allocation of special assessments:
The installation of natural gas distribution lines makes available to the property owners within the noncontiguous natural gas improvement district a clean energy source that is substantially lower in cost than any other source available. Properties, including vacant properties, served by natural gas have a tendency to sell more rapidly when placed on the market than similar properties in areas not served by natural gas. It is believed that the benefits will accrue about equally to each property in the improvement district. Therefore, it is proposed that the entire cost of the improvement to be allocated equally to each property within the district, without regard to the front footage, the size of the property, the value of the property or other measures.

3. Estimated total cost of improvement:
The estimated cost of the installation by ENSTAR is \$8,573.00 if done during the 2015 construction season. It is estimated that administrative costs will amount to approximately \$1,843.00 and the delinquency reserve will be \$600.00. The estimated total cost of the improvement as of this date is \$11,016.00. It is recommended that the project be financed by a special assessment bond or bank loan, which will be reimbursed from the special assessments on the properties to be benefited. It is anticipated that interest on the loan will be recovered through the interest that will be paid on special assessment installments.

4. Current mill rate: The Fiscal Year 2015 mill rate for the improvement district is 15.092 mills consisting of 9.662 mills (areawide) plus .520 mills (non-areawide) plus 1.99 mills (FSA# 130) plus 2.92 mills (RSA#17).

Taxable Property Values:	Real Property:	\$383,900.00
	Personal Property:	0
	Total:	\$383,900.00

5. Ownership of distribution lines: Enstar Natural Gas Co. is a division of Semco Energy Inc. It will own and be wholly responsible for the service and maintenance of the natural gas lines.

6. Profile of proposed properties in local improvement district:

	Total Number of Lots:	<u>5</u>
Ownership type of properties:	Private:	<u>5</u>
	Bank:	<u>0</u>
	Public:	<u>0</u>
	MSB:	<u>0</u>
"Tax" status of properties:	Number Current:	<u>5</u>
	Number Delinquent:	<u>0</u>
	Number in Foreclosure:	<u>0</u>
	Number in Bankruptcy:	<u>0</u>
	Population Estimate:	<u>4</u>
	Estimated Area (Acres):	<u>2.30</u>

* This estimate is based on information collected during the 2010 census and current assessment records.

7. Other special assessments effecting this local improvement district: NONE.
8. Properties not conforming to MSB 3.28.080(B) "...An assessment may not exceed 25 percent of the assessed value for real property taxation of the property assessed": 1
9. Method of collecting assessments: Semi-annual due dates will be established, with billings sent to each property owner 30-45 days before each due date. Delinquent accounts will be acted upon in the same manner as delinquent tax accounts, including annual foreclosure action.

IMPROVEMENT PLAN (MSB 3.28.050B)

The improvement is the installation of approximately 380 linear feet of natural gas distribution lines by ENSTAR to serve and benefit 6 properties within the Birch Hills Estates Noncontiguous Natural Gas Local Improvement District as described in Ordinance Serial No. 15-073. The current ENSTAR tariff sets the cost of gas lines at \$22.56 per foot for a total cost of \$8,573.00.

The improvement funding will be obtained by selling a special assessment bond to a bank. Only the proceeds of the special assessments and interest will be pledged as security for payment. The special assessments may be paid by the property owners in semi-annual installments over a ten-year period.

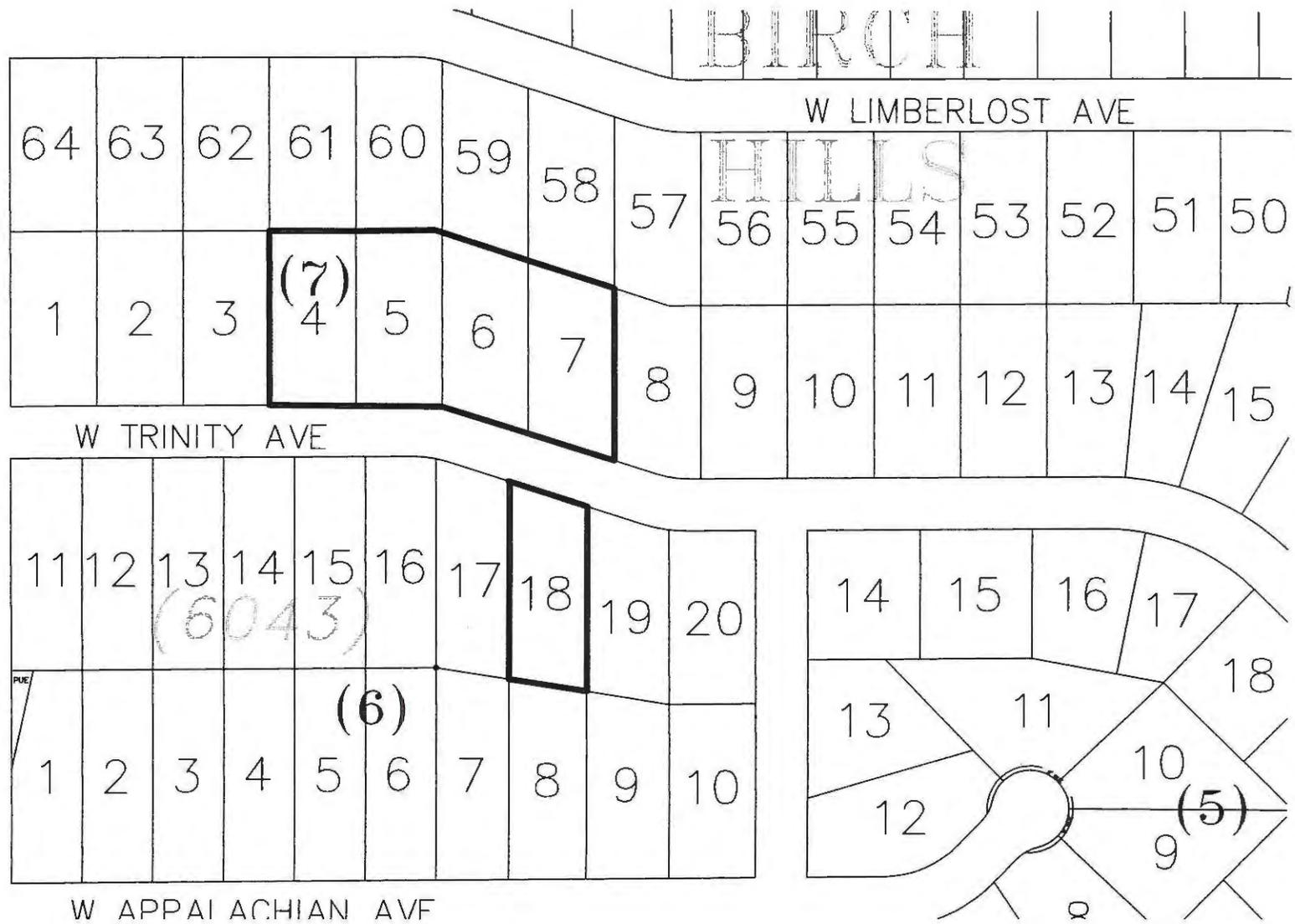
ENSTAR will engineer, own, install, and maintain the line under an agreement with the borough.

The estimated total cost is \$11,016.00. The estimated cost elements are installation costs of \$8,573.00, delinquency reserve of \$600.00, and administrative costs of \$1,843.00.

The estimated total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting to MSB 3.28.080(B) criteria.

The estimated special assessment against the 5 lots is \$2,203.20 per lot.

Ordinance Serial No. 15-073
IM No. 15-124



Non-Code Ordinance
Manager

By: Borough

Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-073**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CREATING BIRCH HILLS ESTATES Noncontiguous NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 560, 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.

WHEREAS, a petition has been filed by the owners of One Hundred Percent in value of the property within Birch Hills Estates Noncontiguous Natural Gas Local Improvement District for the installation of natural gas distribution lines; and

WHEREAS, the borough clerk has certified the petition; and

WHEREAS, the manager's administrative report, including the improvement plan is incorporated in IM No. 15-124; and

WHEREAS, notice of the public hearing was published for two consecutive weeks in a newspaper of general circulation distributed within the borough; and

WHEREAS, notice was mailed CERTIFIED RETURN RECEIPT REQUESTED to each record owner of property within the local improvement district; and

WHEREAS, a public hearing on the creation of the local

improvement district and the improvement plan has been held; and

WHEREAS, ballots approving or disapproving the local improvement district were permitted to be filed in writing for 30 calendar days after mailing of notice of the public hearing; and

WHEREAS, ballots marked "yes" from owners of property bearing One Hundred Percent of the estimated cost of the improvements were received; and

WHEREAS, the proposed improvement is not a power exercised through a service area and there is not a board of supervisors.

BE IT ENACTED:

Section 1. This is a non-code ordinance.

Section 2. The Birch Hills Estates Noncontiguous Natural Gas Local Improvement Plan will increase safety, improve health, increase property values, is necessary, is in the public interest and the improvement should be made.

Section 3. The petition has sufficient and proper petitioners.

Section 4. Ballots approving the local improvement district were filed timely by the record owners of property within the Noncontiguous natural gas local improvement district bearing more than one-half of the estimated cost of the improvement and the Assembly can proceed with the improvement.

Section 5. Notwithstanding MSB 3.28.080(B) there is one property that does not conform that will be assessed for the improvement.

Section 6. There is hereby created the Birch Hills Estates Non-contiguous Natural Gas Local Improvement District No. 560 as described in the attached legal description marked Exhibit A.

Section 7. The manager is hereby authorized to proceed with the improvement, negotiate for sale of a special assessment bond or similar loan for assembly approval, and such other necessary and proper work as appropriate to accomplish the purpose of the improvement plan upon financing approval by the assembly.

Section 8. Upon completion of the work the total cost of the improvement shall be assessed equally against each property within the Noncontiguous natural gas local improvement district. The finance director shall prepare a special assessment roll assessing to each property within the Noncontiguous natural gas local improvement district an amount equal to the actual total improvement cost divided by the number of properties within the Noncontiguous local improvement district. The proposed special assessment roll shall be prepared and presented in accordance with the provisions of the Matanuska-Susitna Borough Code in effect at the time the special assessment roll is prepared.

Section 9. The special assessments against the properties described in Section 6 above are liens upon the property and are prior and paramount to all liens except municipal tax liens and may be enforced as provided for the enforcement of real property tax liens.

Section 10. Special assessments may be paid in 20 semi-annual installments with due dates established by the assembly upon approval of the Noncontiguous natural gas local improvement district special assessment roll, provided, the assembly may authorize payment terms greater than or less than a ten-year period of time. If no time for payment is established, semi-annual installments are due and payable when property taxes are due and payable. Special assessment installments not paid when due shall have a penalty added equal to the penalty for delinquent second-half real property taxes in effect at the time of the special assessment installment delinquency. Upon full payment of the special assessment, the manager shall issue a release of the lien to the record owner of the property.

