MATANUSKA-SUSITNA BOROUGH
TALKEETNA SEWER & WATER BOARD
for
SERVICE AREA NO. 36

Andrew Haag, Chair | Jane Steere, Vice Chair | Ryan Sheldon
James Kellard | Vacant

AGENDA

REGULAR MEETING

Talkeetna Public Library
24645 Talkeetna Spur Road
Talkeetna, AK 99676

Microsoft Teams
Meeting ID: 219 084 064 569
Passcode: Rwkjk6

November 4, 2026
1:00 pm

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

A. Regular Meeting: October 7, 2026

V. STAFF REPORT

A. TSW Supervisor (Amanda Fleming)
B. MSB Engineer (Mike Campfield)
1. Grant-specific Programmatic Terms and Conditions for EPA Community Grants
2. Decision Memorandum - Selection of Preferred Site for Talkeetna Water Storage Tank and Associated Infrastructure

VI. AUDIENCE PARTICIPATION

VII. UNFINISHED BUSINESS

A. Service Area Rule & Rate Changes

1. Waterworth presentation

B. Land Acquisition for New Headworks and Storage Tank Project

VIII. NEW BUSINESS

A. 2027 Board Meeting Schedule

B. Resolution 26-02 - A resolution of the Talkeetna Sewer and Water Advisory Board Supporting the Matanuska-Susitna Borough Public Works Department recommendation to advance preliminary design of a new water storage tank and ancillary facilities on the State of Alaska Department of Natural Resources Front Street properties being conveyed to the Matanuska-Susitna Borough

IX. COMMENTS FROM THE BOARD

X. NEXT MEETING

A. Regular Meeting: December 2, 2026, 1:00 pm, Talkeetna Warm Storage & Teams

XI. ADJOURNMENT

MATANUSKA-SUSITNA BOROUGH
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MINUTES

REGULAR MEETING

Talkeetna Public Library
24645 Talkeetna Spur Road
Talkeetna, AK 99676

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Meeting ID: 219 084 064 569
Passcode: Rwkjk6

October 7, 2026
1:01pm-2:52pm

I. CALL TO ORDER

This regular meeting of the Talkeetna Sewer & Water Board for Service Area No. 36 was held on Wednesday, October 7, 2026, at the Talkeetna Warm Storage Building at 25150 S Comsat Road in Talkeetna, Alaska and via Microsoft Teams. The meeting was called to order at 1:01pm by Drew Haag.

II. ROLL CALL

Talkeetna Sewer & Water Board members present and establishing a quorum were:

Mr. Andrew Haag – present and on-time
Ms. Jane Steere – present and on-time
Mr. Ryan Sheldon – absent
Mr. James Kellard – present and on-time

III. APPROVAL OF AGENDA

Motion to adopt the agenda by Jane Steere. Seconded by James Kellard.

No objections, agenda approved as presented.

IV. APPROVAL OF MINUTES OF PRECEDING MEETINGS

A. Regular Meeting:

Minutes for the September 2, 2026, regular meeting were reviewed by the Board. Motion to approve the September minutes by James. Seconded by Jane.

No objections, minutes approved as presented.

V. STAFF REPORT

A. TSW Supervisor (Amanda Fleming absent but written report provided)
1. **Water Distribution** – seasonal shut-offs in full swing. Water main on the southern Spur Rd was terminated ahead of DOT work. Three accounts have permanently lost water service. A water valve and hydrant was installed – the hydrant at Eye of Denali and at the skate park are no longer available. Expenses from this work is anticipated to be reimbursed from the greater project.
2. **Operator Status** - Mike Foster will be eligible for his full certifications next spring, and eligible to be a specialist after 3 years of employment. He is periodically covering call to get used to the process.
3. **New connections** – several new connections going in around town. The TRG/CC service connection is finally separated.
4. **Wastewater Treatment** – sludge pumping scheduled at the at the end of the month with Shamrock Septic. Fencing project is complete – stitched together old fencing with newer sections to complete the full security.

B. MSB Engineer (Mike Campfield) – absent

VI. AUDIENCE PARTICIPATION

A. Alan Larson – met with Manager Brown and Public Works staff to discuss the petition and site selection process. Presented a packet of research and site maps for further discussion regarding the current well site.

VII. UNFINISHED BUSINESS

A. **Service Area Rule & Rate Changes** – FY26 Sales Tax revenue ~$1.19million and Rates & Fees revenue was $460,000. Other revenues of $40,000 was ADEC reimbursement grant program for lead and copper inventory. That money was used to pay off the ADEC water treatment plant loan. Annual operating expenses were ~$1million and loan payments/capital projects were ~$440,000. As a result, fund balance has remained stable.

We are working with a company called Waterworth to expand from manually created spreadsheets to utilizing their platform. The platform utilizes current

expenses, planned capital, water usage, etc. to help determine future rate changes to address capital projects, debt service, etc. This platform will be presented at the next meeting for the board to review possible rate scenarios while ensuring balanced charges for each rate payer. Rates go through a formal assembly process which is scheduled for early December.

As for rule changes, we can keep a running a list of possible changes as this requires a lot of legislation.

B. **Land Acquisition for New Headworks and Storage Tank Project** – a railroad application has been submitted – the ARRC/MSB have gone back and forth on some communication. The Request for Proposal is with Purchasing for review.

A question was asked about if land could be purchased with grant money – Amanda will research the answer. It was determined that grant money could not be used to pay off loan debts.

VIII. NEW BUSINESS

A. None.

IX. COMMENTS FROM THE BOARD

A. Jane – No matter the location, believes the MSB has heard that the upgrade should be aesthetically pleasing. As for the petition, people typically voice their opposition not their support and since there hasn't been a survey for support of the DNR parcels, we don't know what the community supports.
Jim – none.
Drew – disappointed with where the MSB has progressed with researching other sites and attendance of other MSB staff. General frustration with the land research process.

X. NEXT MEETING

A. Regular Meeting: November 4, 2026, 1:00pm, Talkeetna Warm Storage & Teams

XI. ADJOURNMENT

Meeting adjourned at 2:52 pm.

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DRAFT

Mr. Andrew Haag, Chair

ATTESTED:

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Ms. Amanda Fleming, Board Administrative Support

DRAFT

GRANT-SPECIFIC PROGRAMMATIC TERMS AND CONDITIONS FOR EPA COMMUNITY GRANTS

A. Performance Reports

Content

In accordance with 2 CFR 200.329, the recipient must relate financial data and project or program accomplishments to the performance goals and objectives of the EPA award and must provide cost information to demonstrate cost-effective practices (for example, through unit cost data) when reporting program performance. The recipient agrees to submit performance reports that include information on each of the following areas: 1) A comparison of accomplishments to the outputs/outcomes established in the assistance agreement work plan for the reporting period (for example, comparing costs to units of accomplishment); 2) explanations on why established outputs/outcomes were not met; and 3) Additional information, analysis, and explanation of cost overruns or higher-than-expected-unit costs.

Additionally, the recipient agrees to notify the EPA when a significant development occurs that could impact the award. Significant developments include events that enable meeting milestones and objectives sooner or at less cost than anticipated or that produce different beneficial results than originally planned. Significant developments also include problems, delays, or adverse conditions which will impact the ability to meet the milestones or objectives of the award, including outputs/outcomes specified in the assistance agreement work plan. If the significant developments negatively impact the award, the recipient must include information on their plan for corrective action and any assistance needed to resolve the situation.

Frequency

Semi-Annual: The recipient agrees to submit **semi-annual** performance reports electronically to the EPA Project Officer. Semi-annual reports are due within 30 days after the reporting period (every six-month period) as described below.

PERIOD ENDING	SEMI-ANNUAL DUE DATES
October 1 – March 31	April 30
April 1 – September 30	October 30

B. Project changes (2 CFR 200.308**)**

Consistent with 2 CFR 200.308, the recipient must request prior written approval from EPA for the following program and budget-related reasons, including but not limited to: changes which alter the project performance standards; changes in the scope or objectives of the project (even if there is no associated budget revision requiring prior written approval) or substantially altering the design of the project; changes in key personnel (including employees and contractors) that are identified by name or position in the Federal award; the disengagement from a project for more than three months, or a 25% reduction in time and effort devoted to the Federal award over the course of the period of performance, by the approved project director or principal investigator; the inclusion, unless waived by the EPA, of costs that require prior written approval in accordance with 2 CFR Part 200, Subpart E, as applicable; the transfer of funds between construction and non-construction budget categories; significantly delaying or accelerating the project schedule; or substantially altering the facilities plan, design drawings and specifications, or the location, size, capacity, or quality of any major part of the project. Note, depending on the type of change, the authorized Agency Award Official or Grants Management Officer may need to make the final determination.

