

I. CALL TO ORDER

The special meeting of the Matanuska-Susitna Borough Assembly was held on March 6, 2008, at the Colony High School Auditorium, 9550 E. Colony Schools Drive, Palmer, Alaska. The meeting was called to order at 6:15 p.m. by Mayor Curtis D. Menard for the purpose of discussing Resolution Serial No. 08-012, Bogard Road Extension East Project.

II. ROLL CALL

Assembly members present and establishing a quorum were:

Ms. Lynne Woods, Assembly District No. 1 (*Deputy Mayor*)
Mr. Pete Houston, Assembly District No. 2
Ms. Michelle R. Church, Assembly District No. 3
Ms. Mary Kvalheim, Assembly District No. 4
Ms. Cindy L. Bettine, Assembly District No. 5
Mr. Robert Wells, Assembly District No. 6

Assembly members absent and excused were:

Mr. Tom Kluberton, Assembly District No. 7

Staff in attendance were:

Mr. John Duffy, Borough Manager
Mr. Nicholas Spiropoulos, Borough Attorney
Ms. Amanda E. Charles, Executive Assistant to the Borough Clerk
Mr. Mark Mayo, Planning and Land Use Director
Mr. Brad Sworts, Transportation & Environmental Manager
Mr. Mike Weller, Traffic Technician

III. APPROVAL OF AGENDA

Mayor Menard inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved as presented without objection.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Assemblymember Bettine.

V. PUBLIC HEARING

- A. Resolution Serial No. 08-012: A RESOLUTION APPROVING THE SELECTED ROUTE RELATING TO THE PLANNING, DESIGN, RIGHT-OF-WAY ACQUISITION, AND CONSTRUCTION OF THE BOGARD ROAD EXTENSION EAST PROJECT.
1. IM No. 08-029

Mr. Sworts provided a staff report.

Mayor Menard opened the public hearing.

The following persons spoke in support of the red route for the Bogard Road Extension East Project: Mr. Bill Allen, Palmer City Manager, and Ms. Linda Snell.

The following persons spoke in opposition to the red route for the Bogard Road Extension East: Mr. Nick Stachelrodt, Ms. Kim Taylor and Ms. Barbara Hanson.

The following person spoke regarding the importance of choosing a route: Mr. Mike Williams.

The following persons spoke regarding the negative effects that the Bogard Road Extension would have on Palamino Subdivision and the need for further research: Mr. Kenneth Loggins and Ms. Vickie Loggins.

The following persons spoke regarding the importance of preserving agricultural land: Mr. Sig Restad, Mr. Bill Wiederkehr, and Mr. Victor Snell.

The following persons spoke in support of a no-build option as it relates to the Bogard Road Extension East: Mr. David Gomez; Mr. Chad Ritz; Ms. Lera Ritz; Mr. Arthur Keyes, President of the Mat-Su Farm Bureau; Ms. Pam Bue; and Mr. Bob Taylor.

The following person spoke in support of building a road to the south of the Palmer-Wasilla Highway: Ms. Fay Von Gemmingen.

The following persons spoke regarding upgrading Scott Road to serve as the Bogard Road Extension: Mr. Kyle Carr and Mr. Pio Cottini.

The following person spoke in opposition to the blue route for the Bogard Road Extension East Project: Mr. Will Peeples and Mr. James McCormick.

Assemblymember Church:

- explained that it would cost \$200,000,000 to upgrade the Palmer-Wasilla Highway; and
- noted that each traffic light would cost \$750,000.

(The special meeting recessed at 7:40 p.m. and reconvened at 7:55 p.m.)

The following persons spoke against the red route for the Bogard Road Extension East Project: Ms. Linda Beller.

The following person spoke regarding the importance of choosing a route: Mr. Jeremy Doolgaard.

The following person spoke in opposition to the blue route for the Bogard Road Extension East Project: Mr. Mark Alger.

The following persons spoke in support of the red route for the Bogard Road Extension East: Mr. Charles Leet; Mr. Robert Hamblen, Transportation Advisory Board member;

The following persons spoke in support of a no-build option as it relates to the Bogard Road Extension East: Mr. Joel Stefanski and Mr. Tom Sojka.

Assemblymember Church queried if the \$12,000,000 the Borough received was for the design phase of the Bogard Road Extension East.

Mr. Sworts affirmed the query.

Assemblymember Houston asked if the \$12,000,000 could be used for other projects.

Mr. Sworts:

- responded that the Borough would need to go back to the legislature if they wished to reappropriate the money;
- explained that it would take approximately six months to get a decision from the legislature; and
- noted that roughly \$700,000 to \$800,000 of the \$12,000,000 had already been spent.

The following person spoke regarding a new public process for the 21st century: Mr. Ken Klunder, Planning Commissioner.