Section 11. Notwithstanding the approval of the Noncontiguous natural gas local improvement district based upon the financing of the cost through the sale of a special assessment bond or loan, if the assembly determines that the sale of a

special assessment bond or loan is not feasible or is not available, the assembly may provide for other means of financing the project cost at its sole discretion.

Section 12. Ordinance Serial Number 15-073 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)

EXHIBIT A

LEGAL DESCRIPTION FOR
Birch Hills Estates LID#560

56043

Lots Eighteen (18), Block Six (6), and Lots Four (4) through Seven (7), Block Seven (7), BIRCH HLS EST, according to Plat #1971-10.

THE ABOVE IS RECORDED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

BOARD AND COMMISSION VACANCY REPORT May 27, 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
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		
Animal Care & Regulation Board <i>5 members/1 alt. – 1 vacancy</i> Animal Interest		
Aviation Advisory Board <i>9 members – 1 vacancy</i> Member 8		
Board of Adjustment and Appeals <i>5 members/3 alt. - 3 vacancies – (3) 3 year terms</i> ***Alternate 1 ***Alternate 2 ***Member 4		Scott Sterling - N
Board of Equalization <i>15 members - 7 vacancies - (3) 3 year terms</i> **Member 4 Member 5 *Member 6 **Member 7 Member 12		

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. – 3 vacancies</i> **City of Houston Alternate Matanuska Susitna Borough Matanuska Susitna Borough Alternate		
Health and Social Services Board <i>13 members - 2 vacancies</i> Member 5-At-Large 4 Member 8-At-Large 5		
Historical Preservation Commission <i>9 members - 1 vacancies</i> Member 3		
Jt. Assembly/School Board Committee on School Issues <i>6 members – 1 vacancy</i> Assembly Member 2		
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 – 10 vacancies</i> **Alaska Railroad **Borough Government City of Houston (non law enforcement) **City of Wasilla (non law enforcement) Civil Defense ***Elected Official **Law Enforcement Houston Police *Law Enforcement Palmer Police Public Utility – Gas **School District		Joe Schmidt – N
Marijuana Advisory Committee <i>34 members – 7 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		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Marijuana Advisory Committee (continued) Member 09A - Planning/Zoning Type Experience Alternate Member 10A - Sales/Marketing Advertising Alternate Member 16A - City Government of Wasilla Alternate		
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		
Knik RSA # 17 <i>3 members – 1 vacancy</i> Member 2		
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		

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.)

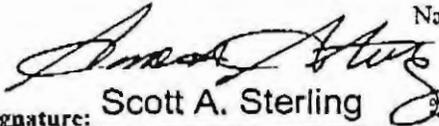
How long have you lived in the Borough? 1992-2007; 2013-Present

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.

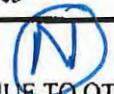
List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: Prior experience on public boards and commissions; prior experience as elected official; lawyer in private and public practice in Alaska since 1987.

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



Applicant Name: Scott A. Sterling

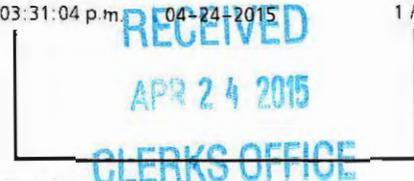
1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? * NO YES

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.

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 X
If yes, please explain the circumstances

Can you regularly attend meetings? Yes X 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 X

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 X
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: <u>(Y)</u> N	Map residence checked: <u>(Y)</u> N
Position on Board: <u>LEPC School Dist</u>	Term of Office Ends: <u>12/31/2016</u>	
Code Checked: 1 st Check: <u>✓</u> 2 nd Check: <u>✓</u>	<u>(N)</u>	Assembly District: <u>3</u>

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.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
DATE RECEIVED: MAY 04 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: Trapper Creek RSA #30 Position 3
(For example, Board of Equalization, Member 3)

Applicant Name: Donna A Massay

Residence Address: 35201 S Oilwell Road, Trapper Creek, AK

Mailing Address: PO Box 13250, Trapper Creek, AK 99683

Home phone: 733-4348 Work phone: _____ Email: dmassay@gmail.com

Name and Address of Employer: Retired

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: Adult daughter employee of Animal Care & Regulation
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 43 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I have enjoyed my year on the board and believe I have much to contribute.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Please see resume brief

List three professional or personal references: Name: Tali Colberg Phone: 745-9721
Name: Eric Blomskog Phone: 232-8869
Name: Dale Zinkle Phone: 355-1447

Applicant Signature: Donna A Massay **(N)** Date: May 4, 2015

Office Use Only: Precinct: 10-040 Assembly District: 7 Service Area: RSA-Trapper Creek
Position on Board: RSA 30 member 3 Term Ends: 12/31/2017
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd JW

Applicant Name: Jionna Massay
RSA #30 Trapper Creek Position 3

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.

Donna A Massay
Resume Brief

- Served on RSA #30 Board from Nov 2013 to Dec 2014
- Assisted in building the original roads in several subdivisions including Cottonwood Shores and Shorewood Subdivision (1970's)
- Assisted in fulfilling the maintenance contract for maintaining the Skwentna airstrip (1980's)
- Realtor (1990's)
- Associate of Applied Science degree in HVAC & R (heating, ventilation, air conditioning, and refrigeration)
- Board of Directors, Iditarod Trail Committee (1980-88)
- Small business owner in the tourism industry (1996 -2011)
- Board of Directors, Mat-Su Visitors and Convention Bureau (1990's)
- Employed in the physical plant at Mat Su College. Work included snow removal and college road and parking lot maintenance

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.61 CORE AREA CONDITIONAL USE PERMIT REQUIREMENTS TO PROHIBIT PRIVATE LANDFILLS WITHIN THE CORE AREA.

AGENDA OF: May 26, 2015

ASSEMBLY ACTION:

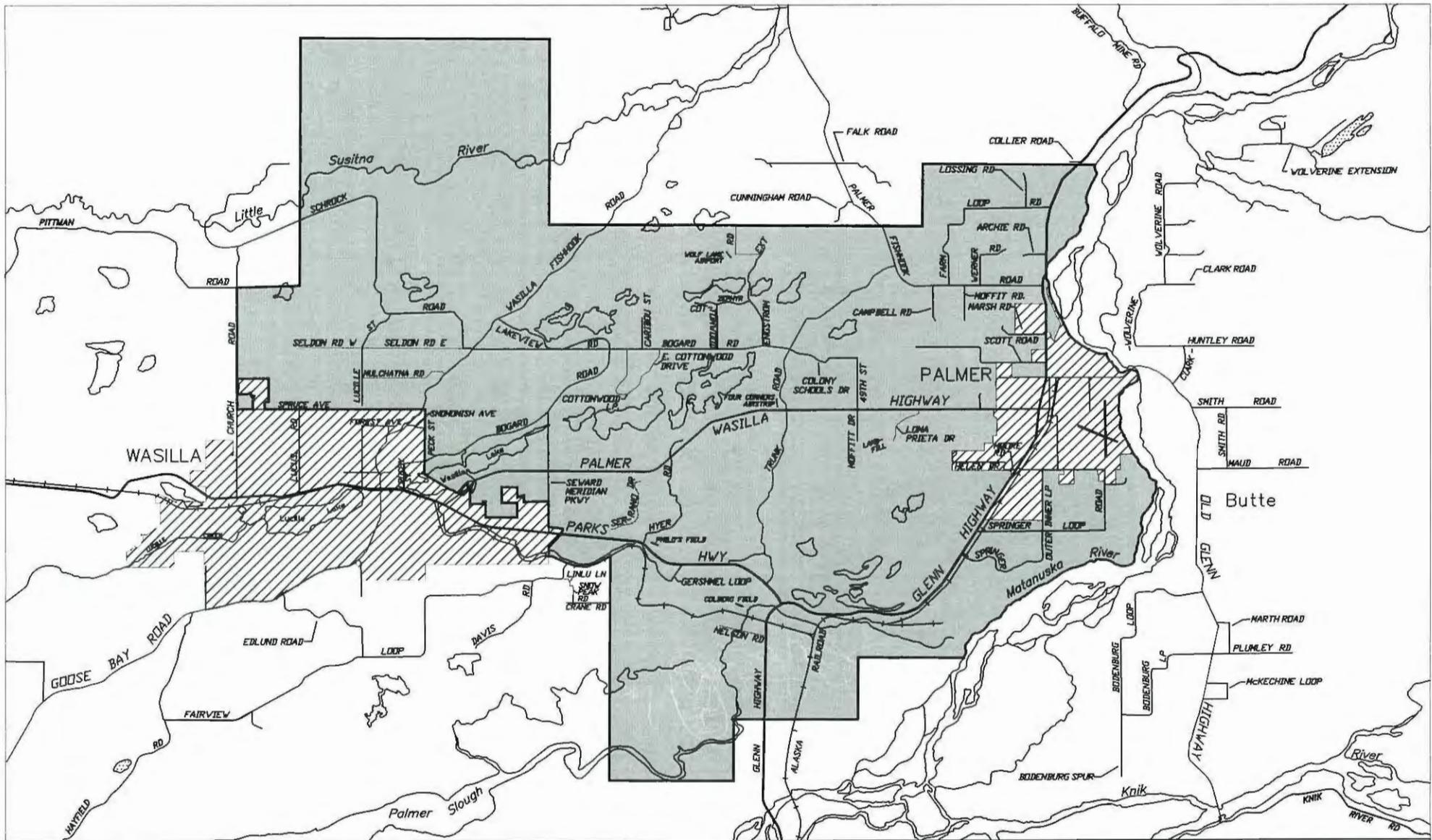
MANAGER RECOMMENDATION: Refer to Planning Commission.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator - A. Strawn	AS	
	Planning and Land Use Director	EP	
	Borough Attorney	JS	
	Borough Clerk	BS	

ATTACHMENT(S): Fiscal Note: YES ___ NO X
 Map of Core Area (1 page)
 MSB 17.61 - existing (12 pp)
 Ordinance Serial No. 15-082 (3 pp)

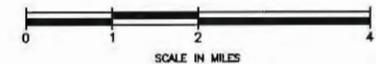
SUMMARY STATEMENT: This ordinance is at the request of Assemblymember Beck and would prevent the development of private landfills within the core area of the Matanuska-Susitna Borough. The definition of private landfill includes construction debris monofills. The ordinance expires August 18, 2017. The rationale behind this ordinance is to protect water resources within densely populated areas while staff develops standards for private landfills.