C. Right of Access (2 CFR 200.337)

EPA will have access to all records which are pertinent to the assistance agreement (including fiscal, procurement, and engineering data and files), and EPA may conduct site visits and inspections related to progress of the assistance agreement workplan activities. This term and condition supplements the requirements in the "Access to Records" General Term and Condition.

Procurement Document Submission

1. With the exception of projects that qualify for the procurement flexibility in the FY 2026 Consolidated Appropriations Act **(**P.L. 119-74) discussed below in term and condition D. Procurement, the recipient shall submit a copy of all proposed and/or executed contracts for services (including professional and construction), supplies, and equipment over the simplified acquisition threshold as defined in 2 CFR 200.1 to the EPA Project Officer for review. The submittal of the proposed and/or executed contracts must include procurement records.

(a) Recipient agrees to submit plans and specifications, requests for proposals, invitations for bids, scopes of work, and/or plans and specifications to the EPA Project Officer for review prior to advertising for bids, or as soon as practicable thereafter if a contract has been executed or performance under the contract has begun. Recipient will also submit any addenda to these documents to the EPA Project Officer for review prior to the opening

of bids, or as soon as practicable thereafter if a contract has been executed or performance under the contract has begun.

(b) Recipient agrees to submit to the EPA Project Officer, within ten calendar days after a bid opening, or as soon as practicable thereafter if a contract has been executed or performance under the contract has begun, the bid package of the selected responsive and responsible bidder for review prior to the award of a contract, or as soon as practicable thereafter if a contract has been executed or performance under the contract has begun. The bid package should include, as applicable and at minimum, a bid tabulation, a copy of the proof of advertising, the bid bond of the selected bidder, the Disadvantaged Business Enterprises proposed consideration by the bidder with a statement from the recipient that the efforts taken by the selected bidder meet the statutory/regulatory requirements, and the recommendation to award a contract to the selected bidder.

(c) Recipient agrees to submit to the EPA Project Officer for review any proposed and/or executed contract for services, such as architectural/engineering or grant management or construction, prior to signing each contract, or as soon as practicable thereafter if a contract has been executed or performance under the contract has begun, as well as any change orders executed after the award of the contract. A description of the process used to procure those services will also be submitted. To be accepted as allowable project costs, such procurements/contracts must comply with all statutory and regulatory requirements as applicable, including 40 U.S.C. 1101 et seq. *(the Brooks Act) or an equivalent State qualifications-based procurement requirement;* 2 CFR Part 200; 2 CFR Part 1500; and/or 40 CFR Part 33.

(2) Recipients that qualify for the procurement flexibility discussed below in term and condition D. Procurement, must provide to the EPA upon request solicitation documents (e.g., Request for Proposals or Request for Qualifications), contracts, and/or any other pertinent documents relating to the process used to enter the contract(s) and/or contract amendment(s).

(3) All recipients, to include those that qualify for the procurement flexibility in the FY 2026 Consolidated Appropriations Act **(**P.L. 119-74) discussed below in term and condition D. Procurement, must comply with the requirements in the Davis-Bacon Act, American Iron and Steel (AIS) Act, and Build America, Buy America (BABA) Act in any procurements and resulting contracts as applicable. These requirements include incorporating the appropriate prevailing wage determinations and AIS/BABA in the solicitation documents.

D. Procurement

The FY 2026 Consolidated Appropriations Act (P.L. 119-74), which was signed into law on January 23, 2026, states:

Provided further, That the funds made available under this heading for Community Project Funding/Congressionally Directed Spending grants in this or prior appropriations Acts are not subject to compliance with Federal procurement requirements for competition and methods of procurement applicable to Federal financial assistance, if a Community Project Funding/Congressionally Directed Spending recipient has procured services or products through contracts entered into prior to the date of enactment of this legislation that complied with state and/or local laws governing competition.

(a) Recipients with projects identified in the FY 2026 or prior (i.e., FY 2022, FY 2023, and FY 2024) Appropriations Acts are not subject to compliance with Federal procurement requirements for competition and methods of procurement applicable to Federal financial assistance if the recipient has:

- procured services or products through contracts entered into prior to January 23, 2026; and
- complied with state and/or local laws governing competition (including state and local laws/policies relating to participation by disadvantaged business enterprises or equivalent, as applicable, and method of procurement).

In order to request coverage for the procurement flexibility, the recipient must provide a written statement to the EPA Project Officer affirming any contracts (and/or contract amendments) entered into prior to January 23, 2026, complied with state and/or local laws governing competition (including state and local laws/policies relating to participation by disadvantaged business enterprises or equivalent as applicable, and method of procurement). The statement must also include the date the contracts (and/or contract amendments) were entered. The contract (and/or contract amendment) will be considered covered by the provision upon receipt of written confirmation from EPA.

The recipient must retain documentation (e.g., solicitation documents, procurement certifications from state and/or local officials) demonstrating compliance with this provision.

(a)(1) Contract Amendments after January 23, 2026, and FY 2026 Procurement Flexibility

Recipients with projects identified in the FY 2026 or prior (i.e., FY 2022, FY 2023, and FY 2026 Appropriations Acts) may not be subject to compliance with Federal procurement requirements for competition and methods of procurement applicable to Federal financial assistance (with the exception noted below in paragraph (a)(2) for contract modifications

over the Simplified Acquisition Threshold in effect at the time of award) for contract amendments that occur after January 23, 2026, if the recipient has:

(i) procured services or products (e.g., supplies and equipment) through contracts entered into prior to January 23, 2026;

(ii) entered into said contracts in compliance with state and/or local laws governing competition (including state and local laws/policies relating to participation by disadvantaged business enterprises or equivalent, as applicable, and method of procurement); and

(iii) complied with state and/or local laws relating to contract amendments as applicable.

In order to request coverage for the procurement flexibility for contract amendments after January 23, 2026,the recipient must provide a written statement to the EPA Project Officer affirming any contracts entered into prior to January 23, 2026, and contract amendments after that date, complied with state and/or local laws governing competition (including state and local laws/policies relating to participation by disadvantaged business enterprises or equivalent as applicable, and method of procurement). The statement must also include the date the contracts and contract amendments were entered into . The contract and contract amendment will be considered covered by the provision upon receipt of written confirmation from EPA.

The recipient must retain documentation (e.g., solicitation documents, procurement certifications from state and/or local officials) demonstrating compliance with this provision.

(2) Consistent with 2 CFR 200.324, the recipient further agrees that for all contract modifications/amendments in excess of the Simplified Acquisition Threshold in effect at the time of award, the recipient will perform a cost or price analysis.

(b) All other recipients who do not qualify for the procurement flexibility discussed in section (a) must procure all services (professional, construction, etc.), supplies, and equipment awarded under this grant in accordance with all applicable federal requirements, including: 40 U.S.C. 1101 *et seq.* *(the Brooks Act) or an equivalent State qualifications-based procurement requirement, as applicable;* 2 CFR Part 200; 2 CFR Part 1500; and/or 40 CFR Part 33. This includes all services (professional, construction, etc.), supplies, and equipment for which costs are approved as preaward costs.

E. Cybersecurity Condition

(a) The recipient agrees that when collecting and managing environmental data under this assistance agreement, it will protect the data by following all applicable State or Tribal law cybersecurity requirements.

(b) (1) EPA must ensure that any connections between the recipient's network or information system and EPA networks used by the recipient to transfer data under this agreement, are secure. For purposes of this Section, a connection is defined as a dedicated persistent interface between an Agency IT system and an external IT system for the purpose of transferring information. Transitory, user-controlled connections such as website browsing are excluded from this definition.

If the recipient's connections as defined above do not go through the Environmental Information Exchange Network or EPA's Central Data Exchange, the recipient will contact the EPA Project Officer no later than 90 days after the date of this award and work with the designated Regional/Headquarters Information Security Officer to ensure that the connections meet EPA security requirements, including entering into Interconnection Service Agreements as appropriate. This condition does not apply to manual entry of data by the recipient into systems operated and used by EPA's regulatory programs for the submission of reporting and/or compliance data.

