

MATANUSKA-SUSITNA BOROUGH

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

BOROUGH MAYOR

Vern Halter

BOROUGH CLERK

Lonnie R. McKechnie, CMC

BOROUGH MANAGER

John Moosey

BOROUGH ATTORNEY

Nicholas Spiropoulos



BOROUGH ASSEMBLY

Jim Sykes, District 1
Matthew Beck, District 2
George McKee, District 3
Steve Colligan, District 4
Dan Mayfield, District 5
Barbara J. Doty, District 6
Randall Kowalke, District 7

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

REGULAR MEETING

6 P.M.

TUESDAY, JUNE 21, 2016

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

- A. Special Assembly Meeting: 06/07/16
- B. Regular Assembly Meeting: 06/07/16

VI. REPORTS/CORRESPONDENCE

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

- 1. Reports From Cities
- 2. Matanuska-Susitna Borough School District

B. COMMITTEE REPORTS

- 1. Joint Assembly/School Board Committee On School Issues
- 2. Assembly Public Relations

C. MANAGER COMMENTS

1. State/Federal Legislation
2. Strategic Planning Issues
3. Geographic Information Services Online Mapping Applications Presentation – Mr. Eric Wyatt, Office of Information Technology Director

D. ATTORNEY COMMENTS

E. CLERK COMMENTS

F. CITIZEN AND OTHER CORRESPONDENCE

1. MSB Board/Committee Minutes:

- a. Agriculture Advisory Board: 03/16/16, Resolution 16-04
- b. Aviation Advisory Board: 01/19/16, 03/02/16
- c. Big Lake RSA Board of Supervisors: 03/10/16, 03/15/16
- d. Caswell FSA Board of Supervisors: 01/13/16, 02/10/16
- e. Caswell Lakes RSA Board of Supervisors: 01/06/16
- f. Central Mat-Su FSA Board of Supervisors: 03/14/16
- g. Joint West Lakes and Central Mat-Su Fire FSA Board of Supervisors: 04/11/16
- h. Emergency Medical Services Board: 02/03/16
- i. Enhanced 911 Advisory Board: 02/09/16
- j. Fairview RSA Board of Supervisors: 02/16/16
- k. Greater Butte RSA Board of Supervisors: 04/14/16
- l. Greater Palmer Consolidated FSA Board of Supervisors: 05/10/16
- m. Greater Talkeetna RSA Board of Supervisors: 04/14/16
- n. Knik RSA Board of Supervisors: 01/13/16, Resolution No. 16-02
- o. MSB Fish and Wildlife Commission: 04/21/16
- p. Planning Commission: 05/16/16, Resolution Nos. 16-20, 16-21, 16-23
- q. Platting Board: 04/21/16, 05/05/16
- r. Transportation Advisory Board: 02/24/16
- s. Wastewater and Septage Advisory Board: 04/06/16

2. Community Council Minutes:

- a. Big Lake Community Council: 02/09/16, 03/08/16, 04/12/16
- b. Butte Community Council: 01/13/16
- c. Chase Community Council: 01/21/16
- d. Gateway Community Council: 03/24/16, 04/28/16
- e. Glacier View Community Council: 04/28/16

- f. Knik-Fairview Community Council: 01/20/16
- g. Trapper Creek Community Council: 04/21/16

G. INFORMATIONAL MEMORANDUMS

- 1. **IM No. 16-132:** Reporting Of Conclusion Of Contract For Bid No. 15-135B To Electric International, LLC. For Fire Alarm System Replacements At Multiple Schools, Project Nos. 40176 And 40184, For The Final Contract Amount Of \$698,871.99.