Matanuska-Susitna Borough - Informational Map
CONDITIONAL USE PERMIT REQUIREMENTS MSB 17.61
CORE PLANNING AREA
MSB ORDINANCE NO. 02-116

 NOT IN CORE PLANNING AREA

11/13/08 MSB OIT/GIS



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 Section at 907-745-4801.

11-15-101 T.M.S.

CHAPTER 17.61: CORE AREA CONDITIONAL USE PERMIT REQUIREMENTS

Section

- [17.61.010](#) Application of chapter
- [17.61.020](#) Intent
- [17.61.030](#) Conditional use permit required for expansion of nonconforming uses and structures
- [17.61.040](#) *Commercial and industrial development review [Repealed]*
- [17.61.050](#) Application procedures
- [17.61.060](#) Conditions for approval
- [17.61.070](#) General standards
- [17.61.080](#) Noise standards
- [17.61.090](#) Traffic standards
- [17.61.100](#) Hazardous materials standards
- [17.61.110](#) Action on permit applications
- [17.61.120](#) Amendment of conditional use permit
- [17.61.130](#) Violations, enforcement, and penalties
- [17.61.140](#) Definitions
- [17.61.150](#) Appeal procedure

17.61.010 APPLICATION OF CHAPTER.

This chapter shall apply only to that area of the Matanuska-Susitna Borough known as the "Core Area" as described in the official Core Area Comprehensive Plan and its amendments.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.020 INTENT.

(A) This ordinance is intended to promote the positive effects of development while insuring the public health, safety, order, prosperity and general welfare of the core area by establishing a review process for commercial and industrial land use activities with the following impacts:

- (1) Any commercial or industrial use that generates noise beyond the boundaries of the lot line of the site on which it is located in excess of the levels permitted by MSB [17.61.080](#);
- (2) Any commercial or industrial use that generates traffic in excess of 100 vehicles during the morning or afternoon peak hour, or more than a total of 750 vehicles per day (measured from 12 a.m. to 12 p.m.).
- (3) Any commercial or industrial use involving processing, manufacturing, or storage of hazardous substances over thresholds established by federal or state community right-to-know laws and regulations ([40 CFR 370](#), [AS 29.35.500](#)), any use which generates combustible dust produced in sufficient quantity to produce an explosion or combustion hazard, any use involving the storage and handling of combustible fiber in quantities greater than 100 cubic feet (2.8 m³), and any use which involves generation or management of more than 2,200 pounds of hazardous waste per month as defined by federal regulations ([40 CFR 261](#), [262](#)). Note that

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these facilities would also be subject to significant federal/state regulatory requirements. Among other obligations, facilities that exceed community right-to-know thresholds are required to submit annual reports to the state and to the local emergency planning committee (LEPC), and facilities that exceed hazardous waste limits are required to notify the environmental protection agency and comply with requirements for waste storage and disposal.

(4) Any use that generates contaminated water runoff or other discharges that are likely to violate state water quality standards or negatively impact groundwater or surface water quality beyond adjacent property lines.

(B) Home occupations and home-based businesses are exempt from the provisions of this chapter provided that the commercial or industrial activity is clearly incidental and subordinate to the use of the property for residential purposes.

(C) Nothing in this chapter shall be construed to authorize the creation or maintenance of any public nuisance, whether as a nonconforming use or under a conditional use permit issued under this chapter.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.030 CONDITIONAL USE PERMIT REQUIRED FOR EXPANSION OF NONCONFORMING USES AND STRUCTURES.

(A) The land use impacts listed in MSB [17.61.020](#) are declared to be potentially harmful to public health, safety, and welfare or potentially damaging to the property values of adjacent properties. A nonconforming use located within the core area which has land use impacts as described under MSB [17.61.020](#) shall not be added to or enlarged unless a conditional use permit has been issued as provided in this chapter.

(B) There may exist nonconforming uses within the core area as of the date of adoption of this chapter, or amendments thereto, which were lawful before the effective date of the applicable regulations, but which would otherwise be regulated under this chapter. It is the intent of this chapter to permit these nonconformities to continue until they are abandoned.

(C) Abandonment is defined as discontinuance of the use for a period of more than twelve consecutive months.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.040 Commercial and industrial development review. [Repealed by Ord. 12-063, § 2, 2012]

17.61.050 APPLICATION PROCEDURES.

(A) General. An application for a conditional use or modification of an existing conditional use may be initiated by a property owner or the owner's authorized agent. An application for a conditional use shall be filed with the director on a form provided by the planning department.

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OR15-082

(B) An application for a conditional use permit shall be accompanied by an appropriate filing fee, as established by the assembly, payable to the borough. A copy of local covenants shall accompany the permit request and be provided by the requestor.

(C) Site plan. A detailed site plan drawn to scale showing the location of setbacks, easements, all existing and proposed buildings and structures, (including tanks and chemical processing equipment, access points, buffering, vehicular and pedestrian circulation patterns, parking areas, copies of any current report on hazardous substances or hazardous waste prepared for submittal to state or federal agencies, and expected types and quantities of combustible fiber to be stored or combustible dust to be produced shall be submitted with the application.

(D) Traffic Impact Analysis. A Traffic Impact Analysis (TIA) shall be submitted with the application if the trip generation rates estimated on the Traffic Impact Worksheet exceed the volumes described in MSB [17.61.020\(A\)\(2\)](#).

(1) For the purpose of completing a TIA, Level of Service (LOS) A through F shall apply. Trip generation shall be based on the proposed land use and density and will be calculated utilizing the Trip Generation Manual, Institute of Transportation Engineers, 6th Edition or most current revision, or if necessary, utilizing the Quick-Response Urban Travel Estimation Techniques and Transferable Parameters, NCHRP Report 187, Transportation Research Board. If neither reference contains appropriate trip rates for the proposed land use, other sources may be used at the discretion of the director.

(E) The application shall be accepted or rejected for failure to meet the requirements of subsections (B), (C), or (D) of this section. The rejection shall be in writing and shall state the deficient items. Once the deficiencies are corrected, the application shall be accepted as complete.

(F) A public hearing shall be scheduled before the planning commission within 60 calendar days of the acceptance of a complete application unless the 60-calendar-day limit is waived by the applicant.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.060 CONDITIONS FOR APPROVAL.

(A) In granting approval of a conditional use permit, the commission, may impose conditions and safeguards, which may include, but are not limited to:

- (1) Ensuring that structures and areas proposed are arranged and screened in such a manner that they are not detrimental to an existing neighborhood; i.e., view obscuring fencing or landscaping;
- (2) Increasing setback or yard dimensions;
- (3) Limiting height of buildings or structures;
- (4) Controlling the number and location of vehicular access points;
- (5) Increasing or decreasing the number of parking spaces as well as designating the location, screening, drainage, surfacing or other improvements of the proposed parking area;

Im15-107
0R15-082

- (6) Limiting hours of operation;
- (7) Providing additional containment and contingency planning for safe management of hazardous substances, hazardous wastes, and explosion/combustion hazards; and
- (8) Providing for additional control of runoff from the facility to ensure water quality is maintained in lakes, streams, wetlands, and groundwater.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.070 GENERAL STANDARDS.

(A) A conditional use may be approved only if it meets the requirements of this section in addition to any other standards required by this chapter.

(B) In granting a conditional use permit, the commission must make the following findings:

- (1) the conditional use will preserve and not detract from the value, character and integrity of the surrounding area;
- (2) that granting the conditional use permit will not be harmful to the health, safety, convenience or general welfare of the public; and
- (3) that sufficient setback, lot area, buffers, or other safeguards are being provided to meet the conditions listed in subsections (B) (1) and (2) of this section.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.080 NOISE STANDARDS.

(A) Except as provided in subsection (B) below, no person shall operate or cause to be operated on private property a new commercial or industrial use creating sound in such a manner as to create a sound level that exceeds the limits set forth for the adjacent land use category in Table I when measured at or within the property line of the receiving land use without first obtaining a conditional use permit. The use of the adjacent parcel shall be determined at the time of conditional use permit application. If there are mixed uses on adjacent parcels the most restrictive sound category shall apply.

Table 2: Maximum Permissible A-weighted Sound levels

Land Use of Sound Source	Land Use of Adjacent Property		
	Residential	Commercial	Industrial
	Day	Night	

IM15-107
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Land Use of Sound Source	Land Use of Adjacent Property				
	Monday through Friday 7 a.m. to 10 p.m. or 9 a.m. to 10 p.m. on weekends	Monday through Friday 10 p.m. to 7 a.m.	Weekend 10 p.m. to 9 a.m.		
Commercial	60dB (A)	50dB (A)	50dB (A)	70dB (A)	75dB (A)
Industrial	60dB (A)	50dB (A)	50dB (A)	70dB (A)	80dB (A)

(B) For any sound which is of short duration, between the hours of 7 a.m. and 7 p.m. the levels established in Table 1 may be increased by:

- (1) Five (5) dB(A) for a total of fifteen minutes in any one hour, or
- (2) Ten (10) dB(A) for a total of five minutes in any hour, or
- (3) Fifteen (15) dB(A) for a total of one and one half minutes in any one hour period.

(C) Exemptions. The following sounds are exempt from the provisions of this chapter at all times:

- (1) Sounds originating from aircraft in flight or during take off, landing, taxiing, or run-up, or by routine maintenance as required by the Federal Aviation Administration. See A.S. [34.75.030](#);
- (2) Sound created by emergency equipment and emergency work necessary in the interest of health, safety, or welfare of the community;
- (3) Sound created by safety or protective devices, such as relief valves, where noise suppression would defeat the safety effect of the device;
- (4) Sounds produced by the operation of any mechanically powered saw, drill, sander, router, grinder, lawn or garden tool, lawnmower, or other similar device;
- (5) Sounds created by fire alarms, security alarms, or warning devices;
- (6) Sounds created by natural phenomena or the unamplified human voice;
- (7) Sounds originating from agricultural or forest harvesting activities;
- (8) Sounds created by surface carriers engaged in intrastate and interstate commerce;
- (9) Sounds created by the discharge of firearms except in or at a commercial shooting range that is regulated by this chapter;
- (10) Sounds created from equipment used for construction or maintenance;
- (11) Sounds originating from organized athletic events, or events occurring on athletic fields, playgrounds, parks, or other public recreational facility owned and operated by a government entity.

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(12) The restrictions set forth in MSB [17.61.080](#) (B) (Table 1) do not apply to emergency work of public utilities or to emergency repair work necessary to protect or shelter persons, animals, or property from the weather.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.090 TRAFFIC STANDARDS.

(A) No new commercial or industrial use that generates traffic in excess of 100 vehicles during the morning or afternoon peak hour or more than 750 vehicles per day may operate in the core area without first obtaining a conditional use permit unless roadway improvements are funded, scheduled for construction, and expected to mitigate any impacts associated with the proposed project and the existing level of service along the roadway is not expected to drop below Level of Service "D" due to the proposed project.