(2) The recipient agrees that any subawards it makes, under this agreement will require the subrecipient to comply with the requirements in (b)(1) if the subrecipient's network or information system is connected to EPA networks to transfer data to the Agency using systems other than the Environmental Information Exchange Network or EPA's Central Data Exchange. The recipient will be in compliance with this condition: (i) by including this requirement in subaward agreements; and (ii) during subrecipient monitoring deemed necessary by the recipient under 2 CFR 200.332(e), by inquiring whether the subrecipient has contacted the EPA Project Officer. Nothing in this condition requires the recipient to contact the EPA Project Officer on behalf of a subrecipient or to be involved in the negotiation of an Interconnection Service Agreement between the subrecipient and EPA.

F. Signage

The FY 2022 Consolidated Appropriations Act (Pub. Law 117-103), FY 2023 Consolidated Appropriations Act (Pub. Law 117- 328), FY 2024 Consolidated Appropriations Act (Pub. Law 118-42), and FY 2026 Consolidated Appropriations Act (Pub. Law 119-74) provide that those federal requirements that would apply to a Clean Water State Revolving Fund (CWSRF) or Drinking Water State Revolving Fund (DWSRF) project grant recipient shall apply to a grant recipient receiving a Community Grants project. Consequently, these Appropriations Acts extend Signage requirements applicable to SRF projects to

Community Grants. The recipient agrees to comply with the SRF Signage Guidelines in order to enhance public awareness of EPA assistance agreements nationwide.

Basic Requirements

Recipients should note that they have the option of selecting different implementation options depending on the location, project type, and available resources. The costs of compliance with the signage requirements are allowable under the grant, provided the costs are reasonable.

Summary of Options

The SRF Signage Guidelines present a number of options which communities can explore to implement EPA's signage policy. The option selected should meet all of the Basic Requirements above while remaining cost-effective and accessible to a broad audience. The following strategies are acceptable options for communities to follow:

Standard signage

• Posters or wall signage in a public building or location

• Newspaper or periodical advertisement for project construction, groundbreaking ceremony, or operation of the new or improved facility

• Online signage placed on community website or social media outlet

• Press release

Each of these options is described in more detail in the sections below.

Implementation Option: Standard Signage

EPA recommends that large projects that involve significant expansion or construction of a new facility elect to publicize through standard signage. This option should be selected for projects where the sign would be near a major road or thoroughfare or where the facility is in a location at which this would effectively publicize the upgrades. Some facilities will not find this an appropriate or cost-effective solution. For example, investing in a large road sign for a facility that is located in a rural area or where access is limited to a smaller service road would likely not be an optimal solution.

Signs can also be located away from the project site if there is another reasonable alternative. For example, a community may elect to place a sign advertising the project near a body of water that receives discharge from a particular facility.

Recipients selecting projects that will implement this requirement through use of a traditional sign should ensure the following are included:

• The name of the facility, project, and community

• Project cost (total grant award amount, i.e., federal share plus recipient contribution)

• The EPA and Recipient logos (EPA logo may only be used on a sign)

If the EPA logo is displayed along with logos of other participating entities, the EPA logo must not be displayed in a manner that implies that EPA itself is conducting the project. Instead, the EPA logo must be accompanied with a statement indicating that the recipient received financial assistance from EPA for the project. As provided in the sign specifications from the EPA Office of External Affairs, the EPA logo is the identifier for assistance agreement projects. Recipients are responsible to comply with the sign specifications provided by the OPA, available at https://www.epa.gov/aboutepa/using-epa-seal-and-logo. To obtain the appropriate EPA logo graphic file, the recipient should send a request directly to the EPA Office of External Affairs and include the EPA Project Officer in the communication; contact information can be found at https://www.epa.gov/aboutepa/using-epa-seal-and-logo.

Implementation Option: Posters, Brochures, and/or Pamphlets

Smaller projects, projects located in rural areas, and other efforts may find that it is more cost-effective and practical to advertise efforts through creation of a poster or smaller sign. If the project involves nonpoint source or green infrastructure components, those can be described at the discretion of the recipient.

The poster or brochure and acknowledgement should be visible, as well as a website or other source of information for individuals that may be curious about the Community Grants program. The recipient may also implement this option as a short pamphlet that is placed in one of the locations noted below for community members to read.

Posters, brochures, and/or pamphlets should be placed in a public location that is accessible to a wide audience of community members. This can include, but is not limited to:

• Town or City Hall

• Community Center

• Locally owned or operated park or recreational facility

• Public Library

• County/municipal government facilities

• Court house or other public meeting space

Given the low cost for producing multiple copies of the same poster, brochure, and/or pamphlet, communities can explore options for displaying these posters in several locations simultaneously. This would achieve the overall objective of reaching a broad audience and publicizing the project.

Projects that will implement this requirement through use of posters, brochures, and/or pamphlets should ensure the following are included:

• Name of facility, project, and community

• Project is wholly or partially funded with EPA funding

• Brief description of project

• Brief description of the water quality benefits the project will achieve

Implementation Option: Newsletters, Periodicals, and/or Press Releases

For communities where there is no suitable public space or where advertisement through signage is unlikely to reach community members effectively, projects can be advertised in a community newsletter or similar periodical. States can use guidelines from their standard public notice practices. For new construction, if a groundbreaking ceremony is to be held, an announcement could publicize or accompany publicity for this event.

In some cases, it may be appropriate for the recipient to issue a formal press release announcing construction of a new facility. Distributing a single prepared statement concisely summarizing the project purpose and the joint funding from EPA and community resources can reach a wide audience as the statement goes through multiple news outlets.

If the recipient decides on a public and/or media event to publicize the accomplishment of significant events related to the project as a result of EPA support, the recipient must provide EPA with at least ten working days' notice of the event and the opportunity to attend and participate in the event.

Recipients that will implement this requirement through use of a newsletter, periodical, or press release should ensure the following are included:

• Name of facility, project, and community

• Project is wholly or partially funded with EPA funding

• Brief description of the project

• Brief listing of water quality benefits to be achieved

Implementation Option: Inserts and/or Pamphlets in Water/Sewer Bills

Utilities can consider including a single-page insert within water and sewer bills that are mailed to residents and users in the affected community. This approach would effectively publicize the project to those individuals directly benefitting from the project. The flyer or insert could emphasize the environmental and public health benefits to the community.

Recipients that will implement this requirement through use of inserts and/or pamphlets in water/sewer bills should ensure the following are included:

• Name of facility, project, and community

• Project is wholly or partially funded with EPA funding

• Brief description of the project

• Brief listing of water quality benefits to be achieved

Implementation Option: Online and/or Social Media Publicity

Many communities are increasingly finding that the internet is the most cost-effective approach to publicizing their projects and reaching a broad audience of stakeholders. Online "signage" should follow the minimum information guidelines above and may appear on the town, community, and/or facility website if available. In some cases, communities may be active on social media sites such as Facebook or X, formally known as Twitter. These can be used as an opportunity for publicizing projects and information about how EPA funds are being used in the community.

These online announcements/notices may be appropriate for settings where physical signage would not be visible to a wide audience. They can be a more cost-effective option than traditional signs or publicity in print media outlets. This option may be most useful where the community's website is a well-recognized source of information for its residents.

In the case of some projects, such as nonpoint source, there might be additional opportunities for online publicity through partner agencies or organizations. This could take place either on the organization's website or through other social media outlets.

Projects that will implement this requirement through use of online and/or social media publicity should ensure the following are included:

• Name of facility, project, and community

• Project was wholly or partially funded with EPA funding

• Brief description of the project

• Brief listing of water quality benefits to be achieved

Suggested Language for Alternate Options

For any of the alternate implementation options listed above, recipients have discretion to structure their signage as they see appropriate. The language below is offered as an option for use in posters, pamphlets, brochures, press releases, and/or online materials. Communities may consider using the following:

"Construction of upgrades and improvements to the [Name of Facility, Project Location, or WWTP] were financed by the grant funding administered by the U.S. Environmental Protection Agency (EPA). EPA's Community Grant Program. This project will (description of project) and will provide water quality benefits [details specifying particular benefits] for community residents and businesses in and near (name of town, city, and/or water body or watershed to benefit from project.)

