

I. CALL TO ORDER

The special meeting of the Matanuska-Susitna Borough Assembly was held on May 22, 2013, at the Borough School District Administration Building, 501 N. Gulkana Street, Palmer, Alaska. The meeting was called to order at 4:05 p.m. by Mayor Larry DeVilbiss for the purpose of discussing the proposed Wasilla-Lakes Fire Station and the Point Mackenzie Town Site.

II. ROLL CALL

Assembly members present and establishing a quorum were:

- Mr. Warren Keogh, Assembly District No. 1
- Mr. Noel Woods, Assembly District No. 2
- Mr. Ronald Arvin, Assembly District No. 3 (*Deputy Mayor*)
- Mr. Steve Colligan, Assembly District No. 4
- Mr. Darcie K. Salmon, Assembly District No. 5
- Mr. Jim Colver, Assembly District No. 6 (*arrived at 4:25 p.m. telephonically*)
- Mr. Vern Halter, Assembly District No. 7 (*arrived at 5:37 p.m.*)

Staff in attendance were:

- Ms. Lonnie R. McKechnie Borough Clerk
- Mr. Nicholas Spiropoulos, Borough Attorney
- Ms. Jamie Newman, Deputy Clerk
- Mr. Dennis Brodigan, Emergency Services Director
- Mr. James Steele, Fire Chief Steele
- Ms. Shannon Post, Chief Information Officer
- Ms. Tammy Clayton, Finance Director
- Ms. Eileen Probasco, Planning and Land Use Director
- Mr. Eric Phillips, Community Development Director
- Mr. Don Dyer, Economic Development Director
- Ms. Lauren Driscoll, Chief of Planning

III. APPROVAL OF AGENDA

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

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

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Dennis Brodigan, Emergency Services Director.

V. ITEMS OF BUSINESS

A. Proposed Wasilla-Lakes Fire Station

Chief Steele:

- provided a presentation on the proposed Wasilla-Lakes Fire Station;
- noted the Wasilla-Lakes Fire Service Area covers approximately 134 square miles;
- provided statistics on the calls received in calendar year 2012;
- spoke to the need for a new station to keep up with projected growth;
- added that the current station is not large enough to house new modern fire apparatus equipment or a round the clock shifting pattern for responders; and
- further added that the current station is located on the east edge of the fire service boundary and not in the best strategic location for emergency response.

Ms. Clayton:

- spoke to possible financing options for the construction of the proposed Wasilla-Lakes Fire Station;
- added that if the Assembly elected to finance the project they could do so through a Certificate of Participation, which does not require voter approval; and
- further added that if the Assembly elected to finance the project with General Obligation Bonds, the bonds must be approved by the voters.

Discussion ensued regarding:

- how to finance the project;
- the current bond rates;
- the response of the public should the Assembly elect to finance the projects through a Certificate of Participation;
- the need to engage the public in the discussion of funding options; and
- how the facility could impact ISO ratings.

(The meeting recessed at recessed at 4:49 p.m. and reconvened at 4:57 p.m.)

B. Point MacKenzie Town Site

Ms. Driscoll:

- provided a project and investment analysis presentation on the greater Point MacKenzie area;
- spoke to the economic benefits of port and rail development to the area;
- noted the economic benefits of the Knik Arm Bridge; and
- spoke to catalyst projects that are happening in the area.

Discussion ensued regarding:

- the need for the Assembly to properly prioritize projects in the Point MacKenzie area;
- the advantages of a priority list when requesting legislative funding;
- how the major industrial development at the Port will mesh with town site development; and
- the need for a well planned community in the area with so many mixed uses.

VI. AUDIENCE PARTICIPATION


The following persons spoke to concerns with the development in the Point MacKenzie area:
Ms. Tamara Windsor, Ms. Leah Boltz, and Mr. Anthony Oney.

VII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

(There were no comments.)

VIII. ADJOURNMENT

The special meeting adjourned at 5:40 p.m.



LARRY DEVILBISS, Borough Mayor

ATTEST:



LONNIE R. McKECHNIE, CMC, Borough Clerk

Minutes Approved: 07/16/13