

MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

Chairman - Norman Harris (05)	Dick Zobel (02)	Ken Peltier (06)	Jon Olsen (10)
Vice Chair - James Skinner (09)	Kenneth Marsh (03)	Derylee "Lee" Hecimovich (07)	Erik "Moe" Johnson (11)
Bruce Bush (01)	Jenny VanderWeele (04)	Donald Brainard (08)	Braden VanderWeele (12)

AGENDA

**REGULAR MEETING
DSJ BUILDING ASSEMBLY CHAMBERS**

**October 19, 2016
4:30 P.M.**

- I. CALL TO ORDER; ROLL CALL
- II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
 - A. September 20, 2016
- IV. AUDIENCE PARTICIPATION (Limit to 3 minutes)
- V. UNFINISHED BUSINESS
 - A. **RESOLUTION NO. 16-07** A RESOLUTION RECOMMENDING ASSEMBLY ACTION TO ESTABLISH POLICY THAT VETERANS WILL BE ENCOURAGED TO BID ON AGRICULTURE CLASSIFIED PROPERTY WITH ONE-TIME ALLOWANCES.
- VI. ITEMS OF BUSINESS
 - A. Staff Report
 1. Agriculture Land Sales under various titles.
- VII. MEMBER COMMENTS (Note: Limit to 3 minutes)
- VIII. NEXT MEETING
 - A. November 16, 2016, 4:30 pm
- XV. ADJOURNMENT

TO PROVIDE EMAIL COMMENT REGARDING ANY AGENDA ITEM,
PLEASE EMAIL: LMB@MATSUGOV.US

MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

Chairman - Norman Harris (05)	Dick Zobel (02)	Ken Peltier (06)	Jon Olsen (10)
Vice Chair - James Skinner (09)	Kenneth Marsh (03)	Derylee "Lee" Hecimovich (07)	Erik "Moe" Johnson (11)
Bruce Bush (01)	Jenny VanderWeele (04)	Donald Brainard (08)	Braden VanderWeele (12)

MINUTES

REGULAR MEETING DSJ BUILDING ASSEMBLY CHAMBERS

September 21, 2016
4:30 P.M.

I. CALL TO ORDER, ROLL CALL

Mr. Hecimovich called the meeting to order at 4:30 p.m

- A. Members present and establishing a quorum were:
Donald Brainard, Dr. Norman Harris (*telephonically joined the meeting at 4:33 p.m.*),
Derylee Hecimovich, Erik Johnson, Jon Olsen, Jenny VanderWeele,
Braden VanderWeele, and Dick Zobel
- B. Members Absent: Bruce Bush, Ken Peltier
- C. Members Absent and Excused: Kenneth Marsh, James Skinner
- D. Vacant Positions: None
- E. Staff Present: Glenda Smith, Land Management Analyst and Elizabeth Derbonne,
Department Administrative Specialist

II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE

GENERAL CONSENT: Agenda was approved as presented.

Ms. Hecimovich led the Pledge of Allegiance.

III. APPROVAL OF MINUTES

- A. June 15, 2016

Ms. Hecimovich queried if there were any changes to the minutes.

GENERAL CONSENT: The minutes were approved as presented.

IV. AUDIENCE PARTICIPATION (Limit to 3 minutes)

- A. Mr. Haberman spoke to the public process.
- B. Ms. Cutler spoke to the board's duties and responsibilities.

V. ITEMS OF BUSINESS

A. Staff Report

1. Real Property Analyst

Ms. Smith spoke to the following:

- Discussions at the last meeting led to the three resolutions on the agenda.
- Have pulled all assembly resolutions addressing agriculture issues and in the process of reviewing the actions taken.
- Reiterated that Advisory Board Resolutions do not have a public hearing in accordance with borough code MSB1.25.060 and that members of the audience have an opportunity to speak to any resolutions on the agenda during audience participation.

2. **RESOLUTION NO. 16-05** A RESOLUTION RECOMMENDING ASSEMBLY ACTION TO ESTABLISH POLICY FOR AGRICULTURE ADVISORY BOARD REVIEW OF AGRICULTURAL APPLICATIONS, LEASES, AND SALES.

Mr. Olsen moved, Dr. Harris second to approve Resolution 16-05. There was no discussion and the motion was approved with no objection.

3. **RESOLUTION NO. 16-06** A RESOLUTION RECOMMENDING ASSEMBLY ACTION TO ESTABLISH POLICY THAT COMPLIES WITH RIGHT TO FARM STATUTE ALASKA STATUTE 9.45.235 AND CONTRACT WITH MATANUSKA SUSITNA BOROUGH SOIL AND WATER CONSERVATION DISTRICTS TO ASSIST IN DEVELOPMENT OF BOROUGH AGRICULTURE CLASSIFIED PROPERTY FARM CONSERVATION PLANS

Mr. Zobel moved, Mr. Johnson second to approve Resolution 16-06. There was no discussion and the motion was approved with no objection.

4. **RESOLUTION NO. 16-07** A RESOLUTION RECOMMENDING ASSEMBLY ACTION TO ESTABLISH POLICY THAT VETERANS

WILL BE ENCOURAGED TO BID ON AGRICULTURE CLASSIFIED PROPERTY WITH ONE-TIME ALLOWANCES.

Mr. Brainard moved, Mr. Zobel second to approve Resolution 16-07.

Discussion followed regarding Veteran's discharge status.

Ms. VanderWeele moved, Mr. Olsen second to table Resolution 16-07 until the October 20, 2016 meeting.

Motion to postpone carried with no objection.

VI. MEMBER COMMENTS (Note: Limit to 3 minutes)

Dr. Harris thanked Ms. Hecimovich for chairing tonight's meeting.