For projects in certain areas, recipients should consider whether it is appropriate to include additional details about the project. Specific benefits, such as reduction of CSO events, lessening of nutrient pollution, reducing contaminant levels or water pumping costs, or improvements to a particular water body, may be of interest to community residents. In these cases, including additional detail would further serve to showcase positive efforts financed by EPA. Additionally, recipients may elect to detail improvements in energy efficiency or water conservation achieved by project upgrades. If the project includes green infrastructure components such as rain gardens and green roofs that have environmental and aesthetic benefits to the community, these can be described briefly as well. Again, this additional information can be included at the discretion of the recipient when it is appropriate, given the project type, location, and the type of signage or publicity effort selected.

G. Public or Media Events

The recipient will notify the EPA Project Officer listed in this award document of public or media events publicizing the accomplishment of significant events related to the project as a result of EPA support and provide the opportunity for attendance and participation by federal representatives with at least ten working days notice.

H. Federal Cross-cutting Requirements/Other Applicable Federal Laws

Recipient must comply with federal cross-cutting requirements as well as other applicable federal laws as provided in EPA's Community Grants Program Final Implementation Guidance. For additional information on cross-cutting requirements, as well as applicability for recipients and subrecipients, visit https://www.epa.gov/grants/epa-subaward-cross-cutter-requirements.

I. American Iron and Steel (AIS)

AIS requirements apply to this award agreement based on the directive Congressional language in the FY 2022, FY 2023, FY 2024, and FY 2026 Consolidated Appropriations Acts (i.e., "Applicable Federal requirements that would apply to a Clean Water State Revolving Fund or Drinking Water State Revolving Fund project grant recipient shall apply to a grantee receiving a CPF grant under this section"). AIS requirements apply to State Revolving Fund assistance agreements signed on or after January 17, 2014, including all treatment works projects funded by a CWSRF assistance agreement and all public water system projects funded by a DWSRF assistance agreement.

(a) *Definitions*. As used in this award term and condition—

(1) "iron and steel products" mean the following products made primarily of iron or steel, where "primarily" means 50% or greater iron/steel, measured by materials costs: lined or unlined pipes and fittings, manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and ferrous construction materials.

(2) "steel" means an alloy that includes at least 50 percent iron, between .02 and 2 percent carbon, and may include other elements.

(b) *Domestic preference*.

(1) This award term and condition requires that all iron and steel products used for a project for the construction, alteration, maintenance or repair of a public water system or treatment work are produced in the United States except as provided in paragraph (b)(2) of this section and condition. "Produced in the United States means all manufacturing processes, beginning with initial melting, must occur in the United States.

(2) This requirement shall not apply in any case or category of cases in which the Administrator of the Environmental Protection Agency finds that—

(i) applying the requirement would be inconsistent with the public interest;

(ii) iron and steel products are not produced in the United States in sufficient and reasonably available quantities and of a satisfactory quality; or

(iii) inclusion of iron and steel products produced in the United States will increase the cost of the overall project by more than 25 percent.

(3) The Build America, Buy America (BABA) Act requirements do not supersede the AIS requirements, and both provisions still apply and work in conjunction. Compliance with AIS requirements meets the BABA requirements for iron and steel.

(c) *Request for a Waiver under (b)(2) of this section*

(1) Any recipient request to use foreign iron or steel products in accordance with paragraph (b)(2) of this section shall include adequate information for federal Government evaluation of the request, including—

(i) A description of the foreign and domestic iron and/or steel, ;

(ii) Unit of measure;

(iii) Quantity;

(iv) Cost;

(v) Time of delivery or availability;

(vi) Location of the project;

(vii) Name and address of the proposed supplier; and

(viii) A detailed justification of the reason for use of foreign iron or steel products cited in accordance with paragraph (b)(2) of this section.

(2) If the Administrator receives a request for a waiver under this section, the waiver request shall be made available to the public for at least 15 days prior to making a finding based on the request.

(3) Unless the Administrator issues a waiver of this term, use of foreign iron and steel products is noncompliant with Section 608 of the Clean Water Act and Section 1452(a)(4) of the Safe Drinking Water Act.

(d) This term and condition shall be applied in a manner consistent with United States obligations under international agreements.

J. Build America, Buy America Act (BABA)

This term and condition supplements the "Build America, Buy America" term and condition included in EPA's General Terms and Conditions**.**

(a) Definitions.

For legal definitions and sourcing requirements, the recipient must consult the EPA Build America, Buy America website, 2 CFR Part 184, and the Office of Management and Budget's (OMB) Memorandum M-24-02 Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure.

(b) Waiver Request.

(1) When necessary, recipients may apply for a waiver from these requirements.

(2) A request to waive the application of the domestic content procurement preference must be in writing and submitted following the waiver instructions under the Water Programs section athttps://www.epa.gov/baba/build-america-buy-america-baba-epa-programs.

(3) Waiver requests are subject to public comment for at least 15 days prior to making a finding based on the request.

(4) Waiver requests are subject to review by the Office of Management and Budget's Made in America Office.

(5) There may be instances where an award qualifies, in whole or in part, for an existing waiver described at https://www.epa.gov/baba/build-america-buy-america-baba-approved-waivers.

(6) The U.S. Environmental Protection Agency may grant a waiver based upon one of the exceptions as established in Section 70914(b) of the Infrastructure Investment and Jobs Act and further described in the Office of Management and Budget Memorandum M-24-02.

(7) Any recipient waiver request to use foreign iron, steel, manufactured products, and/or construction materials in an infrastructure project shall include adequate information for the Federal Government evaluation of the request, including—

i. The Federal Award Identification Number (FAIN);

ii Location and description of the project;

iii. Total cost of infrastructure expenditures, including federal and non-federal funds, as well as the source of any additional federal funds, if any;

iv. List of iron or steel item(s), manufactured products, and construction material(s) proposed to be excepted from Buy America requirements, including name, cost, country(ies) of origin (if known), relevant Product Services Code (PSC) and North American Industry Classification System (NAICS) code for each, unit of measure, quantity, time of delivery or availability, and name and address of the proposed supplier;

v. Project schedule including earliest targeted installation dates of items requested to be waived;

vi. A detailed justification of the reason for use of foreign iron, steel, manufactured products, and/or construction materials;

vii. Recipient's Unique Entity Identifier (UEI);

vii. Anticipated impact if no waiver is issued; and

viii. A certification that the federal official or assistance recipient made a good faith effort to solicit bids for domestic products supported by terms included in requests for proposals, contracts, and nonproprietary communications with the prime contractor.

(8) Unless a waiver applies, use of foreign iron, steel, manufactured products, and/or construction materials that are consumed in, incorporated into, or affixed to an infrastructure project is noncompliant with this term and condition pursuant to the Infrastructure Investment and Jobs Act, Pub. L. No. 117-58, including Build America, Buy America Act, Pub. L. No. 117-58 §§70901-52.

(c) Waiver Evidence Submission.

(1) The recipient must maintain documentation of any use of materials which are considered de minimis and are covered by an existing waiver (e.g., miscellaneous, generally low-cost products that are essential for construction and are incorporated into the physical structure of the project) with grant project files for a period of three years from the date of submission of the final expenditure report, in accordance with 2 CFR 200.334.

(2) If the recipient seeks coverage under an existing general applicability BABA waiver, the recipient agrees to submit available evidence to the EPA Project Officer to support such a determination as identified in the BABA waiver. The recipient shall maintain this evidence with grant project files for a period of three years from the date of submission of the final expenditure report, in accordance with 2 CFR 200.334.

K. Environmental Review

In accordance with the requirements of the National Environmental Policy Act, the EPA has issued a Finding of No Significant Impact for this project in accordance with provisions in 40 CFR Part 6. If the scope of the project changes, the recipient understands that additional environmental review may be necessary.

EPA will include the following stipulations as a binding condition of the grant award:

Biological Resources:

Bald and golden eagles may be found within the Project Area. Prior to construction, an eagle nest survey will be conducted to determine the presence of active nests. If active bald eagle nests are found within 660 feet or active golden eagle nests are found within 1 mile of construction activity, either construction would be prohibited during sensitive nesting times or monitoring would be conducted according to US Fish and Wildlife Service protocol.

Cultural Resources and Historic Properties:

A qualified cultural resource professional meeting the Secretary of the Interior Standards for Archaeology, guided by a monitoring plan, will be present for all ground-disturbing activities. A professional report detailing the results of archaeological monitoring will be produced and provided for the AK SHPO's review within 6 months of completion of fieldwork. Should previously unidentified archaeological resources be discovered during the project, work must be interrupted until the resources have been evaluated using the National Register of Historic Places eligibility criteria (36 CFR 60.4) in consultation with the Alaska State Historic Preservation Office. Please note that some sites can be deeply buried and that fossils are considered cultural resources subject to the Alaska Historic Preservation Act.