VII. SPECIAL ORDERS

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

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

- 1. **Ordinance Serial No. 16-072:** An Ordinance Appropriating \$150,000 From The Sale Proceeds Of Tract B In Fund 203, Fund Balance To Fund 480, Project No. 20283, For Future Engineering And Possible Relocation Of The Veterans Memorial Wall Of Honor.
 - a. IM No. 16-104
- 2. **Ordinance Serial No. 16-073:** An Ordinance Accepting And Appropriating \$30,000 From The Alaska State Department Of Environmental Conservation, Division Of Water, And Reappropriating \$20,000 From The Fiscal Year 2015 Areawide Grant Match Appropriation To Fund 480, Project No. 47514, For The Purpose Of Conducting A Stormwater Analysis On Cottonwood Creek.
 - a. **Resolution Serial No. 16-053:** A Resolution Approving The Scope Of Work And Budget And Authorizing The Manager To Enter Into A Grant Agreement With The Alaska State Department Of Environmental Conservation, Division Of Water, For The Purpose Of Conducting A Stormwater Analysis On Cottonwood Creek.
 - (1) IM No. 16-106
- 3. **Ordinance Serial No. 16-074:** An Ordinance Approving The Removal Of Specific Dollar Amounts For Rates And Fees From Code And Replacing Them With Reference To The Assembly's Power To Set Rates And Fees By Resolution.
 - a. IM No. 16-112

4. **Ordinance Serial No. 16-075:** An Ordinance Providing For The Sale Of Certain Boroughwide Real Property Acquired Through Tax Foreclosure For Delinquent Real Property Tax Years 2006 And Prior, 2008 And Prior, 2009 And Prior, 2010 And Prior, And Delinquent Special Assessment For The Year 2011 And Prior, And Not Needed For Public Purpose.
 - a. IM No. 16-113

5. **Ordinance Serial No. 16-076:** An Ordinance Reappropriating \$55,000 From Land And Resource Management Division, Fiscal Year 2016 Operating Budget, Fund 203, Land Management Fund, To Fund 480, Non-Lapsing/Non-Capital Projects, Project No. 15013, Parks And Recreation Comprehensive Plan, Reappropriating \$16,000 From The Community Development Department Fiscal Year 2016 Operating Budget, Fund 100, Areawide Fund To Fund 440, Cultural And Recreational Capital Projects For Project No. 15015, Trail Development, Authorizing The Borough Manager To Enter Into A Grant Agreement With The Talkeetna Community Council For The Ridge Trail Plan And A Grant To The Mat-Su Trails And Parks Foundation.
 - a. **Resolution Serial No. 16-054:** A Resolution Approving The Scopes Of Work And Budgets For The Government Peak Recreation Area Master Plan, The Ridge Trail Management Plan, Project No. 15013, And For Trail Development, Project No. 15015.
 - (1) IM No. 16-114

6. **Ordinance Serial No. 16-077:** An Ordinance Amending MSB 5.25.028 And Placing On The Ballot Of The October 4, 2016, Regular Borough Election, The Annexation Of A Parcel Into The Lazy Mountain Road Service Area.
 - a. **Resolution Serial No. 16-055:** A Resolution Finding The Annexation Of A Parcel Located At The End Of East T & T Lane On Lee Circle Into The Lazy Mountain Road Service Area No. 19 Serves The Public Interest And Placing It Before The Voters In The October 4, 2016, Regular Borough Election. (*Sponsored by Assemblymember Beck*)
 - (1) IM No. 16-116

7. **Ordinance Serial No. 16-078:** An Ordinance To Classify Borough Land As General Purpose Lands And Enter Into A Lease Of Borough-Owned Real Property To Construct, Install, Maintain, Repair, Operate, And Manage A Communication Site (MSB007139).
 - a. IM No. 16-117

8. **Ordinance Serial No. 16-079:** An Ordinance Authorizing The Matanuska-Susitna Borough To Cause To Be Executed And Delivered And To Sell Not To Exceed \$5,000,000 Fire Station Lease Certificates Of Participation, 2016B; Authorizing The Execution And Delivery Of A Lease, A Lease Purchase Agreement And Trust Indenture, And A Deed Of Trust, Assignment Of Leases And Rents, And Security Agreement To Secure The Certificates; Authorizing The Execution Of A Certificate Purchase Agreement; And Providing For Related Matters.
 - a. IM No. 16-118

9. **Ordinance Serial No. 16-080:** An Ordinance Authorizing The Matanuska-Susitna Borough To Cause To Be Executed And Delivered And To Sell Not To Exceed \$5,700,000 Fire Station Lease Certificates Of Participation, 2016A; Authorizing The Execution And Delivery Of A Lease, A Lease Purchase Agreement And Trust Indenture, And A Deed Of Trust, Assignment Of Leases And Rents, And Security Agreement To Secure The Certificates; Authorizing The Execution Of A Certificate Purchase Agreement; And Providing For Related Matters.
 - a. IM No. 16-119