The following persons spoke in opposition to the red route for the Bogard Road Extension East Project: Ms. Tina Wisler, Mr. Rusty Wisler, Mr. Brent Taylor,

The following persons spoke in support of the red route for the Bogard Road Extension East: Mr. Mark Graber, Ms. Andrea Messenger Price, Mr. Bill Klebesadel,

The following persons spoke in support of a no-build option as it relates to the Bogard Road Extension East: Mr. Jonathan Rockey, Mr. Hank Spikes Mr. Michael Fry, Mr. Brian Bue, Mr. Dean Maxwell, Mr. Doug Barce, Mr. Jim Psenak, Mr. Tracy Moffit, and Mr. Bob Woolsey.

The following persons spoke regarding upgrading Scott Road to serve as the Bogard Road Extension East: Ms. Cindy Payne and Mr. Jay Clifford.

The following persons spoke regarding the importance of choosing a route as it pertains to the Bogard Road Extension East: Mr. Scott Brown, Ms. Colleen Hamblen, Mr. John Draper.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Houston moved to adopt Resolution Serial No. 08-012.

Assemblymember Houston:

- spoke regarding communications with the community;
- commented on the need for due diligence when buying a property; and
- spoke regarding improving safety in school areas.

Assemblymember Bettine:

- spoke to the affects the extension will have on the farm land and residential homes;
- opined that a no-build option does not protect the agricultural land; and
- thanked everyone for their input.

Assemblymember Church:

- spoke to the lack of land use regulations;
- commented on the growth of subdivisions;
- emphasized that the community as a whole needs to make the decision to protect and preserve the agricultural lands;
- requested that a meeting be held for the affected property owners once a route is chosen; and
- asked for clarification on which parcels will need to be bought and which parcels will only be partially affected.

Mr. Steve Noble, Project Manager for DOWL Engineers:

- stated that he can speak to the red or yellow routes;
- spoke to purchasing lot in the Valley Trails Subdivision;
- elaborated that it will not be necessary to purchase lots that are several acres in size; and
- advised that the estimates for the yellow and red routes are based on the purchase of the entire lot, except for the farms.

Assemblymember Wells asked if the blue route had been analysed.

Mr. Noble:

- responded that they had briefly looked at the blue route;
- explained that the blue route is feasible; and
- advised that all the impacts have not been accessed.

(The special meeting recessed at 9:30 and reconvened at 9:44 p.m.)

MOTION: Assemblymember Houston moved to amend Resolution Serial No. 08-012, in the “Now, Therefore, Be It Resolved” clause, by striking “Alternative 2, the southern selected (RED) route, for the Bogard Road Extension East with modifications recommended in the project Background and Recommendations Report (Attachment A)” and insert in its place “Alternative 3B, the blue route” to read as

follows: Now, Therefore, Be It Resolved, that the Matanuska-Susitna Borough Assembly hereby approves Alternative 3B, the blue route.”

Assemblymember Church asked if the blue route was a limited access road.

Mr. Sworts:

- confirmed the query; and
- clarified that limited access means that there are no driveways within 10 to 15 feet of the highway.

Assemblymember Church requested clarification on what a Corridor Management Plan was.

Mr. Sworts responded that it lays out such things as signals and new subdivisions.

Assemblymember Church queried the length of time necessary to establish a Corridor Management Plan.

Mr. Sworts responded that it took approximately one year.

Assemblymember Bettine asked if it took that long for any of the routes.

Mr. Sworts:

- affirmed the query; and
- advised that the blue route affects five to six homes, plus one which is under construction.

MOTION: Assemblymember Bettine moved to extend past 10 p.m., but not to exceed 11 p.m.

VOTE: There was no objection noted.

Mr. Noble:

- explained that with the original red route seven homes would be acquired;
- stated that four homes would be acquired with the original yellow route;
- added that with the modified red route eight homes would be acquired; and
- elaborated that with both the modified yellow route and the blue route there would be six homes acquired for each.

Assemblymember Bettine queried why the red route should be chosen.

Mr. Noble:

- explained that all of the routes would cost between \$35,000,000 to \$40,000,000; and
- added that the red route would provide the greatest relief for the Palmer-Wasilla Highway.

Assemblymember Bettine queried how the yellow route would be accessed.

Mr. Noble:

- spoke to the Felton Road and Hemmer Road extensions; and
- noted that DOWL Engineers had referred to the Long Range Transportation Plan.

Assemblymember Bettine queried if there had been any studies done on the blue route.

Mr. Noble

- explained that from a geometric standpoint the blue route was feasible; and
- noted that they had used the aerial photos to study the blue route.

Assemblymember Bettine stated that she could not support the blue route until further studies were done.

Assemblymember Wells:

- stated that he could not support the blue route due to the affects upon the agricultural land; and
- spoke to preserving the agricultural land.

Assemblymember Church queried how long it would take to obtain a cost for the blue route.

Mr. Sworts stated that all the routes would cost between \$35,000,000 and \$40,000,000, including the blue route.

Mr. Noble:

- explained that DOWL had studied that area earlier; and
- noted that the same number of houses would have to be acquired.