Water and Soil Resouces:

An erosion and sediment control plan and other protective measures would be used during construction to mitigate potential for fugitive dust and erosion into nearby waters. Additionally, a stormwater pollution prevention plan would be implemented, as required by the Alaska Pollutant Discharge Elimination System permit.

L. Davis-Bacon Labor Standards

1. Program Applicability

a. Program Name: Community Grants Program

b. Statutes requiring compliance with Davis-Bacon:

- Consolidated Appropriations Act, 2022 (P.L. 117-103);
- Consolidated Appropriations Act, 2023 (P.L. 117-328);
- Consolidated Appropriations Act, 2024 (P.L. 118-42); and
- Consolidated Appropriations Act, 2026 (P.L. 119-74)

c. Activities subject to Davis-Bacon:

- **For Community Grants Projects that are inclusive of CWSRF-eligible activities**: Treatment works constructed in whole or in part with assistance made available by the FY 2022, FY 2023, FY 2024, and/or FY 2026 Consolidated Appropriations Acts discussed in section b.
- **For Community Grants Projects that are inclusive of DWSRF-eligible activities**: Any construction project carried out in whole or part with assistance made available by the FY 2022, FY 2023, FY 2024, and/or FY 2026 Consolidated Appropriations Acts discussed in section b.

d. The recipient must work with the appropriate authorities to determine wage classifications for the specific project(s) or activities subject to Davis Bacon under this grant (or cooperative agreement).

2. Davis-Bacon and Related Acts

Davis-Bacon and Related Acts (DBRA) is a collection of labor standards provisions administered by the Department of Labor, that are applicable to grants involving construction. These labor standards include the:

- Davis-Bacon Act, which requires payment of prevailing wage rates for laborers and mechanics on construction contracts of $2,000 or more;
- Copeland "Anti-Kickback" Act, which prohibits a contractor or subcontractor from inducing an employee into giving up any part of the compensation to which he or she is entitled; and
- Contract Work Hours and Safety Standards Act, which requires overtime wages to be paid for over 40 hours of work per week, under contracts in excess of $100,000

3. Recipient Responsibilities When Entering Into and Managing Contracts

a. Solicitation and Contract Requirements:

i. **Include the Correct Wage Determinations in Bid Solicitations and Contracts:** Recipients are responsible for complying with the procedures provided in 29 CFR 1.6 when soliciting bids and awarding contracts.

ii. **Include DBRA Requirements in All Contracts:** Include the following text on all contracts under this grant:

"By accepting this contract, the contractor acknowledges and agrees to the terms provided in the DBRA Requirements for Contractors and Subcontractors Under EPA Grants

b. After Award of Contract:

i. **Approve and Submit Requests for Additional Wages Rates:** Work with contractors to request additional wage rates if required for contracts under this grant, as provided in 29 CFR 5.5(a)(1)(iii).

ii. **Provide Oversight of Contractors to Ensure Compliance with DBRA Provisions:** Ensure contractor compliance with the terms of the contract, as required by 29 CFR 5.6.

4. Recipient Responsibilities When Establishing and Managing Additional Subawards:

a. Include DBRA Requirements in All Subawards (including Loans):

Include the following text on all subawards under this grant:

"By accepting this award, the EPA subrecipient acknowledges and agrees to the terms and conditions provided in the DBRA Requirements for EPA Subrecipients."

b. Provide Oversight to Ensure Compliance with DBRA Provisions: Recipients are responsible for oversight of subrecipients and must ensure subrecipients comply with the requirements in 29 CFR 5.6.

5. The contract clauses set forth in this Term & Condition, along with the correct wage determinations, will be considered to be a part of every prime contract covered by Davis-Bacon and Related Acts (see 29 CFR 5.1), and will be effective by operation of law, whether or not they are included or incorporated by reference into such contract, unless the Department of Labor grants a variance, tolerance, or exemption. Where the clauses and applicable wage determinations are effective by operation of law under this paragraph, the prime contractor must be compensated for any resulting increase in wages in accordance with applicable law.

M. Operation and Maintenance

The recipient agrees that it will properly operate and maintain all facilities that are partially or wholly funded by this grant for the useful life of the facilities as described below.

Useful Life Timeframes

• Land - Permanent

• Wastewater/Water Conveyance Structures: collection systems, pipes, interceptors, force mains, tunnels, distribution lines, etc. - 40 years

• Other Structures: plant buildings, concrete tankage, basins, lift stations and pump station structures, inlet structures, etc. - 30 years

• Wastewater and Drinking Water Process Equipment - 15 years

• Auxiliary Equipment - 10 years

MATANUSKA-SUSITNA BOROUGH
Public Works Department
Pre-Design & Engineering Division
350 E. Dahlia Avenue ○ Palmer, AK 99645 (mailing address)
533 E. Fireweed Avenue ○ Palmer, AK 99645 (physical address)
Phone (907) 861-7723 ○ Fax (907) 861-7735
E-mail: pde@matsugov.us

DECISION MEMORANDUM

Selection of Preferred Site for Talkeetna Water Storage Tank and Associated Infrastructure

October 28, 2026

DECISION

Public Works selects Alternative 7, the two former State of Alaska Department of Natural Resources (DNR) parcels on Front Street conveyed to the Matanuska-Susitna Borough (Borough), as the preferred location for the proposed Talkeetna water storage tank and associated water-system infrastructure.

Legal Description:	*Talkeetna Townsite (USS 1260), Block 26, Lots 3 & 4*
Addresses:	*13804 and 13768 Front Street, Talkeetna Alaska*

Public Works will proceed with site-specific design, environmental review updates, geotechnical and hydrogeologic confirmation, permitting, funding coordination, and other development activities necessary to advance the project at this location. It does not authorize construction or predetermine the outcome of any permit, funding, environmental, or final design approval still required.

PURPOSE AND NEED

The Talkeetna water system lacks adequate treated-water storage and has experienced low-pressure conditions during peak demand. The planning documents identify the need for a new storage tank, a new pumphouse and distribution pumps, improved controls and alarms, and related infrastructure to improve system reliability, provide emergency and fire-flow storage, and support future demand. The preliminary engineering analysis recommends approximately 368,400 gallons of storage and evaluates a 375,000-gallon tank for planning purposes. [R1, R2]

The project is intended to address the existing system deficiencies while maintaining service during construction and placing the major facilities near the existing water distribution network. The July 2026 addendum to the Preliminary Engineering Report (PER) recognizes that the existing facilities must remain in operation during construction and that the newer Front Street alternatives are adjacent to the existing 12-inch water main. [R2]

BACKGROUND AND DECISION HISTORY

- **2023 site evaluation.** The 2023 PER evaluated five sites. Following review and input, the Talkeetna airport site was ranked first, with final selection deferred until completion of well-testing and site-control discussions. [R1]
- **The Airport site is not available.** After the 2023 report, the Borough pursued property at the Talkeetna Airport. The Alaska Department of Transportation and Public Facilities (DOT&PF) determined that the property would not be available for lease or sale because of concerns with locating a public drinking-water source adjacent to airport operations. [R2]
- **Groundwater investigation.** The Borough obtained permission to drill a test well on nearby Alaska Railroad Corporation (ARRC) property (F Street). Pumping confirmed a productive aquifer. Final water-quality sampling reported arsenic at 1.2 micrograms per liter, below the 10 micrograms per liter maximum contaminant level, and the report estimated a sustainable production-well rate of approximately 800 to 1,100 gallons per minute. [R3]
- **Additional alternatives.** The July 2026 PER addendum evaluated three additional sites: Alternative 6 on ARRC land near F Street, Alternative 7 on the DNR Front Street parcels and Alternative 8 being the existing water treatment plant (WTP) site on ARRC property at the north end of C Street. [R2]
- **Property conveyance.** The DNR issued a final finding and decision on June 26, 2026, to convey the two Front Street parcels to the Borough for public and charitable use. [R2]