(B) The minimum acceptable LOS at intersections and on road segments both on the development's opening date and ten years from the opening date for land uses generating 250 or more vehicle trips during the peak traffic hour of an adjacent highway, is:

- (1) LOS C, if the existing LOS on the date of the application is C or better; or
- (2) LOS D, if the existing LOS on the date of application is LOS D or poorer; however, if the LOS is poorer than LOS D, a lower minimum LOS is acceptable if the operation of the highway does not deteriorate more than ten percent in terms of delay time or other appropriate measure of effectiveness from the LOS before the development's opening date.

(C) Commercial and industrial uses requiring a conditional use permit must provide sufficient off-street parking to prevent use of public rights-of-way for parking;

(D) Conditions. In addition to the conditions listed in 17.61.060(A), the conditions necessary to ensure proposed land use does not cause traffic congestion or otherwise decrease the operational condition of access roads may include but are not limited to construction and or funding of traffic management controls or other mitigation measures identified by traffic impact analysis.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.100 HAZARDOUS MATERIALS STANDARDS.

(A) All new commercial and industrial uses which process, manufacture, or store hazardous substances or hazardous wastes over thresholds identified in MSB [17.61.020](#) shall first obtain a conditional use permit.

(B) Activities excluded from conditional use permit requirements under this chapter include:

- (1) households;
- (2) medical and dental facilities;
- (3) school laboratories;

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- (4) pharmacies;
 - (5) retail gasoline stations;
 - (6) application and release of pesticides and other agricultural products or materials intended for use in weed abatement, erosion control, soil amendment or similar applications;
 - (7) building materials;
 - (8) distilled spirits and wines; and
 - (9) other specific exemptions noted in MSB [17.61.020](#) (B) and MSB [17.61.100](#) (C) through MSB [17.61.100](#) (E)
- (C) Activities regulated under this chapter include but are not limited to:
- (1) Operation of a plant pulverizing aluminum, coal, magnesium, or other operations producing combustible dust.
 - (2) Storage and handling of combustible fibers in quantities greater than 100 cubic feet (2.8 m³).
 - (a) A permit is not required for agricultural storage.
 - (3) Storage, use or handling at normal temperature and pressure (NTP) of compressed gases regulated under AS [29.35.500](#) in quantities equal to or more than 1,000 cubic feet at standard temperature and pressure.
 - (a) A permit is not required for compressed gases used in medical facilities, or compressed gas intended for medical purposes such as inhalation, sedation, or analgesia; portable compressed gas containers, tanks, and cylinders for cutting and welding; propane for retail sales; compressed natural gas (CNG) as a fuel for propelling vehicles; or compressed air or inert gases used for inflation of equipment or other devices.
 - (4) Manufacturing, storage, or sale of any quantity of explosives, or explosive material.
 - (a) A permit is not required for the storage, use or handling of model and high-powered model rockets; use of explosives by the federal, state and local regulatory, law enforcement and fire agencies; the possession, storage, or use of small arms ammunition, commercially manufactured sporting black powder, smokeless propellant, small arms primers; special industrial explosive devices which in aggregate contain less than 50 pounds of explosive material, such as but not limited to explosive bolts, cartridges for explosive-actuated power tools, and charges used for air bag inflation, jet perforation of oil well casings; and items preempted by federal regulations.
 - (5) Storage, handling or use of more than 10,000 pounds in any one day of hazardous substances, including solvents, paints, and ignitable liquids such as fuels.
 - (a) A permit is not required for the storage or use of standard fuels (diesel, gasoline, heating oil, natural gas, propane) at retail fuel stations or in the tanks/engines of motor

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vehicles, aircraft, motorboats, mobile power plants, mobile heating plants, or heating furnaces.

(6) Operation of plants, terminals, refineries, distilleries, chemical manufacturing, and other commercial or industrial operations where more than 2,200 pounds (approximately 5, 55-gallon drums) of hazardous waste is generated monthly. Examples of waste that would meet the definition of hazardous waste includes (but is not limited to) waste methanol, methyl ethyl ketone, sulfuric acid, hydrochloric acid, lead-contaminated sludges, cyanide and sulfide gases, and wastes high in arsenic, cadmium, and benzene.

(D) Hazardous substances and hazardous wastes in amounts greater than threshold limits established in 17.61.020:

- (1) May not be located in a designated flood hazard area;
- (2) May not be discharged in such concentration as to endanger neighboring residents or the public across the boundaries of the lot or through runoff or percolation into the subsoil beyond the boundaries of the lot;
- (3) May not be disposed of on-site without first obtaining any approval or permit required by the Environmental Protection Agency (EPA) or Alaska Department of Environmental Conservation (ADEC); and
- (4) Hazardous waste, medical waste, or industrial waste incinerators must be located on a lot that is no smaller than five acres in size and must be located at least 200 feet from any lot line. No outside storage of hazardous material is permitted in conjunction with a hazardous waste incinerator.

(E) Conditions. In addition to the conditions listed in 17.61.060, the Commission may impose conditions necessary to ensure the compatibility of proposed hazardous substance and hazardous waste processing, manufacture, or storage with the surrounding property. These conditions may include but are not limited to preparation and approval of an emergency response plan, security for guarantee of performance, method of disposal of waste, and compliance with state and federal laws and regulations.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.110 ACTION ON PERMIT APPLICATIONS.

(A) A conditional use permit must be reviewed and acted upon by the commission following a public hearing. Notice of the public hearing shall be as provided under MSB [17.03](#), Public Notification.

(B) After a public hearing, and upon review of staff's analysis and recommendations, the commission shall consider:

- (1) whether the proposed use, even with mitigation, would be incompatible with and adversely affect surrounding residential neighborhoods;
- (2) whether the proposed use would adversely affect property values of surrounding areas;

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- (3) whether the proposed use would create unreasonable noise levels beyond the property lines of the proposed location;
- (4) based upon a completed traffic impact analysis, whether the proposed use would adversely affect the safe and efficient flow of traffic on any highway, arterial, collector, or street from which access to and from the business occurs;
- (5) whether there are adequate off-street parking facilities to accommodate a reasonably expected increased demand for parking generated by the business;
- (6) the effectiveness of any measures proposed by the applicant or any other person to reduce any negative effect upon adjacent properties by property line buffers and roadway buffers, berms, landscaping, clustering with other similar uses, and where surrounding area is predominantly residential in character, whether the site and building design features contribute to the residential character of surrounding development; and
- (7) whether the proposed site plans and plan of operations, together with any amendments thereto, are consistent with the purposes of this chapter.

(C) Within 30 calendar days of the close of the public hearing on an application made under this chapter, the commission shall render a decision on the application, make specific findings required by law, and grant or deny the application.

(D) In granting any application, the commission shall require the applicant to comply with the site plans and the plan of operation as approved by the commission, together with the physical and operational requirements of this chapter. The commission may also require the applicant to comply with such additional conditions necessary to ensure the compatibility of the proposed use with surrounding property.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.120 AMENDMENT OF CONDITIONAL USE PERMIT.

The procedure for amendment of a conditional use approved by the commission, or a request to change the conditions attached to a conditional use permit, shall be the same as for a new application.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.130 VIOLATIONS, ENFORCEMENT, AND PENALTIES.

- (A) Except as otherwise specified in this chapter, violations of this chapter are infractions.
- (B) Remedies, enforcement actions, and penalties shall be consistent with the terms and provisions of MSB [1.45](#).
- (C) Failure to correct a violation of any permit condition is a violation of borough code.
- (D) In addition to other applicable penalties, failure to correct the violation of code, after reasonable notice, may result in revocation of the permit.

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(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.140 DEFINITIONS.

(A) For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- "Combustible dust" means finely divided solid material which when dispersed in the air in the proper portions, could be ignited by a flame, spark, or other source of ignition. Combustible dust will pass through a U.S. No. 40 standard sieve i.e. aluminum dust, coal dust, magnesium dust.
- "Combustible fibers" means readily ignitable and free-burning fibers, such as cocoa fiber, cloth, cotton, excelsior, hemp, henequen, istle, jute, kapok, oakum, rags, sisal, wastepaper or other similar materials.
- "Commercial use" means the use of land or building that includes as its principal activity wholesale or retail sales, including but not limited to provision of personal and business services.
- "Commission" means the Matanuska- Susitna Borough Planning Commission.
- "Construction activity" means any activity incidental to the erection, demolition, assembly, alteration, installation, maintenance, or equipping of a building, structure, road, or appurtenances thereof, including land clearing, grading, excavating, and filling.
- "Decibel" means a unit of measurement describing the amplitude of sound pressure waves, relative to the standard reference level of 20 micropascals.
- "Director" means the Matanuska-Susitna Borough Director of Planning.
- "Explosive" means a chemical compound, mixture or device, the primary or common purpose of which is to function by explosion. The term includes but is not limited to dynamite, initiating explosives, detonators, detonating cord, and igniters.
- "Grandfather rights" means prior nonconforming uses as referenced in MSB [17.80.010](#) (A).
- "Hazardous substance" means a substance subject to SARA Title III reporting requirements established by federal or state community right-to-know regulations ([40 CFR 370](#), AS [29.35.500](#)) and substances present in sufficient quantity to produce an explosion or combustion hazard.
- "Hazardous waste" means a waste that meets the definition of a hazardous waste under federal regulation: [40 CFR 261](#). This includes wastes specifically named (listed) and wastes that exhibit a characteristic of ignitability, corrosivity, reactivity, or toxicity.
- "Household" means single and multiple residences, hotels and motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds and day-use recreation areas.
- "Industrial use" use means the use of land or building that includes as its principal activity manufacturing, processing, fabricating, or warehousing.