Mr. Johnson stated the state's agriculture auction was starting tomorrow and would run through October 22, 2016.

Mr. Olsen was sorry they weren't able to do the farm tour.

Mr. Zobel would like a discussion at the October meeting why the board's recommended moratorium on biosolids has not been before the assembly. Ms. Smith explained that the borough attorney pulled citing many issues one of which is action of this type would fall under parameters of the Clean Water Act and therefore would have to go through the Planning Commission.

VII. NEXT MEETING

A. October 19, 2016

XV. ADJOURNMENT

Ms. Hecimovich adjourned the meeting at 5:12 p.m.

AGRICULTURE ADVISORY BOARD

Norman Rex Harris, Chairman

ATTEST:

Elizabeth Derbonne, Department Administrative Specialist

**MATANUSKA-SUSITNA BOROUGH
AGRICULTURE ADVISORY BOARD
RESOLUTION NO. 16-07**

A RESOLUTION RECOMMENDING ASSEMBLY ACTION TO ESTABLISH POLICY THAT VETERANS WILL BE ENCOURAGED TO BID ON AGRICULTURE CLASSIFIED PROPERTY WITH ONE-TIME ALLOWANCES.

WHEREAS, the Agriculture Advisory Board was enacted by Matanuska-Susitna Borough Ordinance 15-050 to provide advice to the assembly and manager on agricultural issues; and

WHEREAS, a 2013 report by the Alaska Food Policy Council states that Alaskans spend \$2.5 billion annually for food; and

WHEREAS, data available indicates 95% of Alaska food is imported, leaving Alaskans vulnerable during times of disasters; and

WHEREAS, data available reports the average age of an American farmer as 55; and

WHEREAS, United States Department of Agriculture (USDA) web page states 20% of young veterans are unemployed and 45% of armed services members are from rural America; and

WHEREAS, military-learned skills of attention to detail, functionality under stress, teamwork, and quick learning are easily transferrable to the psychological and physical demands of agriculture; and

WHEREAS, Alaska benefits from a large active duty military presence.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Agriculture Advisory Board recommends the Matanuska-Susitna Borough Assembly pass an Ordinance for policy to include programs specific to Veterans in Part 5 of Land and Resource Management Policy and Procedure Manual, changes of which will be moving forward to the Assembly as one document. Changes in Subsection 4.1 Purchaser qualification adding Number 5 to Subsection 4.1(B):

5. The manager may provide sale preference or discount for Veterans. Preference and discount may not be combined.

a. Veteran's Preference Auction. A restricted sale in which eligible veterans have first option to purchase agricultural parcels in a Sealed Bid Auction. A veteran's preference may only be used once in a veteran's lifetime.

During the first 30 days of a sealed-bid agricultural auction with property identified to be sold with a veteran's preference, purchase applications submitted must all include qualifying veteran's documentation.

i. Applicant must be 18 years of age or older.

- ii. A Form DD 214 (Report of Separation from Active Duty) showing the qualifying length of active duty and the character of the discharge.
 - iii. Veteran must have served on active duty in the Armed Force of the United States (Army, Navy, Marines, Air Force, Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard for at least 90 days, unless tenure was shortened due to a service-connected disability.
 - iv. Applicant must meet Alaska residency requirements and include proof of residency documentation with the application:
 - (a) A copy of your valid and current Alaska Driver's License or State-issued ID card.
- AND ONE of the following items:
- (b) Alaska Permanent Fund Dividend confirmation of eligibility or confirmation of receipt of funds;
 - (c) Employment, unemployment, or military records;
 - (d) Current and valid occupational licenses issues by the State of Alaska;
 - (e) Income tax records showing employment in Alaska; or

(f) School records.

- v. If no bids are received from qualifying Alaska veterans, the manager may open a 30-day bid accepting applications from veterans with United States citizenship. Applications would be required to include submission of documents as outlined in Part 5, Section 4.1, Subsection B, number 4.
- vi. Following the veteran's preference timeframe, the sale parcels would be available to bids from all Alaska residents.
- b. Veterans discount on sealed-bid agricultural property sales. A veteran's discount may only be used once in a veteran's lifetime.
- c. Same documentation requirements as those listed for a veteran's preference sale.
- d. Veteran's successful high bid would be allowed a 10% discount from the listed fair market value price.

ADOPTED by the Matanuska-Susitna Borough Agriculture
Advisory Board this 19th day of October, 2016.

Norman Rex Harris, Chairman

ATTEST:

Elizabeth Derbonne,
Department Administrative Specialist



MATANUSKA-SUSITNA BOROUGH

Community Development Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

E-mail: lmb@matsugov.us

www.matsugov.us

MEMORANDUM

DATE: October 19, 2016
TO: Agriculture Advisory Board
FROM: Glenda Smith, SR/WA, Real Property Analyst
SUBJECT: Staff Report

The legislation provided includes the background on the agricultural properties and programs in the Matanuska-Susitna Borough and the “why” of the different programs.

One board member asked for generic copies of the contracts from each of the different titles under which Ag land has been conveyed to examine the differences in detail.

There are no generic copies. Each sale (sometimes lease) was governed by an ordinance that provided the lease or sale guidelines, deed restrictions or covenants, conditions, and restrictions; rights to be conveyed, requirements, etc.

There are parts of each program that are/were good and parts that have not worked well. There are questions today on which the legislation appears to be silent.

My plan for this meeting is to provide a PowerPoint synopsis and answer board questions. With the ordinances, the Power Point, questions/answers, and board discussion, staff’s goal is to provide adequate information and insight to allow board recommendations. The recommendations will be brought back as resolutions during the November meeting.