ALTERNATIVES CONSIDERED

Site	Name	Land Ownership	Access / location	Estimated project cost[1]
Alternative 1	Airport	State of Alaska	Good; requires ~450' water main extension	$5.64 million
Alternative 2	School	MSB	Good; requires ~500' water main extension	$5.89 million
Alternative 3	Overlook/Lodge	CATC[2]	Good; requires ~3,000' water main extension	$7.31 million
Alternative 4	Library	MSB	Good; requires ~6,300' water main extension	$9.65 million
Alternative 5	Lodge Gravity System	CATC	Good; requires ~5,100' water main extension	$8.46 million
Alternative 6	ARRC F Street	ARRC	Good; requires ~200' water main extension	$5.48 million
Alternative 7	DNR Front Street parcels	MSB[3]	Good; requires ~200' water main extension	$5.28 million
Alternative 8	Existing WTP Site	ARRC	Poor; due to downtown congestion	$5.07 million

[1] Costs are planning-level estimates from June 2023 PER and July 2026 addendum. [R1, R2]
[2] CATC = CIRI Alaska Tourism Corporation
[3] Pending conveyance from DNR to MSB

FINDINGS

1. **The project is needed.** The record identifies inadequate treated-water storage, low-pressure risk during peak demand, emergency and fire-flow needs, aging facilities, and the need for improved monitoring and controls. [R1, R4]
2. **Talkeetna Sewer and Water Service Area.** Alternatives 3, 4, and 5 are not within the service area whose boundaries are described in Ord. 84-79 and 88-89. [MSB 5.25.060]
3. **Talkeetna Special Land Use Districts (SpUD).** Alternatives 2 thru 5, and 8 are within a SpUD. Utility facilities are permitted uses within the SpUD, but structures that exceed the maximum building height or building footprint development standards may require a conditional use permit. [MSB 17.25]
4. **Proximity to contaminated sites.** The Alaska Department of Environmental Conservation's (ADEC) Contaminated Sites Program shows two active, petroleum-contaminated sites within approximately 420 feet of the School site (Alternative 2). The spread of contaminated plumes and potential mitigation efforts need to be investigated before further development efforts at this site. [R1, R5]
5. **Significant water main extension.** Alternatives 3, 4, and 5 incur significant cost to extend water main to connect to the existing system. [R1]
6. **Alternatives that meet operational objectives.** Alternatives 6, 7, and 8 satisfy the operational objectives, are generally central to the distribution system, and do not require significant water main extension to connect to the system. [R2]
7. **Borough ownership provides superior long-term site control.** Alternative 7 provides fee-simple public ownership rather than continued dependence on an ARRC land-use permit. This avoids recurring land use agreements, lease payments or utility permit costs and reduces long-term uncertainty over continued use of the site. [R2]
8. **Alternatives that provide the strongest funding position.** The addendum states that land ownership improves eligibility for future funding programs that require property ownership. Alternatives 2, 4 and 7 meet this eligibility criteria allowing for development of property owned by the Borough. [R2]
9. **The nearby aquifer investigation supports advancing design at the DNR site.** The nearby test well demonstrated adequate yield and compliant water-quality results. The addendum states that the DNR Front Street parcels are approximately 850 feet from the tested location and that the aquifer is expected to be accessible there. Because aquifers can vary over short distances, final design must confirm site-specific source conditions before relying on a production well at the selected property. [R2, R3]
10. **Environmental and permit obligations remain.** The environmental narrative identifies continuing design-phase obligations involving wetlands, floodplains, cultural resources, migratory birds, stormwater, drinking-water approval, water rights, fire and life-safety review, and other applicable permits. The selected site will be incorporated into the environmental review and agency consultation record before construction. [R5]

11. **Public Engagement.** The Borough conducted multiple public-engagement events related to the project and site-selection process, including discussion at Talkeetna Sewer and Water Advisory Board meetings, project updates at the MSB Water and Wastewater Advisory Board meetings, coverage through articles on the KTNA website, and radio conversations/interviews. Together, these efforts provided recurring opportunities for the community to receive project information, discuss alternatives, and offer input.

BASIS FOR DECISION

Alternative 7 provides the best overall balance of operational suitability, permanent site control, lifecycle cost, fundability, access, and implementation certainty. The Borough will own the property; the site is favorably located near the existing distribution system, and the selection preserves access to funding programs that might require property ownership.

The decision is reasonable and supported by the full planning record. It reflects the changed circumstances since the 2023 report, including the unavailability of the airport site, successful nearby aquifer testing, evaluation of the Front Street alternatives, and conveyance of the DNR parcels to the Borough. [R1, R2, R3]

CONDITIONS AND NEXT STEPS

- Confirm that the recorded conveyance documents, title conditions, reservations, and public-purpose restrictions allow the proposed water storage and associated utility uses.
- Complete a boundary and topographic survey and verify the available development area, access, easements, utility conflicts, setbacks, and connection routes.
- Perform geotechnical evaluation for the tank, pumphouse, piping, access, and foundations.
- Confirm the production-well location and source capacity through the level of hydrogeologic investigation required by the design engineer and regulatory agencies.
- Update or supplement the environmental record to address the selected parcels and current design, including cultural resources, wetland, floodplain, migratory-bird, stormwater, and other required reviews.
- Obtain all required approvals and permits, including drinking-water plan approval, water-use or water-right authorization, wastewater or backwash approvals, fire and life-safety review, land-use approvals, and access permits, as applicable.
- Advance design using lifecycle cost, operability, winterization, redundancy, security, and continued water service during construction as design criteria.
- Coordinate the site-selection decision and revised project scope with funding agencies and confirm continued eligibility before obligating construction funds.
- Provide any material change in site suitability, property authority, environmental impacts, funding eligibility, or project scope to the Public Works Director for review before final design or construction authorization.

DETERMINATION

Based on the administrative record summarized above, Public Works determines that Alternative 7, the former DNR Front Street parcels conveyed to the Matanuska-Susitna Borough, is the preferred site for the proposed Talkeetna water storage tank and associated infrastructure. Public Works will proceed with the conditions and next steps stated in this decision memorandum.

Recommend:

Mike Campfield Digitally signed by Mike Campfield Date: 2026.10.29 09:48:23 -08'00' Date: _____

Mike Campfield, PE
MSB Environmental Engineer

Concur:

Amanda Fleming Digitally signed by Amanda Fleming Date: 2026.10.29 09:06:55 -08'00' Date: _____

Amanda Fleming
MSB Utilities/Facilities Maintenance Supervisor

Approve:

Tom Adams, PE Digitally signed by Tom Adams, PE Date: 2026.10.29 09:57:50 -08'00' Date: _____

Tom Adams, PE
Public Works Director

Cc: Mike Brown, Borough Manager
Brad Sworts, Pre-Design & Engineering, Division Manager
Chad Fry, Operations & Maintenance, Division Manager

ADMINISTRATIVE RECORD REFERENCES

[R1] Preliminary Engineering Report, Talkeetna Water System Upgrades, revised July 19, 2023.

[R2] Addendum to 2023 Preliminary Engineering Report, Talkeetna Water System Upgrades, July 2026.

[R3] Pumping Test Report, 2024 Talkeetna Test Well, final, November 2024.

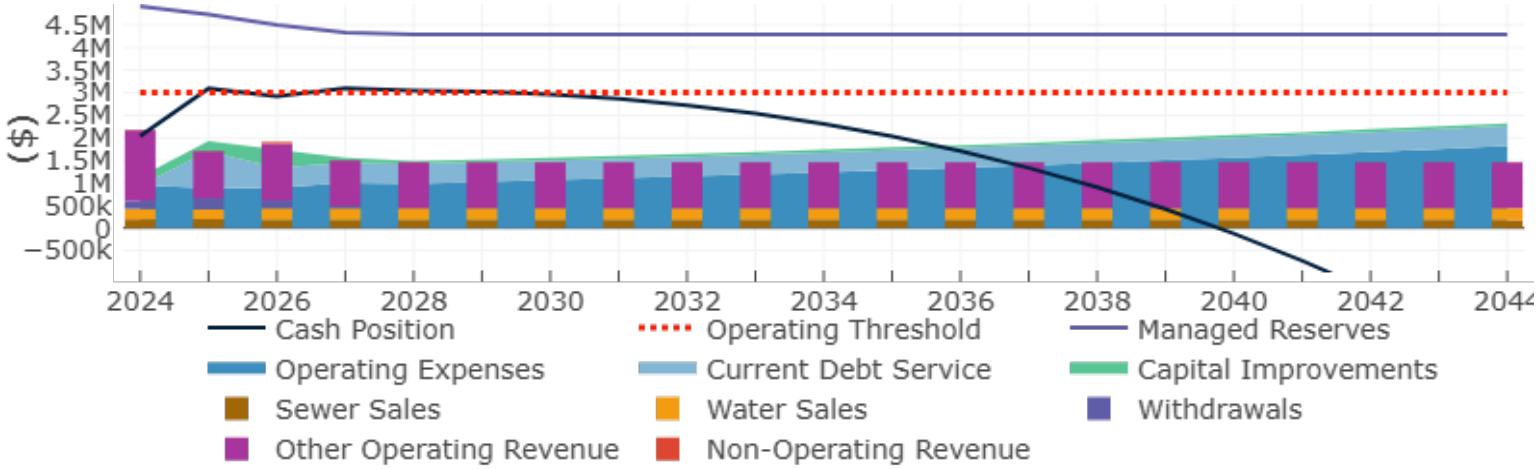
[R4] Community of Talkeetna Water System Condition Study, September 2025.