10. **Ordinance Serial No. 16-081:** An Ordinance Amending MSB 15.24.030 And Adopting The Louise Susitna Tyone Lakes Comprehensive Plan Updating The Lake Louise Comprehensive Plan.
 - a. IM No. 16-120

11. **Ordinance Serial No. 16-082:** An Ordinance Approving A Reappropriation Of \$214,000 From The Talkeetna Sewer And Water Fiscal Year Operating Fund, Fund 293, To Fund 415, Project No. 25053, For Talkeetna Sewer And Water.
 - a. IM No. 16-121

12. **Ordinance Serial No. 16-083:** An Ordinance Amending MSB 5.25.142, To Annex Property Located In And Around Creekside Perch Subdivision Area Into The Greater Palmer Consolidated Fire Service Area No. 132.
 - a. **Resolution Serial No. 16-056:** A Resolution Finding The Annexation Of Properties Located In And Around Creekside Perch Subdivision Area Into The Greater Palmer Consolidated Fire Service Area No. 132 Serves The Public Interest Without The Placement Of The Question On The Ballot. *(Sponsored by Assemblymember Doty)*
 - (1) IM No. 16-123

13. **Ordinance Serial No. 16-084:** An Ordinance Approving The Deputy Borough Manager Position And Establishing The Powers Granted.
 - a. IM No. 16-124

14. **Ordinance Serial No. 16-085:** An Ordinance Relating To The Construction, Acquisition, Improvement, And Equipping Of Parks And Recreational Capital Facilities And Related Capital Improvements In The Matanuska-Susitna Borough, Authorizing The Issuance Of Areawide General Obligation Bonds Of The Borough, In One Or More Series, In The Aggregate Principal Amount Of Not To Exceed \$22,160,000, To Finance The Cost, In Whole Or In Part, Of Such Parks And Recreational Capital Facilities And Related Capital Improvements, And Providing For The Submission To The Voters Of The Borough Of A Proposition Ratifying The Authorization Of Such Bonds At The October 4, 2016, Borough Regular Election.
 - a. IM No. 16-125

15. **Ordinance Serial No. 16-086:** An Ordinance Enacting An Areawide Retail Sales Tax On Marijuana And Marijuana Products And Placing The Question Before The Voters At The October 4, 2016 Regular Borough Election. *(Sponsored By Assemblymember Mayfield)*
 - a. IM No. 16-130

16. **Ordinance Serial No. 16-087:** An Ordinance Authorizing The Matanuska-Susitna Borough To Cause To Be Executed And Delivered And To Sell Not To Exceed \$3,000,000 Animal Care Facility Lease Refunding Certificates Of Participation, 2016C; Authorizing The Execution And Delivery Of A First Supplement To Lease Purchase Agreement And Trust Indenture, And A Refunding Trust Agreement To Secure The Certificates; Authorizing The Execution Of A Certificate Purchase Agreement; And Providing For Related Matters.
 - a. IM No. 16-131