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- "Level of Service (LOS)" means a qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience. Six LOS, from A to F, are used to represent a range of operating conditions with LOS A representing the best operating conditions and F the worst.
- "LOS A" means vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream, passing demand is well below passing capacity, drivers are delayed no more than 30 percent of the time by slow moving vehicles.
- "LOS B" means the ability to maneuver a vehicle is only slightly restricted; passing demand approximately equals passing capacity, and drivers are delayed up to 45 percent of the time; the level of physical and psychological comfort provided to drivers is still high.
- "LOS C" means the ability to maneuver a vehicle is noticeably restricted and lane changes require more care and vigilance on the part of the driver; percent time delays are up to 60 percent; traffic will begin to back-up behind slow moving vehicles.
- "LOS D" means the level at which speeds begin to decline with increasing traffic flow, density begins to increase somewhat more quickly, passing demand is very high while passing capacity approaches zero, and the driver experiences reduced physical and psychological comfort levels; the percentage of time motorists are delayed approaches 75 percent, even minor incidents can be expected to back-up traffic because the traffic stream has little space to absorb disruptions.
- "LOS E" means the roadway is at capacity; the percentage of time delay is greater than 75 percent, passing is virtually impossible, as there are virtually no usable gaps in the traffic stream; vehicles are closely spaced, leaving little room to maneuver, physical and psychological comfort afforded to the driver is poor.
- "LOS F" means that traffic is heavily congested with traffic demand exceeds traffic capacity, there is a breakdown in vehicular flow, and vehicle delay is high.
- "Peak hour" means a one-hour period representing the highest hourly volume of traffic flow on the adjacent street system during the morning (a.m. peak hour), during the afternoon or evening (p.m. peak hour); or representing the hour of highest volume of traffic entering or exiting a site (peak hour of generator).
- "Residential property" means any parcel of ground occupied, used, or zoned as a single or multi-family residence.
- "Sound" means an oscillation in pressure, stress, and particle displacement, particle velocity, or other physical parameter in a medium with internal forces. The description of sound may include any characteristic of sound including the duration, intensity and frequency.
- "Sound level" means that quantity measured by a sound level meter using A-weighting (dBA) and the slow setting as specified in the American National Standards Institute specifications.
- "Trip (directional trip)" means a single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site.

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- "Weekday" means the days from Monday through Friday that are not a federal holiday.

(Ord. 02-116 (SUB), § 2 (part), 2003)

17.61.150 APPEAL PROCEDURE.

Appeals from a decision of the commission granting, denying, modifying, or revoking a conditional use permit under this chapter, or of an enforcement action or decision, shall be filed and conducted in accordance with MSB [15.39](#).

(Ord. 02-116 (SUB), § 2 (part), 2003)

The Matanuska-Susitna Borough Code is current through Ordinance 15-031, passed March 17, 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.



CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-083**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.61 COREA AREA CONDITIONAL USE PERMIT REQUIREMENTS, TO PROHIBIT PRIVATE LANDFILLS WITHIN THE CORE AREA.

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 title. The title of MBS 17.61 is hereby amended as follows:

Chapter 17.61: Core Area [CONDITIONAL USE PERMIT REQUIREMENTS]

Section 3. Amendment of table of contents. MSB Chapter 17.61 table of contents is hereby amended as follows:

- 17.61.010 Application of chapter
- 17.61.020 Intent
- 17.61.030 Conditional use permit required for expansion of nonconforming uses and structures
- 17.61.040 Commercial and industrial development review
[Repealed]
- 17.61.050 Application procedures

- 17.61.060 Conditions for approval
- 17.61.070 General standards
- 17.61.080 Noise standards
- 17.61.090 Traffic standards
- 17.61.100 Hazardous materials standards
- 17.61.110 Action on permit applications
- 17.61.120 Amendment of conditional use permit
- 17.61.125 Prohibited uses**
- 17.61.130 Violations, enforcement, and penalties
- 17.61.140 Definitions
- 17.61.150 Appeal procedure

Section 4. Adoption of section. 17.61.125 PROHIBITED USES is here by adopted as follows:

(A) The following land uses are prohibited within the Core Area and are not eligible for permits under any section of MSB Code:

(1) Private landfills.

Section 5. Amendment of section. MSB 17.125.010 is hereby amended as follows:

• "Private landfill" means as a site where junk or trash as defined by 8.50.005 is disposed of or scattered upon private land.

Section 6. Effective date. This ordinance shall take effect upon adoption, with a sunset of August 18, 2016.

ADOPTED by the Matanuska-Susitna Borough Assembly this -

day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

I. CALL TO ORDER

The special meeting of the Matanuska-Susitna Borough Assembly was held on May 5, 2014, at the Central Mat-Su Public Safety Building, 101 West Swanson, Wasilla, Alaska. The meeting was called to order at 6 p.m. by Mayor Larry DeVilbiss for the purpose of conducting a public hearing on the budget ordinance, Ordinance Serial No. 15-015.

II. ROLL CALL

Assembly members present and establishing a quorum were:

Mr. Jim Sykes, Assembly District No. 1
Mr. Matthew Beck, Assembly District No. 2
Mr. Ronald Arvin, Assembly District No. 3 (*Deputy Mayor*)
Mr. Steve Colligan, Assembly District No. 4
Mr. Dan Mayfield, Assembly District No. 5
Ms. Barbara J. Doty, Assembly District No. 6
Mr. Vern Halter, Assembly District No. 7

Staff in attendance were:

Ms. Lonnie R. McKechnie, Borough Clerk
Ms. Brenda J. Henry, Assistant Clerk
Mr. John Moosey, Borough Manager
Mr. George Hays, Assistant Borough Manager
Ms. Laura Newton, Deputy Borough Attorney
Ms. Tammy Clayton, Finance Director
Ms. Eileen Probasco, Planning and Land Use Director
Mr. Eric Wyatt, Information Technology Director
Mr. Eric Phillips, Community Development Director
Ms. Amy Bohmbach, Administrative Assistant I
Ms. Debra Wetherhorn, Administrative Assistant II
Ms. Mary Miller, Executive Assistant to Borough Manager
Mr. James Wilson, Internal Auditor
Ms. Patty Sullivan, Public Affairs Director

III. APPROVAL OF AGENDA

Mayor DeVilbiss inquired if there were any changes to the agenda.

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

IV. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Patty Rosnel, a member of the audience.

V. AUDIENCE PARTICIPATION

The following person spoke to concerns with the public process: Mr. Eugene Carl Haberman.

VI. PUBLIC HEARING (Three Minutes Per Person)

- A. **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.

Mayor DeVilbiss opened the public hearing.

The following persons spoke in support of funding for additional fire service positions: Mr. Ken Slauson, Chair of Mat-Su Central Fire Service Area; and Mr. Dan Tucker, Vice-Chair of Mat-Su Central Fire Service Area.

The following person spoke to the need for government to be concerned with the welfare of its citizens and to enhance their well-being: Mr. Sid McCausland.

The following person spoke to concerns that with the senior tax exemption, she is paying no property taxes and opined that is unfair to other tax payers: Ms. Patricia Fisher.

The following person spoke in support of the senior tax exemption and spoke to the need to diversify the tax base: Mr. Zach Lehman.

(The meeting recessed at 6:23 p.m. and reconvened at 6:45 p.m.)

Mayor DeVilbiss queried if there was anyone else that would like to testify.

The following person spoke in support of funding for additional fire service positions: Mr. David Eller.

MOTION: Assemblymember Arvin moved to continue the public hearing on Ordinance Serial No. 15-015, to May 7, 2015, at 6 p.m. at the Willow Community Center.

VOTE: The motion passed without objection.

VII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

Mr. Moosey:

- noted that Mr. Carl Hereford retired recently;
- related that Mr. Hereford was the staff who handled the E-911 program;

- stated that it may take a bit of time to fill that position with the right person;
- spoke to concerns with that position being empty;
- requested to bring Mr. Hereford back on an on-call basis until the position is filled;
- related that Mr. Justin Davidson, who was a Borough employee, passed away yesterday in vehicle accident; and
- noted that Mr. Gary Keller, who was also a Borough employee, passed away two weeks ago.

Assemblymember Doty:

- noted that this is her first budget cycle;
- spoke to the importance of keeping the public engaged; and
- thanked the public for attending and providing comments.

Assemblymember Colligan:

- noted the memorandum provided by Mr. Moosey, which speaks to items that are not included in the budget;
- referred to item 6d and 6e, Information Technology Department; and
- queried if those positions were related to Mr. Hereford's retirement, or a combination of his position and another.

Mr. Moosey:

- noted it is a combination of the on-call position and new positions; and
- stated that because 6d and 6e positions are not in the budget, that they would be new requests.

Discussion ensued regarding:

- the possible on-call position for Mr. Hereford;
- what positions are in the current budget;
- the need for more information regarding items that were not included in the budget;
- concerns that 3d is not included in the budget;
- the new fleet maintenance facility that is urgently needed to replace the building owned by the city of Wasilla;
- pass through grants for the Sexual Assault Response Team and Youth Court;
- what the pass through grants are for under item 2 – other agencies;
- that the body will be in a tough position determining what are actual priorities;
- that Mr. Moosey's memorandum will be on the Borough website for public review; and
- concerns with the lack of funds for 6c – professional consulting services.

Assemblymember Beck:

- expressed his condolences to the families of Justin Davidson and Gary Keller;
- spoke in support of a new fleet maintenance facility for the Borough;
- related that there was a fire near his house that got out of control;
- thanked the emergency responders who protected the surrounding property owners; and
- listed the topics of discussion at the listening session held on April 27 for residents of Assembly District's one and two.

Assemblymember Sykes:

- added to the list of topics of discussion at the listening session held on April 27;
- spoke to ideas to diversify the tax base;
- noted that the Borough has been doing the opposite by cutting off revenue streams;
- stated that most of the tax base is from property owners;
- noted that there will be shortfall in funding the budget;
- spoke to the need to determine what services to cut or how to increase revenue;
- stated that the listening session was a valuable meeting and that he looks forward to more of them;
- spoke to the Joint Assembly/School Board Committee on School Issues that was recently held;
- spoke to the budget discussion that occurred at that meeting;
- noted that the State is now paying out more money in oil tax credits than what is being taken in, which is negatively impacting education;
- spoke to the need for sustainable budgeting;
- thanked the public for coming out;
- thanked staff for answering questions regarding the budget;
- advised the public that all budget documents are available online; and
- opined that the Borough's check book should be online.

Assemblymember Mayfield:

- spoke to having attended many fire service area meetings;
- spoke in support of fire service area boards;
- thanked the volunteers on the fire service boards; and
- wished everyone a great evening.

Assemblymember Halter:

- noted that the weather impacts budget public hearings;
- spoke to his past budget experience;
- requested an executive session regarding the M/V Susitna as soon as possible;
- requested information as to the status of negotiations;
- stated that he would like to look into the possibility of scrapping the ferry; and
- spoke in support of the purchase of the Fireweed Building.

Assemblymember Arvin:

- spoke to concerns with asbestos and lead paint abatement regarding the Fireweed Building;
- spoke to the need for a solid waste services fee increase;
- requested clarification on what staff positions are empty and not being filled versus what was not included in the budget.

Mr. Moosey:

- related that he did not want to fill positions and then have them not be funded and the person would have to be turned away;

- stated that the transportation planner position has not been filled and he would like to fill that position from in-house;
- noted that the unfilled positions referenced in his memorandum are not being recommended for elimination; and
- stated that they can be looked at after the budget is adopted.