[R5] Environmental Review for Talkeetna Water Treatment Facility Upgrades, June 30, 2023.

Financial Model

This dashboard for Fund 293 shows a 21 year window with stacked expenses as area, revenues sources as columns, and various cash amounts as lines. Projected operating expenses have an average inflation rate of 4% applied year over year.

Figure 1 – Projected Revenues and Expenses – No Increases



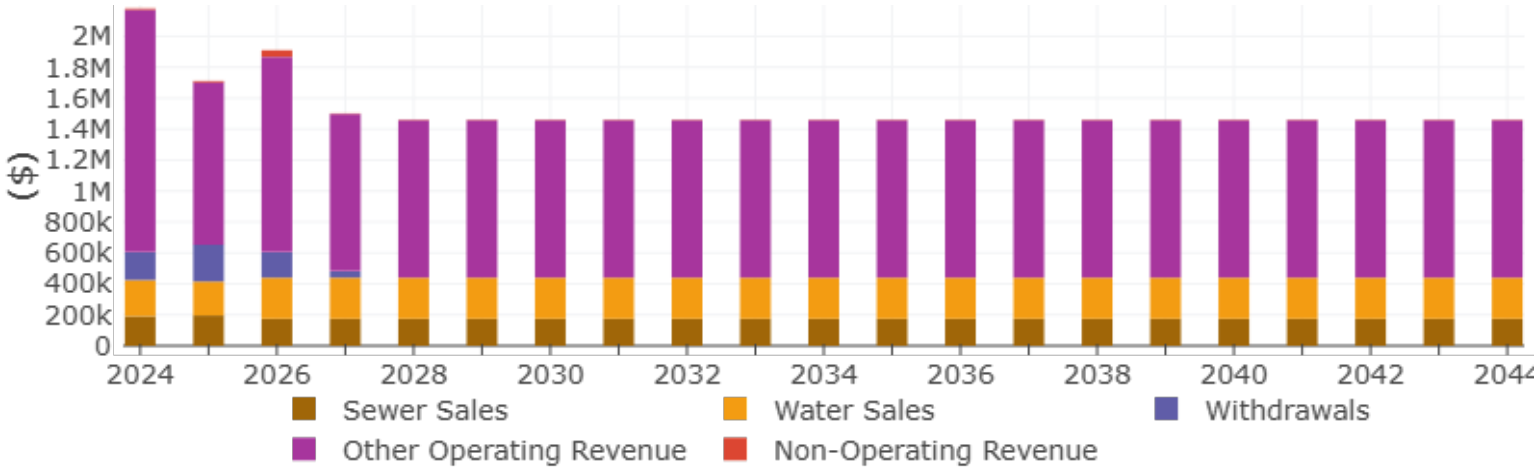
Cash Position is the Fund Balance, which is approximately $3 million. Operating Threshold is set at the current Fund Balance, which is also two years of operating expenses and debt service payments. Managed Reserves reflects the grant received for the Headworks Project.

Over time, the Fund Balance is utilized to cover expenses and by 2040, the Fund is depleted without an increase in revenues. This scenario does not reflect capital expenses funded from reserves which would draw the Fund down more quickly.

Revenues

This column chart shows the various sources of revenue for Fund 293, and how they change over a 21 year period. Revenue predominantly comes from Sales Tax. This model reflects a NO CHANGE rate scenario and NO INCREASE in Sales Tax revenue.

Figure 2 – Revenues Chart

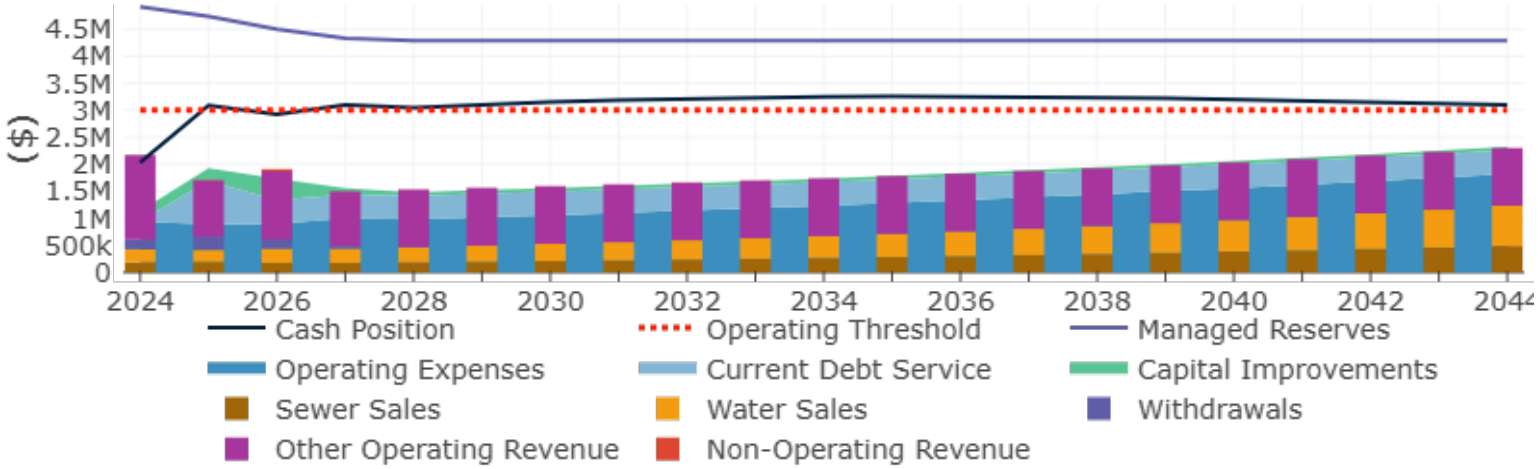


Sales Tax is reflected as Other Operating Revenue, Fees as Non-Operating Revenue, and Capital Project Returns as Withdrawals.

Financial Model

As in Figure 1, projected operating expenses have an average inflation rate of 4% applied year over year.

Figure 3 – Projected Revenues and Expenses – $3,000,000 Operating Threshold Target

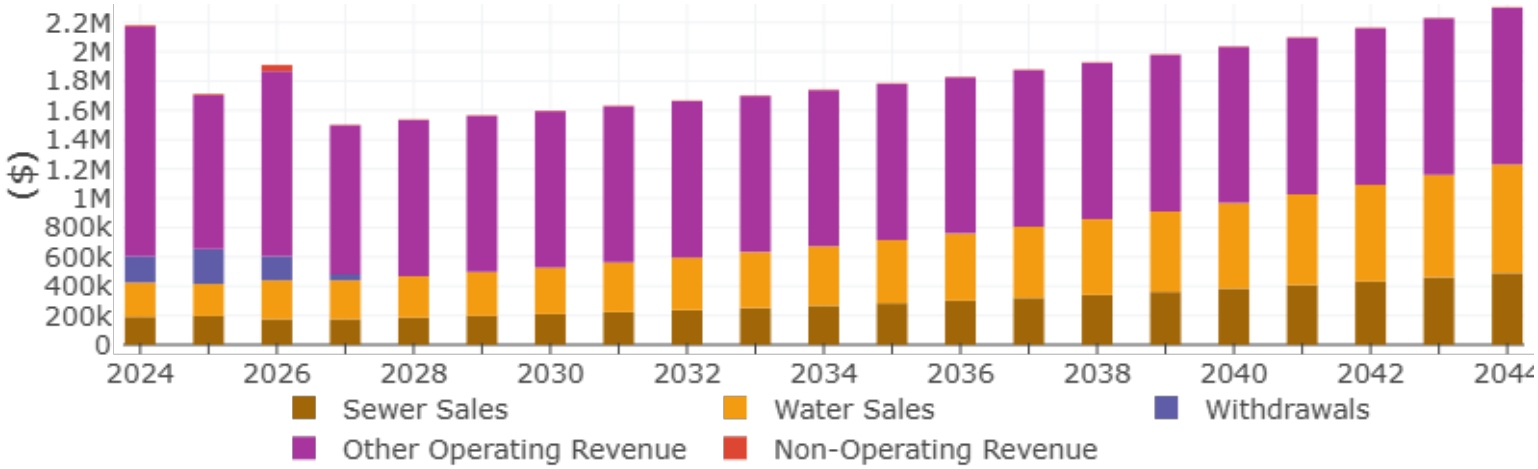


The Fund Balance (Cash Position) has been adjusted to target the Operating Threshold which is set at $3 million. In this scenario, the Fund Balance is not utilized to cover operating expenses and debt service as a result of increasing revenues to cover all expenses (either Sales Tax or Rates) and not add additional money to the Fund Balance.