Mr. Sworts:

- explained that all the routes at this point are broad; and
- elaborated that once the route is chosen they will be able to determine the exact location of the road.

Assemblymember Kvalheim spoke to the positive affects of the red route.

Assemblymember Church:

- expressed her support of the blue route;
- noted that she would want trees and vegetation for wind blockage; and
- spoke to the need for planning and zoning in the area.

Assemblymember Bettine stated that the citizens along the blue route need more than one opportunity for input.

Assemblymember Houston opined that the blue route is the best, as it is a compromise of preserving the community and farmland.

VOTE: The primary amendment failed with Assemblymembers Houston and Church in support.

MOTION: Assemblymember Bettine moved to amend Resolution Serial No. 08-012, in the “Now, Therefore, Be It Resolved” clause, by striking “Alternative 2, the southern selected (RED) route, for the Bogard Road Extension East with modifications recommended in the project Background and Recommendations Report (Attachment A)” and insert in its place “Alternative 3, the yellow route” to read as follows: Now, Therefore, Be It Resolved, that the Matanuska-Susitna Borough Assembly hereby approves Alternative 3, the yellow route.

Assemblymember Houston stated that he could not support the motion.

Assemblymember Wells stated that he cannot support the yellow route due to the feedback he has received from the community.

VOTE: The primary amendment failed with Assemblymember Woods, Church, and Bettine in favor and Assemblymembers Houston, Kvalheim and Wells opposed. (Tie vote.)

Assemblymember Bettine requested further information in regards to building along Scott Road.

Mr. Noble:

- stated that DOWL had looked at that possibility earlier in the process;
- noted that it would make a runway on one of the farms inoperable;
- informed that it would geometrically work; and
- commented that this route was looked at as more damaging to the farm then the yellow route.

Assemblymember Church asked if DOWL had looked at all the possibilities.

Mr. Noble:

- spoke regarding seeking the best alternatives;
- noted that there are issues with all the routes; and
- spoke to future work and studies that will be done once a route is chosen.

Assemblymember Bettine asked if DOWL had considered the proposed design from 1982.

Mr. Noble:

- noted that the 1982 route was similar to a no-build option;
- explained that it was basically Trunk Road to Palmer-Fishhook;
- opined that the route would not attract enough traffic off of the Palmer-Wasilla Highway; and
- spoke regarding issues with wetlands and the problems therein with obtaining a permits.

MOTION: Assemblymember Wells moved to amend Resolution Serial No. 08-012, to the “Now, Therefore, Be It Resolved” clause, by striking “Alternative 2, the southern

selected (RED) route, for the Bogard Road Extension East with modifications recommended in the project Background and Recommendations Report (Attachment A)” and insert in its place “the modified red route” to read as follows: Now, Therefore Be It Resolved, that the Matanuska-Susitna Borough Assembly hereby approves the modified red route.

MOTION: Assemblymember Bettine moves to extend past 11 p.m. but not to exceed 11:15 p.m.

VOTE: There was no objection noted.

Assemblymember Church stated that she could not support the modified red route.

VOTE: The primary amendment failed with Assemblymember Wells in favor.

VOTE: The main motion failed with Assemblymembers Church, Kvalheim, and Wells in support and Assemblymembers Woods, Houston, and Bettine opposed. (Tie vote).

Assemblymember Bettine requested Administration to bring back another resolution for the March 18, 2008, regular Assembly meeting in support of the blue route.

VI. AUDIENCE PARTICIPATION

The following person spoke regarding protecting the agricultural lands and the need for a corridor management plan: Ms. Kathy Wells.

VII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

Assemblymember Houston voiced concern that a decision has to be made on March 18, 2008.

Assemblymember Kvalheim thanked everyone for their participation.

Assemblymember Church:

- thanked everyone for all their hard work; and
- noted a need to plan for the future.

Assemblymember Woods:

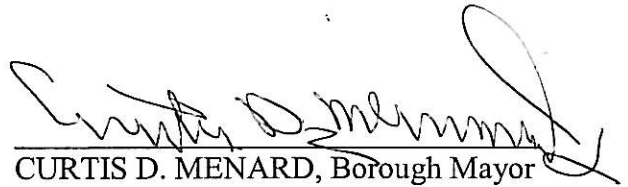
- stated that she has worked for the past 30 years to build roads;
- spoke regarding the need for the public to contact their State Legislators to inform them about the importance of funding roads; and
- thanked everyone for their participation.

Assemblymember Bettine thanked everyone for their attendance.

Assemblymember Wells spoke regarding contacting the Legislators to obtain further funding in order to upgrade existing roads and to protect the agricultural land.

VIII. ADJOURNMENT

The regular meeting adjourned at 11:05 p.m.



CURTIS D. MENARD, Borough Mayor

ATTEST:



LONNIE R. McKECHNIE, CMC, Borough Clerk

Minutes approved: 04/01/08