Assemblymember Arvin:

- spoke in support of resolving the ferry issue;
- opined that it should be decommissioned;
- spoke to concerns with senior citizens losing their homes due to unpaid taxes;
- noted that there is the option to pay taxes rather than receive the exemption;
- opined that is not likely to occur, but it is an option;
- spoke in support of residents owning their property without risk of the government taking their property;
- stated that he is excited to explore tax diversity;
- opined that it is the responsibility of the body to do so;
- spoke in support of the disabled veteran and senior citizen tax exemption; and
- noted that in many places all over the world people cannot own property.

Assemblymember Beck advised that he is not available May 12 due to a graduation and requested that the executive session regarding the M/V Susitna occur on May 13.

Mayor DeVilbiss queried if there was any objection.

There was no objection noted.

Mayor DeVilbiss:

- spoke to concerns with increasing taxes at any time; and
- queried if there was a dollar amount associated with the memorandum provided.

Mr. Moosey advised that there is not, as he did not assume that it would be included in the budget.

VIII. ADJOURNMENT

The special meeting recessed at 7:35 p.m. to be reconvened on May 7, 2015, at 6 p.m.

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on May 5, 2015, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Larry DeVilbiss.

II. ROLL CALL

Assembly members present and establishing a quorum were:

Mr. Jim Sykes, Assembly District No. 1
Mr. Matthew Beck, Assembly District No. 2
Mr. Ronald Arvin, Assembly District No. 3 (*Deputy Mayor*)
Mr. Steve Colligan, Assembly District No. 4
Mr. Dan Mayfield, Assembly District No. 5
Ms. Barbara Doty, Assembly District No. 6
Mr. Vern Halter, Assembly District No. 7

Staff in attendance were:

Ms. Lonnie R. McKechnie, Borough Clerk
Mr. John Moosey, Borough Manager
Mr. George Hays, Assistant Borough Manager
Ms. Shannon Bodolay, Assistant Borough Attorney
Ms. Jamie Newman, Deputy Borough Clerk
Mr. Mike Brown, Capital Projects Director
Ms. Tammy Clayton, Finance Director
Mr. Terrance Dolan, Public Works Director
Ms. Eileen Probasco, Planning and Land Use Director
Mr. Bill Gamble, Emergency Services Director
Ms. Patty Sullivan, Public Affairs Director
Mr. Eric Phillips, Community Development Director
Mr. Michael Brown, Capital Projects Director
Mr. Eric Wyatt, Information Technology Director
Ms. Glenda Smith, Real Property Analyst

III. APPROVAL OF AGENDA

Mayor DeVilbiss inquired if there were any changes to the agenda.

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

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Daniel Hamm, a member of the audience.

V. MINUTES OF PRECEDING MEETINGS

(There were no meeting minutes.)

VI. REPORTS/CORRESPONDENCE

A. AGENCY REPORTS

Palmer City

Mr. Joe Hannan, City Manager:

- spoke to Palmer Clean-Up Day on May 9;
- invited the Assembly to attend the grand opening of the Valley Annex on May 8, beginning at 3 p.m.;
- added that the Valley Annex is a shared work space facility for new business development and entrepreneurs;
- reported that the Palmer Golf Course is now open for business;
- added that the use of the facility is expected to increase as golf courses have closed in Anchorage; and
- spoke to development in Palmer.

Wasilla City

Mayor Bert Cottle:

- spoke to the groundbreaking ceremony that took place today for Iditarod Elementary school;
- spoke in support of the Borough funding two items in the budget; Sexual Response Team (SART) and Mat-Su Youth Court; and
- spoke to Wasilla Clean-Up Days.

1. Matanuska-Susitna Borough School District

Mr. Luke Fulp, Assistant Superintendent:

- spoke to high school graduation ceremonies that are scheduled to take place next week; and
- reported on local school events as the school year comes to an end.

B. COMMITTEE REPORTS

1. Joint Assembly/School Board Committee on School Issues

Assemblymember Beck:

- noted that the School District continues to await final budget numbers from the State Legislature;
- reported that because of the school bond package approved by the voters over 111 projects have been completed to date with bond money; and
- spoke to the economic benefits of the bond package.

2. Joint MSB Assembly/MOA Assembly Transportation Subcommittee

(There was no report provided.)

3. Assembly Public Relations

(There were no reports provided.)

C. MANAGER COMMENTS

1. State/Federal Legislation

2. Strategic Planning Issues

Mr. Moosey invited the Borough's State Lobbyist Mr. John Harris to provide a report on the Legislative Session.

Mr. Harris provided a report regarding the State Legislative Session.

Mr. Moosey:

- reported that the Borough in conjunction with the Alaska Department of Labor and Workforce Development and the United States Census Bureau will host a Mat-Su Population Economic Data Workshop on May 28, at 9 a.m. at Station 61 in Wasilla; and
- added that the workshop will provide an opportunity to prepare and plan for the future.

D. ATTORNEY COMMENTS

(There was no report provided.)

E. CLERK COMMENTS

Ms. McKechnie:

- spoke regarding the upcoming meeting schedule; and
- stated that agendas for next week's budget meetings will be provided to the Assembly at the special meeting on May 7.

F. CITIZEN AND OTHER CORRESPONDENCE

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

The citizen and other correspondence were presented and no comments were noted.

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

The informational memorandum was presented and no comments were noted.

VII. SPECIAL ORDERS

A. PERSONS TO BE HEARD (Three minutes per person.)

(There were no persons to be heard.)

B. PUBLIC HEARINGS (Three minutes per person.)

- 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

Mayor DeVilbiss opened the public hearing.

The following persons spoke in support of Ordinance Serial No. 15-051: Ms. VickieLee, Vice President of Mountain View Estates Homeowners Association; Mr. David Brown; Mr. Patrick Shiflea; Ms. Judy Stahancyk; Ms. Alison Woodings; Ms. Douglas Carpenter; Mr. Noel Kopperud; Mr. Emmett Leffel, President of Mountain View Estates Homeowners Association; Mr. Jay Mock; Mr. Guy McConnell; Mr. Gary Chace; and Ms. Cathy Hummel.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Beck moved to adopt Ordinance Serial No. 15-051.

MOTION: Assemblymember Beck moved a primary amendment to Ordinance Serial No. 15-051, by inserting a new section 3, to read:

- Section 3. Direction to the Manager. The Manager is directed to move forward with the process to sell this property in the amount of \$400 to the Mountain View Estates Homeowners Associations; and
- To renumber the remaining section accordingly.

VOTE: The primary amendment passed without objection.

MOTION: Assemblymember Halter called for the question (to stop debate).

VOTE: The motion to stop debate passed without objection.

VOTE: The main motion passed as amended without objection.

(The meeting recessed at 7:13 p.m. and reconvened at 7:20 p.m.)

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

Mayor DeVilbiss opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Mayfield moved to adopt Ordinance Serial No. 15-052 and Resolution Serial No. 15-042.

VOTE: The motion passed without objection.

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

Mayor DeVilbiss opened the public hearing.

The following person recommended that in the interest of public process the Assembly hold two public hearings on Ordinance Serial No. 15-053: Mr. Eugene Carl Haberman.

The following person spoke to concerns with Ordinance Serial No. 15-053: Ms. Patricia Rosnel.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Arvin moved to adopt Ordinance Serial No. 15-053.

VOTE: The motion passed without objection.

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

Mayor DeVilbiss opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Halter moved to adopt Ordinance Serial No. 15-054.

VOTE: The motion passed without objection.

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

Mayor DeVilbiss opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Halter moved to adopt Ordinance Serial No. 15-055 and Resolution Serial No. 15-043.

VOTE: The motion passed without objection.

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

Mayor DeVilbiss opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Arvin moved to adopt Ordinance Serial No. 15-056 and Resolution Serial No. 15-044.

VOTE: The motion passed without objection.

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

Mayor DeVilbiss opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Mayfield moved to adopt Ordinance Serial No. 15-057 and Resolution Serial No. 15-045.

MOTION: Assemblymember Sykes moved to postpone Ordinance Serial No. 15-057 and Resolution Serial No. 15-045 to a time certain of May 26, 2015.

VOTE: The motion to postpone failed with Assemblymembers Sykes and Beck in support.

MOTION: Assemblymember Colligan called for the question (to stop debate).

VOTE: The motion to stop debate passed with Assemblymembers Mayfield and Halter opposed.

VOTE: The main motion failed with Assemblymember Mayfield in support.

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

Mayor DeVilbiss opened the public hearing.

The following person spoke in support of Ordinance Serial No. 15-058: Mr. Joe Hannan, Palmer City Manager.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Beck moved to adopt Ordinance Serial No. 15-058.

VOTE: The motion passed without objection.

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

Mayor DeVilbiss opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Arvin moved to adopt Ordinance Serial No. 15-059 and Resolution Serial No. 15-046.

VOTE: The motion passed without objection.

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

Mayor DeVilbiss opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Mayfield moved to adopt Ordinance Serial No. 15-060.

VOTE: The motion passed without objection.

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

Mayor DeVilbiss opened the public hearing.

The following persons spoke in support of Ordinance Serial No. 15-061: Ms. Verda Lewis; Ms. Patricia Rosnel; and Mr. Jim Norcross.

The following persons spoke in opposition to Ordinance Serial No. 15-061: Mr. Mike Coons; Ms. Carol Carman; Mr. William Saxon; Mr. Rodney Shultz; Mr. Daniel Hamm; Ms. Jesse Dietz; Mr. Tom Idleman; Mr. Steve St. Clair; Mr. Joel Fuller; Ms. Beth Freed; Ms. Valarie Arrington; and Ms. Claire Mothershead.

The following person spoke to concerns with property foreclosure: Mr. Ralph Kermit Winterrowd II.

The following person spoke to a conflicting provision of Borough code should Ordinance Serial No. 15-061 be adopted: Ms. Cathy Hummel.

The following person spoke to concerns with public process: Mr. Eugene Carl Haberman.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Sykes moved to adopt Ordinance Serial No. 15-061.

MOTION: Assemblymember Mayfield moved to postpone Ordinance Serial No. 15-061 to a time certain of May 26, 2015.

VOTE: The motion to postpone failed unanimously.

MOTION: Assemblymember Arvin moved to postpone Ordinance Serial No. 15-061 indefinitely.

VOTE: The motion failed with Assemblymembers Colligan, Doty, and Arvin in support.

MOTION: Assemblymember Sykes moved to postpone Ordinance Serial No. 15-061 to a time certain of May 26, 2015.

VOTE: The motion to postpone passed with Assemblymember Colligan opposed.

(The meeting recessed at 9:32 p.m. and reconvened at 9:40 p.m.)

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

Mayor DeVilbiss opened the public hearing.