Revenues

As in Figure 2, revenue predominantly comes from Sales Tax however, Rates overtakes Sales Tax revenues around 2040. The model in Figure 4 reflects a 6.5% annual rate increase scenario and a one-time $50,000 increase in Sales Tax revenue based on recent FY averages ($1,050,000 budgeted per year vs. $1,000,000 per year).

Figure 4 – Revenues Chart



2027 MEETING SCHEDULE FORM

Please fill out and return to the Clerk's Office:

monika.antill@matsu.gov or 350 E. Dahlia Ave Palmer, AK 99645

BOARD: Talkeetna Sewer & Water No. 36

MEETING DATES:

January 6, 2027	July 7, 2027
February 3, 2027	August 4, 2027
March 1, 2027	September 1, 2027
April 7, 2027	October 6, 2027
May 5, 2027	November 3, 2027
June 2, 2027	December 1, 2027

MEETING TIME: 1:00pm

MEETING PLACE: Talkeetna Warm Storage Building

25150 S Comsat Road, Talkeetna, AK 99676

ADDITIONAL NOTES TO INCLUDE TELEPHONIC PARTICIPATION LOGIN CREDENTIALS:

Teams: Meeting ID 219 084 064 569, Password Rwkjk6

CONTACT PERSON FOR MEETING INFO:

NAME: Amanda Fleming

PHONE: 907-861-8347

EMAIL: talkeetnasewerandwater@matsu.gov

MATANUSKA-SUSITNA BOROUGH
TALKEETNA SEWER AND WATER ADVISORY BOARD
RESOLUTION SERIAL NO. 26-___

A RESOLUTION OF THE TALKEETNA SEWER AND WATER ADVISORY BOARD SUPPORTING THE MATANUSKA-SUSITNA BOROUGH PUBLIC WORKS DEPARTMENT RECOMMENDATION TO ADVANCE PRELIMINARY DESIGN OF A NEW WATER STORAGE TANK AND ANCILLARY FACILITIES ON THE STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES FRONT STREET PROPERTIES BEING CONVEYED TO THE MATANUSKA-SUSITNA BOROUGH

WHEREAS, the Matanuska-Susitna Borough owns, operates, and maintains the Talkeetna public water system, which serves approximately 225 customer accounts and provides potable water and fire protection to the community; and

WHEREAS, the Talkeetna Water System Upgrades 2023 Preliminary Engineering Report (PER) identified deficiencies within the Talkeetna water system, including a lack of treated water storage, periodic low-pressure conditions during peak demand, reliance on aging infrastructure, corrosion within the existing treatment facility, lack of modern alarm and monitoring systems, and concerns regarding arsenic in the existing groundwater supply; and

WHEREAS, the PER found that continued population growth, increasing tourism activity, and future water demand require investment in system improvements to maintain reliable service and protect public health and safety; and

WHEREAS, the PER evaluated system demands, fire flow requirements, and future growth projections and determined that a water storage tank with an operating volume of approximately

375,000 gallons is necessary to meet projected needs, provide emergency reserve capacity, and support fire protection requirements; and

WHEREAS, the PER established that development of a new groundwater source, new pumphouse, water storage tank, distribution system improvements, and modern supervisory control and data acquisition capabilities would improve system reliability, operational resiliency, emergency response capability, and long-term sustainability; and

WHEREAS, the original PER identified the Talkeetna Airport property as the preferred site for future water system improvements; however, subsequent discussions determined that the Alaska Department of Transportation and Public Facilities would not make airport property available for lease or sale for the proposed facilities; and

WHEREAS, following completion of the PER, the Borough conducted additional site investigations and aquifer testing, including drilling and testing of a well on nearby Alaska Railroad Corporation property adjacent to Front Street, which confirmed an adequate groundwater supply and demonstrated arsenic concentrations below drinking water standards; and

WHEREAS, the Addendum to 2023 Preliminary Engineering Report (2026) evaluated additional site alternatives on the east side of

Talkeetna and found that the State of Alaska Department of Natural Resources (DNR) Front Street parcels are centrally located within the distribution system, adjacent to the existing 12-inch water main, and situated over a proven groundwater source area expected to provide reliable long-term water supply; and

WHEREAS, the DNR Front Street parcels consist of approximately 1.4 acres and were the subject of a State public process that resulted in a final finding and decision approving conveyance of the properties to the Borough for public and charitable use; and

WHEREAS, the Addendum determined that the DNR Front Street parcels provide significant advantages through Borough ownership of the site, elimination of long-term lease or permit costs, reduced site-control costs, improved eligibility for future grant funding opportunities, and eligibility to pursue funding programs that require fee-simple ownership of project property; and

WHEREAS, the Addendum compared three feasible alternatives and concluded that Alternative 7, the DNR Front Street Parcels, best satisfies the Borough's long-term operational, financial, and funding objectives while maintaining a centralized location that supports optimum water pressure distribution and system reliability; and

WHEREAS, Borough staff concluded in the Addendum that

Alternative 7 provides advantages related to long-term cost, funding eligibility, and property ownership and recommended proceeding with future design and development activities utilizing the DNR Front Street parcels; and

WHEREAS, advancement of preliminary design is the next prudent step to confirm facility layout, geotechnical conditions, utility connections, permitting requirements, construction costs, and project readiness necessary for eventual final design and construction of the proposed water storage tank and ancillary facilities; and

WHEREAS, the Talkeetna Sewer and Water Advisory Board (TSWAB) finds that advancing preliminary design of the proposed facilities on the DNR Front Street parcels is consistent with the recommendations contained within the PER and Addendum and is in the best interests of the Talkeetna water system and its customers.

WHEREAS, by Resolution 22-01, adopted October 19, 2022, the TSWAB requested Borough support and funding for water system improvements including development of a new water storage tank, evaluation of a new well site, and installation of a SCADA system, and the water storage tank and ancillary facilities recommended in the PER and Addendum represent substantial advancement of those previously identified priorities; and

NOW, THEREFORE, BE IT RESOLVED, that the TSWAB supports the

recommendation of the Borough Public Works Department to advance preliminary design of a new 375,000-gallon water storage tank and associated water system facilities on the DNR Front Street properties proposed for conveyance to the Borough.

BE IT FURTHER RESOLVED, that the TSWAB recognizes that substantial funding has already been secured to support Talkeetna water system improvements through State of Alaska Legislative Grant funding and Congressionally Directed Spending appropriations and supports continued efforts by the Borough to utilize those funding sources, pursue reapplication for Drinking Water State Revolving Fund forgivable loan funding through the Alaska Department of Environmental Conservation, and advance preliminary design activities necessary to position the project for construction. The TSWAB further finds that advancing preliminary design at this time will improve project readiness and allow the Borough to effectively leverage available funding for development of the new water storage tank and associated facilities. The Borough's current funding plan identifies approximately $4.35 million remaining from State Legislative Grant 24-DC-022 and $5.1 million in Congressionally Directed Spending funding available for Talkeetna water system improvements.

BE IT FURTHER RESOLVED, that the TSWAB requests that a copy of this resolution be transmitted to the Matanuska-Susitna Borough

Assembly and Borough Administration for consideration in support of future project development, funding, design, and construction activities associated with the Talkeetna Water System improvements.

ADOPTED by the Talkeetna Sewer and Water Advisory Board this 4th day of November, 2026.

_____
ANDREW (DREW) HAAG, Chair

ATTEST:

_____
AMANDA FLEMING, Board Administration