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS
2. ACTION MEMORANDUMS

- a. **AM No. 16-047:** Approval Of Change Order To Contract No. 15-104B With TBI Construction Company In The Amount Of \$665,842 For The Dorothy Swanda Jones Rooftop Unit Connection And Fireproofing Project.
- b. **AM No. 16-048:** Approval Of Amendment To Purchase Order No. 2015-3671 To Meridian Systems, Inc. In The Amount Of \$49,370 For The Dorothy Swanda Jones Building Roof Top Unit Connection Project.
- c. **AM No. 16-049:** Approval Of Amendment To Contract No. 07-102 With Lounsbury And Associates, Inc. In The Amount Of \$65,000 For Continued Construction Administrative Services Of Trunk Road Extension South, Project No. 35402; And Approve Additional Change Order Authority.
- d. **AM No. 16-050:** Approval Of Amendment To Agreement No. 14-082P With HDR Alaska, Inc. In The Amount Of \$9,689.42 For Additional Construction Assistance Services For The Big Lake Road Intersections Project, Project No. 35404; And Approve Additional Change Order Authority.
- e. **AM No. 16-051:** Award Of Bid No. 16-124B To Diversified Construction, Inc. In The Contract Amount Of \$525,660 For Design And Construction Of The Four Mile Warm Storage Building For The Willow Fire Department.
- f. **AM No. 16-052:** Award Of Bid No. 16-123B To Norse Alaska, LLC. In The Annual Contract Amount Of \$93,733 For Annual Road Maintenance Of The Lazy Mountain Road Service Area No. 19.
- g. **AM No. 16-053:** Authorize The Extension Of The Agreement With The City Of Palmer For The Contract Amount Of \$450,000 For Emergency 911 Dispatch Services For The Period Of July 1, 2016, Through December 31, 2016.
- h. **AM No. 16-054:** Assembly Approval For The Manager To Enter Into A Memorandum Of Agreement With The Owner Of Lot 1, Stepan Lake, MSB Tax Parcel 6291000L001, To Purchase The Parcel For The Ryan's Creek Drive Upgrade Project (14-21-004171), Not To Exceed \$112,000, To Use The Gravel For The Project.

- i. **AM No. 16-055:** Approval Of Amendment To Contract No. 15-153B With Jolt Construction In The Amount Of \$58,270 To Upgrade The Lighting System To Light Emitting Diodes; And Add The Removal Of A Curb, A 2-Person Survey Party, And Temporary Lighting To The Big Lake Road Intersection Improvements Project, Project No. 35404; And Approve Additional Change Order Authority.
- j. **AM No. 16-056:** Award Of Bid No. 16-127B To Western Construction And Equipment, LLC. In The Contract Amount Of \$916,657.50 For 2017 Roads Paving.

VIII. UNFINISHED BUSINESS

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For public hearing – 08/02/16, Assembly Chambers)

- 1. **Ordinance Serial No. 16-088:** An Ordinance Approving A Reappropriation Of \$96,527 From The School District Fiscal Year 2016 Education Operating Fund 204, To School Capital Projects, Fund 400, Project No. 40202, Fronteras Charter School, To Complete Construction Finishes And Americans With Disabilities Access Requirements To Four Portable Classrooms At The New Fronteras Charter School.
 - a. **Resolution Serial No. 16-057:** A Resolution Approving The Scope Of Work And Budget And Authorize An Increase In The Contract Amendment Authority To Complete Construction Finishes And Americans With Disabilities Access Requirements Of Four Portable Classrooms At The New Fronteras Charter School, Project No. 40202, School Capital Projects, Fund 400.
 - (1) IM No. 16-115
- 2. **Ordinance Serial No. 16-089:** An Ordinance Accepting And Appropriating \$45,506 From The United States Department Of Agriculture To Fund 415, Sewage And Water Facilities, Project No. 25053, For The Preparation Of A Preliminary Report And Environmental Report For The United States Department Of Agriculture In Support Of Proposed Improvements For The Talkeetna Wastewater Lagoon.
 - a. **Resolution Serial No. 16-058:** A Resolution Approving The Scope Of Work And Budget For Preparation Of A Preliminary Report And An Environmental Report For The

United States Department Of Agriculture In Support Of
Proposed Improvements For The Talkeetna Wastewater
Lagoon.

(1) IM No. 16-122

3. **Ordinance Serial No. 16-090:** An Ordinance Amending MSB 17.28.090(A), Adding An Interim Materials District Known As Central Landfill, Located Within Township 17 North, Range 1 East, Section 1, Parcel D5, Tax ID No. 17N01E01D005, Seward Meridian.

a. IM No. 16-128

4. **Ordinance Serial No. 16-091:** An Ordinance Amending MSB 3.32.020(A), Payment And Collection Of Tax, To Increase The Transient Accommodations Tax To Eight Percent, And Providing For The Submission To The Voters Of The Borough Of A Proposition Ratifying The Increase In Such Tax At The October 4, 2016, Borough Regular Election.

a. IM No. 16-133

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

C. OTHER NEW BUSINESS

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

XI. RECONSIDERATION

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

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