The following persons spoke in opposition to Ordinance Serial No. 15-062: Mr. Mike Coons; Mr. William Saxon; Ms. Carol Carman; Mr. Rodney Shultz; Mr. Daniel Hamm; Ms. Claire Mothershead; and Ms. Shannon Connolly.

MOTION: Assemblymember Arvin moved to suspend the rules to extend the meeting to 10:45 p.m.

VOTE: The motion passed without objection.

The following persons spoke in opposition to Ordinance Serial No. 15-062: Ms. Jessie Dietz; Mr. Jim Norcross; Mr. Jim Huston; Mr. Steve St. Claire; Mr. Doyle Holmes; Mr. Joel Fuller; Ms. Beth Freed; and Mr. Tom Idleman.

The following person spoke to concerns with property foreclosure: Mr. Ralph Kermit Winterrode II.

The following person spoke to concerns with public process: Mr. Eugene Carl Haberman.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Halter moved to adopt Ordinance Serial No. 15-062.

MOTION: Assemblymember Halter moved to postpone Ordinance Serial No. 15-062 indefinitely.

VOTE: The motion to postpone passed without objection.

MOTION: Assemblymember Arvin moved to suspend the rules to extend the meeting to 11 p.m.

VOTE: The motion passed without objection.

C. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding the need for a septage treatment facility in the Borough: Ms. Helen Munoz.

The following person spoke in opposition to the Borough enacting a sales tax and the motion passed by the Assembly in support of Governor Walkers' effort to expand Medicaid in Alaska: Mr. Mike Coons.

The following person spoke in opposition to Medicaid expansion in Alaska: Mr. Daniel Hamm and Mr. Tom Idleman.

The following person spoke to public process: Mr. Eugene Carl Haberman.

The following person spoke to the Alaska State Court System and the Alaska State Office of Children's Services: Mr. Ralph Kermit Winterrode II.

MOTION: Assemblymember Arvin moved to suspend the rules to extend the meeting to 11:20 p.m.

VOTE: The motion passed without objection.

The following person spoke to the Willow Fire Service Area budget and mill rate for fiscal year 2016 and opined that the proposed mill rate increase conflicts with the revenue cap: Mr. Doyle Holmes.

The following person spoke to concerns with items not being vetted by Borough Boards before they reach the Assembly: Ms. Beth Fread.

The following person thanked Assemblymember Halter for the position he took on Ordinance Serial No. 15-062: Mr. Jim Norcross.

Assemblymember Sykes requested to remove Resolution Serial No. 15-048 from the consent agenda for further discussion.

Assemblymember Arvin requested to remove AM Nos. 15-055 and 15-056 from the consent agenda for further discussion.

D. CONSENT AGENDA

1. RESOLUTIONS

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

c. **Resolution Serial No. 15-049:** A Resolution 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.

(1) IM No. 15-108

d. **Resolution Serial No. 15-050:** A Resolution Amending The Scopes Of Work And 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 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.

(1) IM No. 15-109

e. **Resolution Serial No. 15-051:** A Resolution Amending The Scope Of Work For The Alaska State Division Of Homeland Security And Emergency Management Grant, Project No. 45158, Fund 425, For Emergency Operations Center Software And Incident Command System Training For Staffing An Emergency Operations Center.

(1) IM No. 15-113

2. ACTION MEMORANDUMS

a. **AM No. 15-051:** 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 Project, Phase II, Project No. 35299.

b. **AM No. 15-053:** Approval Of Contract Amendment For Purchase Order 2015-2786 To Matanuska Electric Association In The Amount Of \$190,347 For The Big Lake Intersection Improvement, Project No. 35404.

- c. **AM No. 15-054:** Award Of Bid No. 15-121B To Western Construction & Equipment, LLC In The Contract Amount Of \$2,308,970 For Clay Chapman/Knik Knack Mud Shack Road Construction.
- f. **AM No. 15-057:** Award Of Bid No. 15-132B To Valley General Construction, LLC In The Contract Amount Of \$145,625 To Reconstruct Portions Of Wildwood Drive And Highwood Drive.
- g. **AM No. 15-058:** Award Of Bid No. 15-115B To Western Construction & Equipment, LLC In The Contract Amount Of \$229,270 For Buddy Creek at Sawyer's Shady Street Fish Passage Improvement Project.
- h. **AM No. 15-059:** Award Of Bid No. 15-130B To Valley General Construction, LLC In The Contract Amount Of \$434,344 For Twilight Drive, New Moon Road, And Ogard Street Improvements.
- i. **AM No. 15-060:** Award Of Bid No. 15-122B To Western Construction & Equipment, LLC In The Contract Amount Of \$429,530.70 For Meadow Creek At Big Beaver Lake Road Fish Passage Improvement Project.
- j. **AM No. 15-061:** 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.

Ms. McKechnie read the above legislation into the record.

MOTION: Assemblymember Arvin moved to approve the consent agenda as read into the record by the Clerk.

VOTE: The motion passed without objection.

b. **Resolution Serial No. 15-048:** A Resolution To Request The Removal Of State And Federal Legislation From The Manager Comments In The Agenda At Regular Meetings.

(Sponsored by Mayor DeVilbiss)

(1) IM No. 15-106

MOTION: Assemblymember Arvin moved to adopt Resolution Serial No. 15-048.

MOTION: Assemblymember Beck moved to postpone Resolution Serial No. 15-048 to a time certain of November 3, 2015.

VOTE: The motion to postpone passed with Assemblymembers Halter and Colligan opposed.

- d. **AM No. 15-055:** Award Of Bid No. 15-128B To Ahtna Construction Inc. In The Contract Amount Of \$7,571,950.20 For Bogard Road Extension East Phase II Construction
- e. **AM No. 15-056:** Award Of Bid No. 15-123B To Ahtna Construction & Primary Products Corporation In The Contract Amount Of \$553,951.60 For Crystal Lake Road And Willow Creek Parkway Fish Passage Improvement Project.

CONFLICT OF INTEREST: Assemblymember Arvin declared a conflict of interest as Ahtna Incorporated is a client of his.

RULING: Mayor DeVilbiss ruled that Assemblymember Arvin had a conflict of interest and would be recused from voting.

(Assemblymember Arvin exited the meeting.)

MOTION: Assemblymember Halter moved to adopt AM Nos. 15-055 and 15-056.

VOTE: The motion passed without objection.

(Assemblymember Arvin re-entered the meeting.)

VIII. UNFINISHED BUSINESS

- A. **Ordinance Serial No. 15-039:** An Ordinance Placing A Moratorium On The Acceptance And Processing Of Applications To Dispose Of Fee Simple Interests Of Previously Disposed Borough Agricultural Property. *(Sponsored by Assemblymember Sykes)*
 - 1. IM No. 15-073
- B. **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.
 - 1. **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.
 - a. IM No. 15-077
- C. **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.
 - 1. **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.

a. IM No. 15-078

MOTION: Assemblymember Halter moved to postpone Ordinance Serial Nos. 15-039, 15-040, 15-041, 15-042, and 15-043 to a time certain of May 26, 2015.

VOTE: The motion passed without objection.

IX. VETO

(There were no vetoes presented.)

X. NEW BUSINESS

A. INTRODUCTIONS (For public hearing – 05/26/15 Assembly Chambers)

1. **Ordinance Serial No. 15-066:** An Ordinance 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.

a. IM No. 15-098

2. **Ordinance Serial No. 15-067:** An Ordinance 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.

a. IM No. 15-110

3. **Ordinance Serial No. 15-068:** An Ordinance 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.

a. IM No. 15-111

4. **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. *(Sponsored by Assemblymember Mayfield)*

a. IM No. 15-116

5. **Ordinance Serial No. 15-070:** An Ordinance Adopting MSB 3.04.083 Whereby A Mayoral Veto Of Expenditures Results In A Corresponding Reduction In The Real Property Tax Mill Rate.

a. IM No. 15-118

6. **Ordinance Serial No. 15-071:** An Ordinance Amending MSB 3.15.035(C), Optional Exemptions, Changing Business Inventory Tax. *(Sponsored by Assemblymember Sykes)*

a. IM No. 15-119

Ms. McKechnie read the above legislation into the record.

MOTION: Assemblymember Arvin moved to introduce the legislation as read into the record by the Clerk and set the public hearings for May 26, 2015.

VOTE: The motion passed without objection.

MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

Mayor DeVilbiss requested the following resignations and appointments for confirmation:

Enhanced 911 Advisory Board
Carl Hereford, resignation
Health and Social Services Board
Stacey Hoffman
Joint Assembly/School Board Committee on School Issues
Kelsey Trimmer
Local Emergency Planning Committee
Norman Straub
Marijuana Advisory Committee
Gina Jorgensen
Knik RSA No. 17
Mike Hales, resignation

MOTION: Assemblymember Arvin moved to confirm the Mayor's resignations and appointments up for confirmation.

VOTE: The motion passed without objection.

C. OTHER NEW BUSINESS

(There was no other new business.)

D. REFERRALS (For referral to the Planning Commission for 90 days or other date specified by the Assembly)

1. **Ordinance Serial No. 15-072:** An Ordinance Amending MSB 1.45.100, Schedule Of Fines For Infractions; Standardizing Fines And Adding Fines For Code Infractions Where None Are Listed.

a. IM No. 15-080

MOTION: Assemblymember Arvin moved to refer Ordinance Serial No. 15-072 to the Planning Commission for 90 days.

VOTE: The motion passed without objection.

XI. RECONSIDERATION

(There was no reconsideration presented.)

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

Mr. Moosey noted his intention to rehire recent retiree Mr. Carl Hereford as on call employee in the Informational Technology Department until the position vacated by Mr. Hereford is filled.

There was no objection noted.

Ms. McKechnie reminded the Assembly of the special Assembly meeting on May 7 in Willow.

Assemblymember Halter:

- encouraged the body to arrive early for the Willow meeting; and
- added that food is planned to be served.

Assemblymember Beck thanked the public for attending tonight's meeting.

Assemblymember Mayfield:

- spoke to the ground breaking ceremony he attended for the new Dena'ina Elementary School earlier today;
- spoke to Ordinance Serial No. 15-057; and
- added that he hopes the legislation will be reconsidered by the body.

MOTION: Assemblymember Sykes moved to suspend the rules to extend the meeting to 11:22 p.m.

VOTE: The motion passed without objection.

Assemblymember Sykes:

- thanked everyone for coming out to voice their opinions to the Assembly; and
- noted he appreciates the engaging discussion that took place this evening.

XIII. EXECUTIVE SESSION

(There was no executive session held.)

XIV. ADJOURNMENT

The regular meeting adjourned at 11:20 p.m.

I. CALL TO ORDER

The special meeting of the Matanuska-Susitna Borough Assembly was held on May 7, 2015, at the Willow Community Center, Mile 69 Parks Highway, Willow, Alaska. The meeting was called to order at 6 p.m. by Mayor Larry DeVilbiss for the purpose of conducting a public hearing and possible deliberations on Ordinance Serial No. 15-015.

II. ROLL CALL

Assembly members present and establishing a quorum were:

- Mr. Jim Sykes, Assembly District No. 1
- Mr. Matthew Beck, Assembly District No. 2
- Mr. Ronald Arvin, Assembly District No. 3 (*Deputy Mayor*)
- Mr. Steve Colligan, Assembly District No. 4
- Mr. Dan Mayfield, Assembly District No. 5
- Ms. Barbara J. Doty, Assembly District No. 6 (*arrived at 6:29 p.m.*)
- Mr. Vern Halter, Assembly District No. 7

Staff in attendance were:

- Mr. John Moosey, Borough Manager
- Ms. Lonnie R. McKechnie, Borough Clerk
- Mr. Nick Spiropoulos, Borough Attorney
- Ms. Jamie Newman, Deputy Clerk
- Mr. George Hays, Assistant Borough Manager
- Ms. Tammy Clayton, Finance Director
- Mr. Michael Brown, Capital Projects Director
- Mr. Eric Wyatt, Information Technology Director
- Mr. James Wilson, Internal Auditor
- Ms. Hilary Schwaderer, Administrative Assistant I
- Ms. Patty Sullivan, Public Affairs Director

III. APPROVAL OF AGENDA

Mayor DeVilbiss inquired if there were any changes to the agenda.

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

IV. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Charlotte Spain, a member of the audience.

V. AUDIENCE PARTICIPATION

The following person spoke to the Willow Library expansion project and stated that a public input session will be held on June 3, at 7 p.m., at the Willow Community Center: Ms. Marian Charles.

The following person spoke to concerns with the senior citizen property tax exemption and the vehicle registration tax: Ms. Gail Just.

The following person spoke to concerns with the closure of the Skwentna Landfill: Ms. Bonnie Dee Childs.

The follow person spoke to the Willow recycling program and requested support from the Borough: Ms. Mary Shreves.

The following person spoke to concerns about public process: Mr. Eugene Carl Haberman.

The following person spoke in support of repealing the permanent registration of motor vehicles over eight years old and related that if the legislation is not repealed, road service area mill rates will inevitably increase: Mr. Jim Norcross.

VI. PUBLIC HEARING (Three Minutes Per Person)

A. **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.

Mayor DeVilbiss opened the public hearing.

The following person spoke in support of increasing the mill rate for the Willow Fire Service Area as recommended by the Willow Fire Service Area Board of Supervisors: Mr. Jim Norcross.

The following person spoke in support of the Willow Fire Department and increasing the mill rate for the Willow Fire Service Area to 2.75 mills: Ms. Tamara Boeve and Mr. Mike Klawitter, President of the Nancy Lake Homeowners Association.

The following person spoke in support of the School District's request for a 3 percent increase in funding from the Borough: Ms. Virgie Thompson; Ms. Lisa Shelby; Mr. Randy Quincy; and Mr. Andy McDermott.

The following person spoke to the time and effort fire service area boards put into the budget and expressed frustration with the Borough's budget process and lack of communication from Administration: Mr. William Browne, West Lakes Fire Service Board Chairman.

The following person spoke in support of investing in communities through parks and recreation opportunities and the mill rate increase for the Willow Fire Service Area: Mr. Steve Charles.

The following person spoke in support of funding for the Sexual Assault Response Team and Mat-Su Youth Court: Mr. Bert Cottle, Wasilla Mayor.

The following person spoke in support of funding for the Sexual Assault Response Team, Mat-Su Youth Court, and the Palmer Library: Ms. DeLena Johnson, Palmer Mayor.

The following person read a letter into the record from the Talkeetna Community Council requesting that the Borough address issues with the Talkeetna sewer and water system and the Talkeetna River revetment and dike: Mr. Brian Okonek.

The following person spoke to concerns about the Talkeetna sewer and water system: Mr. Brian Okonek.

The following person spoke in support of increasing the Willow Fire Service Area mill rate to 2.75 and the Willow recycling program: Mr. William Mailer.

The following person spoke to the role of service area boards and opined that service area boards should be elected by the voters that live within the service area: Mr. Ken Slauson.

The following person spoke to concerns with the proposed flat rate increase for the Talkeetna sewer and water system: Mr. Robert Gerlach.

The following person spoke in support of mill rate increases going to a vote of the people within the service area and expressed concern about the ambulance service in Willow: Mr. Doyle Holmes.

The following person encouraged the Assembly to take the position of the elected official from District 7 as the body deliberates on the budget and in favor of the proposed mill rate increase for the Willow Fire Service Area: Mr. Randall Kowalke.

(The meeting recessed at 7:22 p.m. and reconvened at 7:32 p.m.)

The following person spoke in support of increasing the mill rate for the Willow Fire Service Area: Mr. Ed McCain; Mr. Renee Gonzalez; and Mr. Dan Tucker.

The following person spoke in support of the proposed mill rate increase for the Willow Fire Service Area and the 3 percent increase in funding to the School District: Ms. Carrie Smoldon and Mr. Todd Smoldon.

The following person spoke in support of the Assembly scheduling another public hearing on the budget and public process: Mr. Eugene Carl Haberman.

The following person spoke in support of the School District's request for a 3 percent increase in funding from the Borough: Ms. Stacey Ruta and Ms. Wendy Taylor.

The following person spoke in support of the Willow Fire Service Area mill rate increase, however, cautioned that there are other issues with the Willow Fire Department that money is not going to solve: Mr. David Spain.

The following person spoke in support of increasing the Willow Fire Service Area mill rate to 2.5 and that the proposed mill rate increase go before the voters at the 2015 regular election as adopted by the Willow Fire Service Board of Supervisors: Mr. Jim Huston, Willow Fire Service Area Board of Supervisors Member.

The following person spoke in support of funding for the Palmer Library and spoke generally to the budget: Ms. Patricia Rosnel.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Arvin moved to adopt Ordinance Serial No. 15-015.

MOTION: Assemblymember Arvin moved to continue Ordinance Serial No. 15-015 to May 11, 2015, at 6 p.m. in Assembly Chambers.

VOTE: The motion passed without objection.

VII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

Mr. Spiropoulos:

- spoke to the Central Monofill case;
- reported that the Central Monofill appeal was upheld by the Court of Appeals; and
- spoke to the executive session scheduled on May 11.

Mr. Moosey:

- thanked the Willow community for the hospitality this evening;
- related that he recognizes that the issues discussed this evening are important to the residents of Willow; and
- commended the residents for the thoughtful and respectful comments made during the Assembly meeting.

Ms. McKechnie:

- stated that a request was received to reschedule the May 12, special Assembly meeting to May 14; and
- thanked the Willow community for the food.

Assemblymember Colligan spoke to scheduling conflict on May 14.

Assemblymember Beck suggested that the meeting be rescheduled to the following week. Ms. McKechnie queried if the body would like to reschedule the May 12, special Assembly meeting to May 20.

There was no objection noted.

Assemblymember Halter:

- thanked the firefighters for their service;
- stated that there is no requirement in Borough code for voter approval on mill rate increases;
- spoke in support of the Borough's revenue cap;
- opined that the revenue cap will stand in fiscal year 2016;
- spoke to the Willow Fire Service Area mill rate in the fiscal year 2016 budget;
- added that the proposed mill rate is 2.75 percent;
- further added that it is duty of the Assembly to set mill rates;
- opined that the idea that a mill rate increase has to be voted on by the people is a myth that has been perpetuated in Willow for many years;
- opined that the idea has been a detriment to the citizens of Willow;
- added that the mill rate for the Willow fire service area has been too low;
- further added that he fully expects fire service to improve with the mill rate increase,
- added that the community needs to get past the divisiveness;
- encouraged the body to support the mill rate increase for the Willow Fire Service Area as proposed in the budget as it is a critical issue for the community;
- spoke to his position that the Borough must provide adequate landfill service in Skwentna; and
- spoke to the Talkeetna sewer and water rate structure.

Mr. Spiropoulos:

- spoke to the Borough's revenue cap; and
- provided an explanation of the law.

Assemblymember Mayfield:

- spoke favorably about the community of Willow;
- spoke in support of the 2.75 mill rate increase for the Willow Fire Service Area; and
- spoke in support of funding the 3 percent increase requested by the School District.

Assemblymember Doty:

- expressed appreciation to the Willow community for the warm welcome this evening;
- spoke in support of funding the 3 percent increase requested by the School District;
- spoke in support of the mill rate increase for the Willow Fire Service Area;
- opined that Mat-Su Youth Court and the Sexual Assault Team are very important programs that serve the entire Borough;
- added that many agencies within the Borough have an obligation to keep the programs up and running;
- spoke in support of recycling programs; and

- opined that these are tough financial times and the Assembly must keep that in mind as budget deliberations progress.

Assemblymember Colligan:

- thanked the Willow community for coming out this evening;
- complemented the community on the engaging and polite conversation;
- expressed that he is proud of Borough staff;
- spoke to the downturn in the economy;
- spoke to the importance of funding basic services in tough financial times;
- spoke to the vehicle registration tax; and
- spoke to the senior citizen/disabled veteran owner occupied property tax exemption approved by the voters in 2014.

Assemblymember Beck:

- thanked the community of Willow for coming out this evening;
- spoke favorably about the School District; and
- spoke in support of funding the 3 percent increase requested by the School District.

Assemblymember Sykes:

- expressed appreciation to the Willow community for the warm welcome;
- expressed appreciation for so many people coming out to testify before the Assembly this evening;
- spoke in support of firefighters, emergency service responders, librarians, teachers and volunteers;
- added that Willow residents have demonstrated that they can come together on community projects and it is gratifying to see;
- spoke in support of the School District;
- spoke in support of funding the 3 percent increase requested by the School District;
- spoke to revenue generating ideas; and
- spoke to online improvements in budget transparency.

Assemblymember Arvin:

- spoke to the senior citizen/disabled veteran owner occupied property tax exemption approved by the voters;
- stated that he is proud to have sponsored the legislation that placed the question on the ballot;
- commended Assemblymember Halter for his work on the Assembly;
- added that he has enjoyed serving on the Assembly with Assemblymember Halter; and
- further added that he appreciates coming to Willow to engage with the community.

Mayor DeVilbiss:

- thanked the community of Willow for coming out this evening;
- spoke in support of trying to maintain the landfill in Skwentna; and
- spoke to his philosophy on government and the budget.

VIII. ADJOURNMENT

The special meeting recessed at 8:55 p.m. to be reconvened on May 11, 2015, at 6 p.m.